Receipt (pavti)

264/4329
Monday,July 19 ,2021
1:37 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 8059 दिनांक: 19/07/2021

गावाचे नाव: परसोबी
दस्तऐवजाचा अनुक्रमांक: नवन1-4329-2021
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे श्रीवारी बिल्डर्स एन्ड डेव्हलपर्स तर्फे भागीदार श्री सदानंद माधवराव फोकाटे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 30520.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:55 PM ह्या वेळेस मिळेल.

NGP1

DELIVERED ORIGINAL REGISTERED DOCUMENT

बाजार मुल्य: रु.18792000 /-
मोबदला रु.19127000/-
भरलेले मुद्रांक शुल्क : रु. 956400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.520/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1907202102548 दिनांक: 19/07/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003789887202122E दिनांक: 19/07/2021
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH003768887202122E	BARCODE		Date	19/07/2021-11:11:34	Form ID	25.2

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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Shriyari Properties
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	Plot No 64
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	958400.00	Road/Street	Mouza-Parsodi
0030063301 Registration Fee	30000.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	SecondPartyName=Ashok Bhoyar~
		Amount In Words	Nine Lakh Eighty Six Thousand Four Hundred Rupees Only
Total	9,88,400.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021071962460	IK0BELJAR9
Cheque/DD No.		Bank Date	RBI Date	19/07/2021-11:24:12	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9823630809

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Agreement of development

नगन – ९
४३२९/२०२१
९ / २८

Print Date 19-07-2021 11:12:35

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1907202102548	Date	19/07/2021
Received from Purchaser, Mobile number 9823630809, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	19/07/2021
Bank CIN	10004182021071902213	REF No.	IGALODBGG5
This is computer generated receipt, hence no signature is required			

नगर - १
१३२९ २०२१
१२ ०८

AGREEMENT OF DEVELOPMENT

FOR RS. 1,91,27,000/- ONLY

MARKET VALUE RS. 1,87,92,000/- ONLY

Item No. 26.395/32, Page No. 662, Rate Rs. 46,400/- Per Sq. Mtr.

THIS AGREEMENT OF DEVELOPMENT AND SALE is made on this 16th Day of JULY, 2021 BETWEEN **(1) SHRI. ASHOK S/o LATE SHRI. BHAURAO BHOYAR (PAN – ALEPB8044Q) (Aadhar No. 3668 4414 6578)** Aged 64 Years, Occupation – Service; (2) **SHRI. PRAMOD S/o LATE SHRI. BHAURAO BHOYAR (PAN – BAVPB9583M) (Aadhar No. 9666 4003 2788)** Aged 60 Years, Occupation – Service; **(3) MISS. CHHAYA D/o LATE SHRI. BHAURAO BHOYAR (PAN –CESPB7220K) (Aadhar No. 4759 9571 6590)** Aged 54 Years, Occupation – Household; **(4) MRS. DIPTI ALIAS MANGALA W/o DILIP KALMEGH (PAN – GOBPK5042D) (Aadhar No. 4508 6360 8083)** Aged 58 Years, Occupation – Housewife; AND (5) **SHRI. DILIP S/o LATE SHRI. BHAURAO BHOYAR (PAN – AMHPB1143J) (Aadhar No. 7106 3121 7796)** Aged 54 Years, Occupation – Service, All Residents of Plot No. 64, Navnirman Society, Ring Road, Pratap Nagar, Nagpur-440022, Tahsil and District – NAGPUR, hereinafter all jointly called the **OWNERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **OWNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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M/S. SHRIVARI PROPERTIES, (PAN – ACZFS0524J), A Partnership Firm having its Office at Bajaj Nagar, Nagpur and acting through its Partners **(1) SHRI. SADANAND S/o MADHAVRAO KOKATE, (PAN – AHXPK1406G)** Aged 51 Years, Occupation – Business, Resident of Plot No. 54, Pandurang Gawande Lay-out, Telecome Nagar, Nagpur-440022, Tahsil and District – NAGPUR; AND **(2) SHRI. VITTHAL S/o RAMCHANDRA BAJIRAO, (PAN – AFUPB9196D)** Aged 50 Years, Occupation – Business, Resident of 40, Bajajnagar, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said DEVELOPER, its well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, containing by admeasurement **405.00 Sq.Mtrs. (As per Sale Deed) and 390.00 Sq.Mtrs. (As per record of City Survey Akhiv Patrika)** being a portion of the entire land bearing Kh. Nos. 128/3, 129/3, 122/5, 123/5, 122/6, 123/6 and 124/6 of **Mouza – PARSODI**, P.S.K. 44, bearing City Survey No. 835 and Sheet No. 32 situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Bhaurao S/o Jagobaji Bhoyar, having purchased the same by him from the aforesaid Society by a Sale Deed Dated 14-04-1971, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-II in Addl. Book No. 1, Volume No. 86 on Pages 62 to 64 at Sr. No. 231 (P) on 03-05-1971; AND

WHEREAS the said Shri. Bhaurao S/o Jagobaji Bhoyar constructed a Residential House on the said Plot No. 64 Covering a Built-up Area of 270 Sq. Mtrs. bearing Corporation House No. 2265, City Survey No. 835 and Sheet No. 32 in accordance with the plan duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/5819/9764, Dated 13-10-1976; AND

WHEREAS the said Shri. Bhaurao S/o Jagobaji Bhoyar left for heavenly abode on 16-07-1996 and his Wife also left for heavenly abode on 28-11-2019 and consequent upon his death/demise the aforesaid entire property devolved upon his 3 Sons 1) Shri. Ashok B. Bhoyar , 2) Shri. Pramod B. Bhoyar and 3) Shri. Dilip B. Bhoyar and 2 Daughters namely 1) Miss. Chhaya D/o Bhaurao Bhoyar and 2) Mrs. Dipti Alias Mangala W/o Dilip Kalmegh, as the only legal heirs of Late Shri. Bhaurao S/o Jagobaji Bhoyar, the Owners hereinabovenamed, who inherited the aforesaid property by way of Intestate succession. As a result therefore the Owners hereinabovenamed has now become the exclusive,

नगन-१
४३२९ /२०२१
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absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS the Owners have now jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Builder of the City having expressed its desire, readyness and willingness to undertake the proposed work of Development of the said property, the Owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, containing by admeasurement **405.00 Sq.Mtrs. (As per Sale Deed) and 390.00 Sq.Mtrs. (As per record of City Survey Akhiv Patrika)** being a portion of the entire land bearing Kh. Nos. 128/3, 129/3, 122/5, 123/5, 122/6, 123/6 and 124/6 of **Mouza – PARSODI**, P.S.K. 44, bearing City Survey No. 835 and Sheet No. 32 situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is **Rs. 1,81,27,000/- (Rupees One Crore Ninety One Lakh Twenty Seven Thousand) Only**, Out of such amount **Rs. 1,36,02,000/- (Rupees One Crore Thirty Six Lakh Two Thousand) Only** to be adjusted towards the 5 Apartments retained by the Owners and **Rs. 45,25,000/- (Rupees Forty Six Lakh Twenty Five Thousand) Only** towards consideration and **Rs. 9,00,000/- Only** towards Rent paid by the Developer to the Owners as Rs. 10,000/- Per Month each for 18 Months, which the Developer has specifically agreed to pay to the Owners in the following manner :-

नगर – ५
१२२९
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MANNER OF PAYMENT :-

Rs. 4,20,500/-	(Rupees Four Lakh Twenty Thousand Five Hundred) Only paid by the Developer to the Owner No. 1 by Cheque No. 013770, Dated 16-07-2021, Drawn on The Maharashtra State Co-operative Bank Ltd., Branch Ranapratap Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 4,20,500/-	(Rupees Four Lakh Twenty Thousand Five Hundred) Only paid by the Developer to the Owner No. 1 by Cheque No. 013771, Dated 16-07-2021, Drawn on The Maharashtra State Co-operative Bank Ltd., Branch Ranapratap Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 4,20,500/-	(Rupees Four Lakh Twenty Thousand Five Hundred) Only paid by the Developer to the Owner No. 1 by Cheque No. 013772, Dated 16-07-2021, Drawn on The Maharashtra State Co-operative Bank Ltd., Branch Ranapratap Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 4,20,500/-	(Rupees Four Lakh Twenty Thousand Five Hundred) Only paid by the Developer to the Owner No. 1 by Cheque No. 013773, Dated 16-07-2021, Drawn on The Maharashtra State Co-operative Bank Ltd., Branch Ranapratap Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 4,20,500/-	(Rupees Four Lakh Twenty Thousand Five Hundred) Only paid by the Developer to the Owner No. 1 by Cheque No. 013774, Dated 16-07-2021, Drawn on The Maharashtra State Co-operative Bank Ltd., Branch Ranapratap Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 2,10,250/-	(Rupees Two Lakh Ten Thousand Two Hundred Fifty) Only adjusted towards deduction/Payment of T.D.S. to Income Tax Department on behalf of the Owners in equal proportion and it will be paid subsequently to the Govt.
Rs. 23,12,250/-	(Rupees Twenty Three Lakh Twelve Thousand Two Hundred Fifty) Only agreed to be paid by the Developer to the Owners at the time of Registration of Deed of Apartment.
Rs. 46,25,000/-	(TOTAL RUPEES FORTY SIX LAKH TWENTY FIVE THOUSAND ONLY).

नागपूर - ९
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THAT regarding the consideration the Developer has further specifically agreed to construct at its own costs 5 (FIVE) 3 Bed Room Apartment covering approximately Super Built-up area of 102.19 Sq. Mtrs. each out of 5 Apartments, Apartment No. 201(Front Ring Road Side) on Second Floor to Shri. Dilip Bhoyar, Apartment No. 202 (Back Side) on Second Floor to Shri. Ashok Bhoyar, Apartment No. 301(Front Ring Road Side) on Third Floor to Miss. Chhaya Bhoyar, Apartment No. 302(Back Side) on Third Floor to Mrs. Mangala Kalmegh and Apartment No. 401(Front Ring Road Side) on Fourth Floor to Shri. Pramod Bhoyar out of a Multistoreyed Building proposed to be constructed on the said Plot of land in accordance with the Plans and specifications appended hereto as ANNEXURE-A and to give, grant and convey the same to the Owners in duly finished and completed conditions within 18 (EIGHTEEN) Months from the date of commencement of work after sanctioning of Building Plan. and the same is not subject to any increase inspire of rise in prices of various building materials over the basic rates and excluding the aforesaid Units the Developers have all rights to sell the remaining Units out of the propose building to any interested buyer of its own choice and the separate document of Deed of Apartment regarding the said Apartment shall be Registered in favour of the Owners on payment of requisite stamp Duty and Registration fees VAT and Service Tax OR G.S.T. payable thereon by the Developer.

(3) THAT the Developer hereby also specifically agreed to pay an amount of Rs. 10,000/- Per Month to each Owner towards the Rent from the date of commencement of the Work till the handover the possession of the retained Apartments to them.

(4) THAT the Owners hereby assure the Developer that they shall obtain a necessary Consent Letter/No Objection Certificate from the aforesaid NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR regarding the aforesaid transaction and shall deliver the same in Original to the Developer immediately on its receipt and the necessary required charges for the same shall be borne and paid by the Developer.

(5) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's dues and all other outgoings etc. levied on the property hereby agreed to be developed/sold and payable by the Owner upto the date of execution of this Agreement.

नगर – ९
६२८
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(6) THAT the Owners further assure the Developer that the property hereby agreed to be developed/sold is their ancestral property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(7) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold.

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

(9) THAT on receipt of the balance sale consideration and possession of the retained Apartments from the Developer, the Owners shall deliver the actual physical possession of the property hereby agreed to be developed/sold to the Developer or its nominees at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owners.

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

(11) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the

नगन – १
८३२९ / २०२१
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Developer or it's nominee(s) at the time of Registration of the Sale Deed(s) on receipt of full and final payment of the consideration amount agreed to be paid this Deed and also handover the Ownership and possession of Apartment retained by the Owners.

(12) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation. However the Developer shall always Indemnify the Owners against any penalty or compounding charges if any claimed by the sanctioning authority for any illegal construction.

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

(14) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces Togetherwith the Undivided proportionate share and interest in the said Plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers, being the agreed sale price therefor and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same nor shall they question the accountability thereof in any manner whatsoever.

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

(16) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and also have absolute authority, power

नगर-१
६३२९/२०२१
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and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the Undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in it's absolute discretion. The Developer shall take all the effort to sanction the Building Plan to the abovesaid property from the Competent Authority on its own cost and expenses and Owners shall signs and necessary finds and required for the same

(17) THAT the Owners shall on receipt of balance sale consideration and the possession of the retained Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefor and he shall also get the same duly registered in accordance with the law in force.

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

(19) THAT the Owners shall sign and execute a Deed of Declaration Under section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(20) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deed and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this Power will not be withdrawn or revoked by the Owners until the transaction envisaged herein is completed in all respects. However the Owners shall not incur any monetory responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed for and on behalf of the Owners unless they

नगर - 9
१२२९ /2029
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confirms from him (Owners) that they have already received the possession of retained Apartments from the Developer.

(21) THAT In case the Owners fail or neglects to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce Specific Performance of this contract by instituting legal proceeding against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice of depositing the balance sale price in Court of Law and get the Sale Deed(s) executed in it's favour or in favour of it's nominee(s), being the prospective buyers and in case the Developer fails or neglects to fulfill and observe all or any of the obligations on its part as hereinabove contained In such event the Owners has rights to instituting legal proceeding against the Developer. The Developer also keep indemnified to the Owners from any criminal and Civil litigations and initiated by any respective buyer of the Apartment in this scheme on the dispute issue of quality of construction, on possession on non payment of any monetary interest impose thereof.

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

(23) THAT the Owners agree to pay and discharge all his income Tax, Weath Tax, and Capital Gain Tax liabilities if any, arising out of this transaction.

(24) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

(25) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

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(26) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plans from the Nagpur Improvement Trust/Nagpur Municipal Corporation. It is agreed that after the date of this agreement the developer shall pay and discharge all taxes and outgoings including Municipal Taxes and all other charges, cess, taxes that may be levied by any public body or authorities in respect of the said properties and which would be payable by the Owners as owner. The developer shall indemnify and keep Indemnified the owner from and against Non-payment thereof. In the event of the developer paying any refundable deposit to the Municipal Corporation and other concern authority in course of the Development of the said property in the name of the owner, the developer shall be entitled to the refund of such deposit in the name of Developer itself and in case such payments issue in the name of the Owners in such event the Owners will refund it to the Developer.

(27) THAT on registration of the Sale Deed(s) the Owners agree to render necessary assistance in obtaining the mutation of the respective Undivided proportionate share and interest in the said land in favour of each such individual prospective buyer in all relevant records.

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

(29) THAT the Developer also agrees to pay Sales Tax or any other Tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefor and shall always keep the Owners Indemnified against the same.

(30) THAT Developer shall indemnify and keep Indemnified the owners against all losses, damages, cost, charges, expenses that shall be incurred or suffered by the owner on account of or arising out of any breach of any of the terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise however.

(31) THAT it is agreed by the Developer that whenever the Owners and the other Apartment Owners form Society of the said building, the Developer shall deposit Rs. 5,00,000/- as Corpus Fund in the account of Society.

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१३२९ / २०२१
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(31) THAT Developer shall be entitled to enter into separate contract in his own name with the Building contractor, architect and other for carrying out the said development at his own risk and cost. Further the developer indemnify the owner against the all allotment and sale of Flats to other desire purchaser.

(32) That, all such allotment however, being made by the developer at its cost and account and its risk, the intention being that the developer shall alone be liable and responsible such party or parties in connection with all dealing between the developer and such party or parties.

(33) THAT if the F.S.I. in relation to the said Plot No. 64 is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and the developer has full right and authority to use and consume the same.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, containing by admeasurement **405.00 Sq.Mtrs. (As per Sale Deed) and 390.00 Sq.Mtrs. (As per record of City Survey Akhiv Patrika)** being a portion of the entire land bearing Kh. Nos. 128/3, 129/3, 122/5, 123/5, 122/6, 123/6 and 124/6 of **Mouza – PARSODI,** P.S.K. 44, bearing City Survey No. 835 and Sheet No. 32 situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**PLOT NO. 63.**
ON THE WEST	-	**PLOT NO. 65**
ON THE NORTH	-	**PLOT NOS. 42 AND 43 PARTLY**
ON THE SOUTH	-	**36 MTRS. ROAD.**

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT AND SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashish M. Nagpure - 9823630809



WITNESSES :

(1)



1)

(ASHOK BHAURAO BHOYAR)



2)

(PRAMOD BHAURAO BHOYAR)





(2)

3)

(MISS. CHHAYA BHAURAO BHOYAR)



4)

(MRS. DIPTI ALIAS MANGALA DILIP KALMEGH)



5)

(DILIP BHAURAO BHOYAR)

OWNERS

FOR M/S. SHRIVARI PROPERTIES



1)

(SADANAND MADHAVRAO KOKATE)



2)

(VITTHAL RAMCHANDRA BAJIRAO)

DEVELOPER

376

(म. जि. क. (११६, दि. १६-१-२६.)

835

आकारबंध पत्रिका

गाव :- परसोडी

भूमापन क्रमांक	क्षेत्र	भूधारणा पद्धती	शासनाकडे भरण्याच्या महसूलाच्या अगर भाडयाच्या रकमेचा तपशील व ती पुनर्विलोकनास पात्र आहे.
८३५	३९०.०	ब	

भूमिधारिकार

धारक सन १९८७-- (प्रथमचे मूळ (वापरलेल्या कालावधीचे)

भोगवटादार को-ऑपरेटिव्ह सोसायटी लि., नागपूर.

पट्टेदार—

इतर धारे—

इतर शेरे—

नगर भूमापन अधिकारी क्र. १ नागपूर

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर धारे (धा)	दस्ताऐवज
9/6/14	मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख पुणे यांचेकडील पत्रिका क्र./न.भू.१/सि.प./अपील नोंद /२०१५ मौ वि.१/२१५ अन्वये मिळकत पत्रिकेचे अंती क्षेत्र ३९०.० चौमी. आकारी ६.१२ रु. पैसे चौमी. केले			फेरफार ८३०

सत्यप्रतिलिपी

नगन-१
४३१९ | २०२१
५५ | २८

...य :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- परसोडी म.का.नं. :-

न.भू.क्र. :- ८३५ ए.भि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर धारं (भा)	साक्षांकन
३१/१२/२०२०	मयताचे नाव श्री. [illegible] श्रीमती मनोरमा आडवाल [illegible] मोजी मयत्त [illegible] प्रतिज्ञापत्र क्र १२९००९ दि ३१/१२/२० अन्वये मयताचे नाव कमी	मयताचे नाव कमी	फि. रु. ५४६२१ नभू.अ.क्र.३ नागपूर

सत्यप्रतिलिपी

वर प्रमाणित नकलेल बाबत पावती क्रं 913442

दिनांक 14/07/21. अन्वये रुकम रु. 80/-

(अक्षरी [illegible] ये [illegible])

प्राप्त झाले.

14/07/21

उतारा लिपीक

न. भू. अ.,

क्र. ३, नागपूर.

नगन-१

४३२९/२०२१

१६/२८



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
YE 924371
14 JUL 2021

Camp Head Clerk / Sr. Clerk

NOTARIAL REG.
REGISTER NO. 11053
DATE 19/7/21

BEFORE THE EXECUTIVE MAGISTRATE NAGPUR

DEPONENTS :- **MRS. MANGALA W/o DILIP KALMEGH**
Aged 58 Years, Occupation – Housewife,
Resident of Plot No. 64, Navnirman Society, Ring Road,
Pratap Nagar, Nagpur-440022, Tahsil and District –
NAGPUR.

NOTARY
SHAIKH NAUSHAD S.
GOVT. OF INDIA

AFFIDAVIT

I, Mrs. Mangala W/o Dilip Kalmegh, the deponents abovenamed do hereby take oath and state on solemn affirmation as under :-

1. THAT I am the permanent resident of NAGPUR.

नगन – ९
४३२९ रु०२९
९८ २८

Contd. . .

१ मुद्रांक शुल्क अनुच्छेद क्रमांक — पक्षिय

२ दस्त नोंदणी करण्याचे आहेत काय ? — दस्तांक

३ नोंदणी शुल्क असल्यास दुय्यम निबंधक कार्यालयाचे नाव — दुय्यम निबंधक क्र.

४) मिळकतीचे वर्णन

५) मोबदला रक्कम

६) मुद्रांक विक्रेता परवानाधारक नाव — मेसर्स काजमेघ

७) दुसऱ्या पक्षकाराचे नाव — मे. पंकज

८ हस्त असल्यास त्याचे नाव व पत्ता

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विक्री केल्याचा दिनांक — दिनांक 19-JUL-2021

११) मुद्रांक विक्री अनुक्रमांक — 8241

सह दुय्यम निबंधक, वर्ग २, नागपूर

मुद्रांक विक्रेता, ला. क्र. २३०/८, नाझर १६१२१४

जिल्हाधिकारी परिसर, ८ कार्यालय, नागपूर

NOTARY

नगन-१

१३२९ / २०२१

१९ / २९

2. THAT ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, containing by admeasurement **405.00 Sq.Mtrs. (As per Sale Deed) and 390.00 Sq.Mtrs. (As per record of City Survey Akhiv Patrika)** being a portion of the entire land bearing Kh. Nos. 128/3, 129/3, 122/5, 123/5, 122/6, 123/6 and 124/6 of **Mouza – PARSODI**, P.S.K. 44, bearing City Survey No. 835 and Sheet No. 32 situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Bhaurao S/o Jagobaji Bhoyar, having purchased the same by him from the aforesaid Society by a Sale Deed Dated 14-04-1971, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-II in Addl. Book No. 1, Volume No. 86 on Pages 62 to 64 at Sr. No. 231 (P) on 03-05-1971.

3. THAT the said Shri. Bhaurao S/o Jagobaji Bhoyar left for heavenly abode on 16-07-1998 and his Wife also left for heavenly abode on 28-11-2019 and consequent upon his death/demise the aforesaid entire property devolved upon his 3 Sons 1) Shri. Ashok B. Bhoyar, 2) Shri. Pramod B. Bhoyar and 3) Shri. Dilip B. Bhoyar and 2 Daughters namely 1) Miss. Chhaya D/o Bhaurao Bhoyar and 2) Mrs. Mangala W/o Dilip Kalmegh, as the only legal heirs of Late Shri. Bhaurao S/o Jagobaji Bhoyar, but my name was mentioned in such Akhiv Patrika as **MRS. DIPTI DILIP KALMEGH** and the same is also accordingly mutated in my name in all relevant records

4. THAT therefore I have hereby declared that **MRS. DIPTI DILIP KALMEGH** and **MRS. MANGALA W/o DILIP KALMEGH** is the same person and the aforesaid Property is belonging to the deponent abovenamed only

Hence this affidavit.

NAGPUR

DATE : 19-07-2021



(MRS. MANGALA DILIP KALMEGH)

DEPONENT

VERIFICATION

I, Mrs. Mangala W/o Dilip Kalmegh the aforesaid deponent do hereby state on solemn affirmation that the facts mentioned in Paras 1 to 4 of the above affidavit are true to the best of my personal knowledge and belief. Hence verified and signed at Nagpur on this 19th Day of JULY, 2021.

I know and identify the Deponent



(MRS. MANGALA DILIP KALMEGH)

DEPONENT

SEAL OF NOTARY HAIDARI NAUSHAD S. ALI NAGPUR DISTT. (M.S.) INDIA REGD. No. 4694 GOVT. OF INDIA

SWORN/SOLEMNLY AFFIRMED BY M.D. Kalmegh WHO IS PERSONALLY/KNOWN TO ME ADENTIFIED BY. BEFORE ME THIS THE 19 DAY OF July 21 AT NAGPUR.

HAIDARI NAUSHAD S. ALI NOTARY NAGPUR DIST. (M.S.)INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

नगन – ९ १३२९/२०२१ २१ ४२८


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ASHOK B BHOYAR
BHAURAO JAGOBAJI BHOYAR
25/09/1957
Permanent Account Number
ALEPB8044Q
Signature

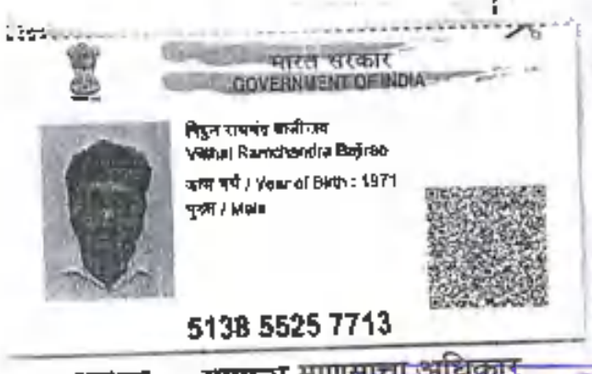

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
DILIP BHAURAO BHOYAR
BHAURAO JAGOBAJI BHOYAR
02/12/1967
Permanent Account Number
AMHPB1143J
Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GOBPK5042D
नाम / Name
MANGALA DILIP KALMEGH
पिता का नाम / Father's Name
BHAURAO BHOYAR
जन्म की तारीख / Date of Birth
15/10/1963
हस्ताक्षर / Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PRAMOD BHAURAO BHOYAR
BHAURAO JAGOBAJI BHOYAR
11/09/1961
Permanent Account Number
BAVPB9583M
Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
CHHAYA BHAURAO BHOYAR
BHAURAO BHOYAR
06/09/1966
Permanent Account Number
CESPB7220R
Signature

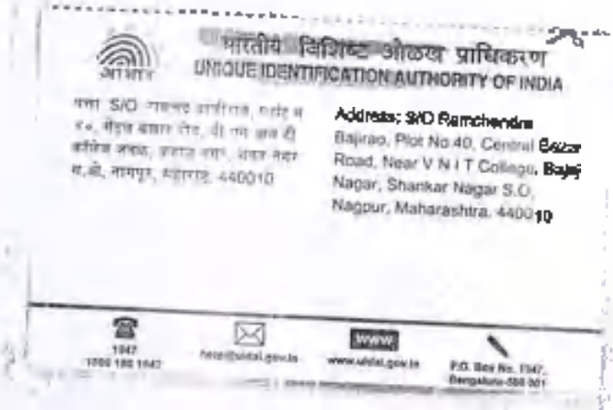

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHXPK1406G
नाम / Name
SADANAND MADHAVRAO KOKATE
पिता का नाम / Father's Name
MADHAVRAO KOKATE
जन्म की तारीख / Date of Birth
25/03/1971
हस्ताक्षर / Signature


भारत सरकार
GOVERNMENT OF INDIA
विपुल रामचंद्र भोईराव
Vipul Ramchandra Bhoirao
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male
5138 5525 7713
आधार — सामान्य माणसाचा अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
PIYUSH KISHOR CHAPKE
KISHOR CHAPKE
12/08/1995
BKPPC1452

नगन - १
४३२९/२०२१
२२/२८


नगन-१
१३२९ २०२१
२३ २८


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: S/O Ramchendra
Bajirao, Plot No 40, Central Bazar
Road, Near V N I T College, Bajaj
Nagar, Shankar Nagar S.O,
Nagpur, Maharashtra, 440010
1947
www.uidai.gov.in
P.O. Box No. 1947,

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 2021071923S6 19 July 2021, 12:38:25 PM

मूल्यांकनाचे वर्ष	2021
जिल्हा :	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग	26 395/32-रिंग रोड शिट नं 32
क्षेत्राचे नाव	Nagpur Muncipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापाचे एकक
46404	580500	765000	900000	0	चौ. मीटर

मिळकतीचे क्षेत्र	405 चौ मीटर	Layout Plot

Applicable Rules ,76 क

1 405चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =46404/-

405चौ मीटर क्षेत्रासाठी मूल्य = 405 * 46404

=18792000/-

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

= 18792000 + 0

= Rs.18792000/-

= ₹ एक करोड़ सत्याऐंशी लाख ब्याण्णव हजार /-

Home Print

नगन-9
४३२९ /२०२१
२४/२८

CHALLAN

MTR Form Number-6

GRN	MH003789887202122E	BARCODE		Date	19/07/2021-11:11:34	Form ID	25.2

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	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Shrivari Properties
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	Plot No 64
		Premises/Building	
		Road/Street	Mouza-Parsodi
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	SecondPartyName=Ashok Bhoyar~
		Amount In Words	Nine Lakh Eighty Six Thousand Four Hundred Rupees Only

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	956400.00
0030063301	Registration Fee	30000.00
Total		9,86,400.00

DEFACED ₹ 986400.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021071982480	IKOBELJAR9
Cheque/DD No.		Bank Date	RBI Date	19/07/2021-11:24:12	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9823630609

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

नगर-9
१२२९/२०२१
२२/१२

Challan Defacer Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-284-4329	00017811292021 22	19/07/2021-13:37:08	IGR383	30000.00
2	(IS)-284-4329	00017811292021 22	19/07/2021-13:37:08	IGR383	956400.00
			Total Defacement Amount		9,86,400.00

Print Date 19-07-2021 01:42:46

264/4329
सोमवार,19 जुलै 2021 1:37 म.नं.

दस्त गोषवारा भाग-1

नगन1 २६/२१
दस्त क्रमांक: 4329/2021

दस्त क्रमांक: नगन1 /4329/2021

बाजार मुल्य: रु. 1,87,92,000/- मोबदला: रु. 1,91,27,000/-

भरलेले मुद्रांक शुल्क: रु.9,56,400/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्रं. 4329 वर दि.19-07-2021

रोजी 1:34 म.नं. वा. हजर केला.

पावती:8059 पावती दिनांक: 19/07/2021

सादरकरणाराचे नाव: मे श्रीधारी बिल्डर्स एन्ड डेव्हलपर्स तर्फे भागीदार श्री सचानंद माधवराव कोकाटे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	30520.00

दस्त हजर करणाऱ्याची सही:

पोटे २ अतिरिक्त
फी ४० रु.
पावती क्रं. 2089 दिनांक
वसूल केली दि. १९/७/२१

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्रं. ९

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्रं. ९

सह दुय्यम निबंधक, वर्ग-२, NGP1
नागपूर शहर क्रं. ९

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 19 / 07 / 2021 01 : 34 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 07 / 2021 01 : 35 : 04 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR CITY NO. 1 सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्रं. ९

दस्त गोषवारा भाग-2

नगन1 २६/२८

दस्त क्रमांक:4329/2021

19/07/2021 1:42:13 PM

दस्त क्रमांक :नगन1/4329/2021

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक भाऊराव भोयर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 64 नवनिर्माण सोसायटी प्रताप नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ALEPB8044Q	लिहून देणार वय :-64 स्वाक्षरी:-		
2	नाव:प्रमोद भाऊराव भोयर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 64 नवनिर्माण सोसायटी प्रताप नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:BAVPB9583M	लिहून देणार वय :-60 स्वाक्षरी:-		
3	नाव:छाया भाऊराव भोयर . .. पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 64 नवनिर्माण सोसायटी प्रताप नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नबर	लिहून देणार वय :-54 स्वाक्षरी:-		
4	नाव:दिमी उर्फ मंगला दिनीष काळमेघ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 64 नवनिर्माण सोसायटी प्रताप नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:GOBPK5042D	लिहून देणार वय :-58 स्वाक्षरी:-		
5	नाव:दिनीष भाऊराव भोयर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 64 नवनिर्माण सोसायटी प्रताप नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AMHPB1143J	लिहून देणार वय :-54 स्वाक्षरी:-		
6	नाव:मे श्रीवारी बिल्डर्स एन्ड डेव्हलपर्स तर्फे भागीदार श्री सचानंद माधवराव कौकाटे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: पांडुरंग गावंडे मे आऊट टेनीकॉम नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACZFS0524J	लिहून घेणार वय :-51 स्वाक्षरी:-		
7	नाव:मे श्रीवारी बिल्डर्स एन्ड डेव्हलपर्स तर्फे भागीदार श्री विठ्ठल रामचंद्र वाजीराव . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 40 बजाज नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACZFS0524J	लिहून घेणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी वरील विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 07 / 2021 01 : 38 : 58 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

ओळख :-
खालील इसम असे निवेदीन करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गियुष किशोर चाफले . . वय:25 पत्ता:नरसाळा नागपूर पिन कोड:440027	स्वाक्षरी	 
2	नाव:सचिन राजेंद्र ठवरे . . वय:31 पत्ता:रामनगर नागपूर पिन कोड:440027	स्वाक्षरी	 

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शिक्का क्र.4 ची वेळ:19 / 07 / 2021 01 : 39 : 58 PM

शिक्का क्र.5 ची वेळ:19 / 07 / 2021 01 : 40 : 15 PM नोंदणी पुस्तक 1 मध्ये

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2		DHC		1907202102548	520	RF	1907202102548D	19/07/2021
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