

SALE DEED

OF PLOT NOs. 40 & 41

OF

M/s S. R. BUILDERS & DEVELOPERS

Mauza - Babulkheda, Nagpur.

Drafted by *RAMAN L. SENAD.* Advocate
33, Reshimbag, Nagpur. Ph. - 2741623

Receipt (pavti)

268/2143
Friday,April 23 ,2021
2:22 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn.39M

पावती क्र. 3365 दिनांक: 23/04/2021

सादरचे नाव: वासुदेवजेठा
दस्तऐवजाचा अनुक्रमांक: नग्म5-2143-2021
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: एस आर बिल्डर्स व डेव्हलपर्स तर्फे भागीदार सिध्दार्थ हिरामणजी रहपाल्ली - -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 400.00
पृष्ठांची संख्या: 20	
	₹. 30400.00

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

आपणास मूळ दस्त ,बंधमेल प्रिंट,सूची-२ अंदाजे 2:39 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.8842000 /-
मोबदला रु.11000000/-
भरलेले मुद्रांक शुल्क : रु. 330000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 19042021056532 दिनांक: 23/04/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009428285202021E दिनांक: 23/04/2021
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH009428265202021E	BARCODE		Date	30/12/2020-18:47:26	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)	AEHFS9522E
Office Name	NGPS_JT NAGPUR NO 5 SUB REGISTRAR	Full Name	S R BUILDERS AND DEVELOPERS
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	PLOT NO 40 AND 41
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	330000.00
0030063301 Registration Fee	30000.00
Total	3,60,000.00

Road/Street	MAUZA BABULKHEDA NAGPUR
Area/Locality	00
Town/City/District	
PIN	4 4 0 0 0 9
Remarks (If Any)	PAN2=AAUPT4007G~SecondPartyName=SHRI SARVESH DNYANCHANDRA TIWARI~
Amount In Words	Three Lakh Sixty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020123076299	IKGAWVKKA7
Cheque/DD No.		Bank Date	RBI Date	30/12/2020-18:24:48	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. : 8983331775

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

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

नागपूर-५ 3913 2020 9 30

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Print Date 30-12-2020 06:48:04

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	19042021058532	Date	19/04/2021
Received from shri ratnaparkhi, Mobile number 8983331775, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	19/04/2021
Bank CIN	10004152021041904432	REF No.	IGAKZHBAK8
This is computer generated receipt, hence no signature is required.			

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२९६३ / २०२१
२ / २.७

SALE DEED OF PLOT

Rs. 1,10,00,000/-
(Rs. One Crore Ten Lacs Only)

MOUZA-BABULKHEDA

नगर-५
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Sheet No. 46 City Survey No. 5958
(Page No. 1107, It No. 48.558, @ Rs. 21,220/-)
Market Value Rs. 88,42,000/-
Stamp Rs. 3,30,000/-

Before Sub Reg. Nagpur- 5

This deed of Sale of Plot is made on this 31st day Dec. of 2020.

B E T W E E N

SHRI SARVESH DNYANCHANDRA TIWARI
Aged about - 57 yrs, occu. - Business PAN-AAUPT4007G
R/o 19, Income Tax Colony,
Pratap Nagar, Nagpur-440022.

Hereinafter called as **VENDOR** which expression shall unless repugnant to the context or meaning there of always mean and include the said Vendor, his legal heirs, successors, administrators and assigns) of the **FIRST PART, AND**

M/s S. R. BUILDERS & DEVELOPERS, a partnership firm, having its office at F-01, Rajgiri plaza, Plot No. 5, Bhagwan Nagar, Babulkheda, Nagpur and acting through its partners, PAN-AEHFS9522E

1. **SHRI SIDDHARTH HIRAMANJI RATNPARKHI**
Aged about 55 yrs., Occu. Business PAN-AFPPR7058K
R/o, Ganesh Apartments, Shende Plot,
Ram Nagar, Chandrapur-442401.

2. **SHRI PRAMOD GOPICHAND SAHARE**
Aged about 53 yrs., Occu. Business PAN-
R/o, Qtr. No. 7/8, Near Medical Sq.,
Rambag Colony, Nagpur.

Hereinafter called as **FURCHASER** (Which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser firm, its partners, their respective legal heirs, successors, executors, administrators and assigns) of the **SECOND PART.** AND

WHEREAS the Vendor abovenamed is in possession being an absolute owner of the all those pieces and parcels of land within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust bearing Plot Nos. 40 & 41, total admeasuring about as per regularization Letter 416.66 m2 (4485 Sq. Ft.), in Malik Makbuja Layout & under 1900 development scheme of N.I.T., Situated at Parvati Nagar, Mouza-Babulkheda, Corporation House No. 1501 & 1502, Ward No. 15, sheet No. 46, City survey No. 5958, Tal. Dist. Nagpur which is more particularly described in the schedule hereunder written.

The Owner has acquired the title of this property from Shri Shekhar Dnyandeo Bhole by virtue of registered Sale Deed, dated 07/06/2012. which is registered in the office of sub. registrar Nagpur 1 at Sr. No. 3648.

Orignially the above mentioned property was owned and possessed by Sau Saraswati Shankar Kharabe. She acquired the title of property from Shri Marotrao Krushnaji Dhepe by virtue of registered sale deed dated 07/06/1947.

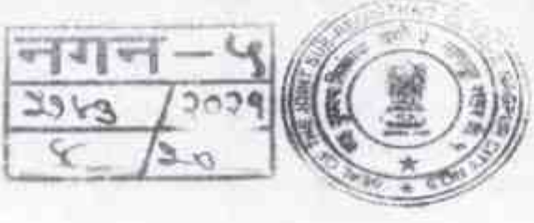
Thereafter said Sau. Saraswati Shankar Kharabe executed a will which is registered in the office of sub. registrar Nagpur 3 at Sr. No. 1434 on 08/06/2001, whereby she bequeathed her property to shri Dattatraya Shankarrao Kharabe.

Thereafter said Sau. Saraswati Kharabe left for heavenly abode on dtd. 11/05/2002 and after her sad demise, as per her will deed Shri Dattatraya Shankarrao Kharabe became the owner of the said property.

Thereafter said Shri Dattatraya Shankarrao Kharabe sold the plot to Shri Shekhar Dnyandeo Bhole by virtue of registered Sale Deed, dated 02/09/2002. which is registered in the office of sub. registrar Nagpur 8 at Sr. No. 3318.

Thereafter said Shri Shekhar Dnyandeo Bhole sold the plot to present owner namely Shri Sarvesh Dnyanchandra Tiwari by virtue of registered Sale Deed, dated 07/06/2012. which is registered in the office of sub. registrar Nagpur 1 at Sr. No. 3648. As such the present owner namely Shri Sarvesh Dnyanchandra Tiwari became the absolute owner of the said property.

In the meanwhile Government of Maharashtra passed Gunthewari Act in the year of 2001 and the said property came within the scope of the said Act. That as per the provisions of said Act the said property is under 1900 layouts developement Scheme of Nagpur Improvement Trust and previous owner has paid developement charges of Rs. 89,099/- (Rs. Eighty Nine Thousand Ninty Nine Only) and NIT has issued the regularisation Letter of the said property dated 16/06/2004.



WHEREAS the present vendor, for the benefit of the family has decided to sale and the Purchaser firm is desirous of purchasing the said plot of land and as such both the parties came together with a common friend and entered into an Agreement of sale.

AND now it is decided between the parties that vendor will sale and purchaser will purchase the said property for the total consideration of Rs. 1,10,00,000/- (Rs. One Crore Ten Lacs Only).

WHEREAS the Purchaser has provided and contributed the cost of the property and as such the purchaser requested the Vendor to execute the sale deed in favour of the Purchaser firm and the Vendor has conceded to such request of the purchaser and decided to execute the sale deed of plot in favour of the purchaser.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS :

1) That in pursuance of the Agreement and in consideration of Total Sum of Rs. 1,10,00,000/- (Rs. One Crore Ten Lacs Only) Having been paid by Purchaser to the Vendor in following manner :-

i) Rs. 40,000/-	(Rs. Forty Thousand Only) paid by cheque No. 355784 drawn on Andhra Bank, Manewada Branch Nagpur on dated 14/11/2018.
ii) Rs. 21,35,000/-	(Rs. Twenty One Lac Thirty Five Thousand Only) paid by cheque No. 000082 drawn on Andhra Bank, Manewada Branch Nagpur on dated 27/12/2018.
iii)Rs. 9,00,000/-	(Rs. Nine Lacs Only) paid by cheque No. 000141 drawn on Andhra Bank, Manewada Branch Nagpur on dated 29/04/2019.
iv)Rs. 21,75,000/-	(Rs. Twenty One Lac Seventy Five Thousand Only) paid by cheque No. 356126 drawn on Andhra Bank, Manewada Branch Nagpur on dated 09/01/2020.
v)Rs. 9,00,000/-	(Rs. Nine Lacs Only) paid by RTGS vide UTR No. ANDBR52020030000181 from Andhra Bank, Manewada Branch Nagpur on dated 20/03/2020.
vi)Rs.13,00,000/-	(Rs. Thirteen Lacs Only) paid by RTGS vide UTR No. UBIN20357162012 from Union Bank of India, Manewada Branch Nagpur on dated 15/12/2020.
vii)Rs.12,50,000/-	(Rs. Twelve Lacs Fifty Thousand Only) paid by cheque No. 064495 drawn on Union Bank of India, Manewada branch Nagpur on dtd. 21/12/2020.

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viii)Rs.22,17,500/-	(Rs. Twenty Two Lacs Seventeen Thousand Five Hundred Only) paid by cheque No. 360152 drawn on Andhra Bank, Manewada Branch Nagpur dtd. 31/03/2021 recevied on dtd. 31/12/2020.
vx) Rs. 82,500/-	(Rs. Eighty Two Thousand Five Hundred Only) paid towards TDS vide Challan No. 4682 on dtd. 31/12/2020.
Rs. 1,10,00,000/-	-(Rs. One Crore Ten Lacs Only) Total Consideration.

The vendor do hereby acknowledge the receipt of total sale consideration of subject to realization of abovesaid cheques and hereby grant, convey and/or transfer the property with all it's interest in the property, which is more particularly described in the schedule hereunder written, forever to hold the same by the Purchaser as absolute owner thereof and free from all encumbrances and/or charges whatsoever.

THE VENDOR DOES COVENANT WITH THE PURCHASER AS FOLLOWS :

a) The property hereby sold and /or transferred shall be subject to the terms and condition which may or may not be incorporated in this deed but are incorporated in the original Sale deeds/Regularization Letter.

b) The property hereby sold shall be quietly entered into upon, for resale, held, enjoy and to receive therefrom the rent, profits by the purchaser hereafter without any interruption and/or disturbance by the Vendor or any other person claiming through him.

c) That the purchaser can construct the building suitable for them, as per plan sanctioned by Local authorities.

d) The Vendor has done no act whereby the property hereby conveyed or sold is encumbered in any manner anywhere till this date or whereby the Vendor is debarred from transferring the same. And the Vendor has absolute rights and power to transfer the same to the purchaser.

e) The vendor has paid all the dues with respect to the Corporation Taxes, ceases, land revenue and any other Govt. or Semi Govt. dues occurring till the date of this sale deed.

f) The vendor will fully indemnify the purchaser in case of any dispute arising in relation to transaction of sale of said property from any person.

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On East by	-	30 Ft. wide Road
On West by	-	6 Ft. wide Lane
On North by	-	Plot No. 39
On South by	-	Plot No. 42

IN WITNESS WHEREOF the parties hereto have set their respective hand and singed this SALE DEED On the date first above written and in the presence of the attesting witnesses.

This Document is Drafted by Adv. Raman L. Senad, office at "Senad Associates", 75, Reshimbag, Sakkadara Sq., Nagpur-9. Ph. 2741623. as per the instructions and information given by the parties hereto and same is found to be true & Correct by them. That the Vendor has assured that he has not mortgaged the property to any banking institution or not created third party interest in the said property. The Purchaser has also satisfied themselves to the same, then only this draft is prepared by the Advocate. In case any defect in title of the vendor is found the vendor & the purchaser will be responsible for the same & not the Advocate and the Sub. Registrar.



WITNESS-

1. (Piyush B. Bonte)



SHRI SARVESH D. TIWARI
OWNER/VENDOR



2. Patkar Thakare



1. _____
SHRI SIDDHARTH H. RATNPARKHI



2. _____
SHRI PRAMOD G. SAHARE
For M/s S. R. Builders & Developers
PURCHASER

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OFFICE OF THE JOINT SUB-REGISTRAR CLASS-I NAGPUR CITY NO. 1

g) The Vendor has delivered actual physical possession of the said property to the purchaser on today and delivered all copies of title deeds to the purchaser.

h) The Purchaser has seen and verified property and fully satisfied in respect of the title of the vendor. The description of the property hereby sold shall be taken to be correctly described in the schedule hereunder written and any misstatement, error and/ or omission if detected the same shall not annul this sale, but all such misstatement, error and/or omission shall always be subject to the correction by the Parties hereto.

I) The Vendor has-produced all the necessary documents such as Akhiv Patrika, Tax Receipt, Regularization Letter at the time of registration of this sale deed.

3) THE PURCHASER DOES HEREBY COVENANT WITH THE VENDOR AS FOLLOWS :

a) The Purchaser shall hereafter get their names mutated in all the relevant records wherever found necessary and for which the Vendor has no objection.

b) The Purchaser shall hereafter regularly pay allthe taxes, ceases, land revenue and other Govt. or semi Govt. dues with respect to their property as may be assessed from time to time from the date of sale deed.

c) The purchaser shall always abide themselves by the zonal rules of construction made by the Nagpur Municipal Corporation and Nagpur improvement Trust as amended from time to time.

d) The Purchaser has provided and contributed the cost of the said property and as such they will be the absolute owner thereof and has heritable and transferable rights thereto.

e) The Purchaser will pay the Corporation taxes, ceases as may be levied upon property tinle to time from the date of this sale deed.

f) The expenses on account of stamp duty, registration fees and other charges is borne by the Purchaser.

SCHEDULE OF PROPERTY

All those pieces and parcels of land within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust bearing Plot Nos. **40 & 41**, total admeasuring about as per regularization Letter 416.66 m2 (4485 Sq. Ft.), in Malik Makbuja Layout & under 1900 development scheme of N.I.T., Situated at Parvati Nagar, Mouza-Babulkheda, Corporation House No. 1501-& 1502, Ward No. 15, sheet No. 46, City survey No. 5958 Tal. Dist. Nagpur and which are jointly bounded as under:-

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मालमत्ता पत्रक

भूमापन क्रमांक -- मायुलगव्हेडा तालुका व जि.ता.का. -- नागपूर जिल्हा -- नागपूर

गाव नमुना ६ क	क्षेत्र हे.आर.	आकारणीचा	कालावधी दिनांक आकारणीचा तपशील पहा (तलाठी अहवाल पत्रक आकारणीची नोंद पहा)
५२५८	७२.७	शेरे	

एकत्रीकरण

कब्जाचा पुरावा थोडक्यात

शेरा

इतर माहिती

दिनांक	व्यवहार		नवीन खाते (ब) पूर्वीचा (५) मिळकत पत्र (अ)	
२४/२८/२०१२	गैरकुलीने मा अ स गै कु खार अ क ५ नागपूर दा ता क २५१९ दि १७/११/१२ अन्वये खसर ५३ पैकी भू क ४०.४१ क्षेत्र ४१६.६६ चौ मी गैरकुळी झालाचे सबब प्रकार क ३ ७/१२ चुकार धारकाचे नाव नोंद घ्यावे		[सदाआकार ना] [तहसिलदार कुलाबा कुलाबा] फे क्र १०८०१	
२४/२६/२०१२	खरेदीने दु क्र १५३५ दि ५/६/१३ अन्वये खसर ५३/३ पैकी भू क्र ४०.४१ क्षेत्र ४१६.६६ चौ मी र रु ५००/- मध्ये श्री गोरीशंकर खुनखी नागपुर खरेदीने नोंद घ्यावे		[श्री रामकृष्णाजी संभाराव खापर्डे] फे क्र १०८२०	
२४/२६/२०१२	मृत्युपत्राने इ क्र ४४६ ब दि ८/६/०१ अन्वये खसर ५३/३ पैकी भू क्र ४०.४१ क्षेत्र ४१६.६६ चौ मी क्षेत्र सौ सस्मता खापर्डे यांनी मृत्युपत्र करून दिलयाने नोंद घ्यावे		[श्री रामराव संभाराव खापर्डे] फे क्र १०८२१	
२४/२६/२०१२	खरेदीने इ क्र ३२८८ दि ७/९/०२ अन्वये खसर ५३/३ पैकी भू क्र ४०.४१ क्षेत्र ४१३.६६ चौ मी र रु ७,९४,०००/मध्ये श्री रामराव खापर्डे नागपुर खरेदीने नोंद घ्या		श्री शेखर खापर्डे खरेदी	
२४/२४/२०१३	खरेदीने इ क्र ३६४८ दि ७/६/१२ अन्वये खसर ५३/३ पैकी भू क्र ४०.४१क्षेत्र ४१३.६६ चौ मी र रु ३७,१२,०००/- मध्ये श्री शेखर शलेन्द्र भोळे नागपुर खरेदीने नोंद घ्या			

नगर भू. मापन अधिकारी
नागपूर

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तहसील कार्यालय -

उपनिबंधक -

...सह जमाबंदी २२३१

आपला दिनांक .....

२१०१६२१

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नगर भू.मा.अ.
नागपूर



2017-18

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(दि दिनांक 01/04/2017 पासून 31/03/2018 पर्यंतची वसूलपात्र आहेत. त्यापुढे वापरण्यास ती खोटी समजावी.)

रसीद क्रमांक :	12/2017-18/0176913	मोहल्ल्याचे नांव :	1501, NARENDRA NAGAR BLOCK 2 - 440001
घर क्रमांक :	1501		
इंडेक्स क्रमांक :	15002085 (Zone:3 Ward:15)		
घर मालकाचे नांव :	SHRI SARVESH DNYANCHANDRA TIWARI		
भाडेकरूचे नांव :			

तारीख पासून : 01-04-2017 ते 31-03-2018 पर्यंत.

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

करांचे नाव / Details of Tax	थकबाकी / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	855.00	
पाणी कर (Water Tax)	0.00	570.00	
मलनिस्सारण कर(Sewerage Tax)	0.00	570.00	
प्रकाश कर (Light Tax)	0.00	0.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	48.00	
मलनिस्सारण लाभ कर (Sewerage Bene. Tax)	0.00	48.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	48.00	
पथ कर (Street Tax)	0.00	48.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर(Municipal Education Tax)	0.00	48.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी(Warrant Fee)		0.00	
विविधकर (Misc.)	0.00	0.00	
ए.ज्ञा.सि.कर (Educn. Cess)	0.00	238.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठया निवासी इमारतीवरील मालमत्ता कर (Tax on Larger Residential Properties)	0.00	0.00	
सूट (Rebate)		0.00	
एकूण(Grand Total)	0.00	2,473.00	2,473.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Two Thousand Four Hundred Seventy Three Only

Online Transaction Number: LHMP5916860905,Payment Dated: 27-12-2017

दिनांक : 27/12/2017

वसूल करणाऱ्याची सही

This is computer generated receipt, signature is not required. Full Signature of the Officer

For more details visit website http://www.nmcnagpur.gov.in

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१७६९३ / २०१७
११ / ३०

Paid online Y.n. Rad. of.

CBDT E-Receipt for e-Tax Payment

CBDT- Payment Non TDS/TCS (280)	Assessment Year 2021-22
Permanent Account Number	AGHFS1522D
Full Name	S R BUILDERS AND DEVLOPERS
PAN(Payee/Seller)	AAUPT4007G
ACK no.	AH572014B5
City	NAGPUR
State	MAHARASHTRA
Pin Code	440027
TAX APPLICABLE	
TYPE OF PAYMENT	✔ (0021) NON-COMPANY DEDUCTEES
	(1100)ADVANCE TAX
	(1102)SURTAX
	(1067)TAX ON DISTRIBUTED PROFITS
	(1077)TAX ON DISTRIBUTED INCOME
	(300)SELF ASSESSMENT TAX
	(400)TAX ON REGULAR ASSESSMENT
	✔ (0300)TAX ON PROPERTY
DETAILS OF PAYMENT	BANK SEAL

Income Tax	82,500.00
Surcharge	0.00
Education cess	0.00
Interest	0.00
Penalty	0.00
Others	0.00
Total	82,500.00
Total in words	Rupees Eighty Two Thousand Five Hundred only

AXIS BANK

Internet Tax Payment Ref No: 315810365

Debit to A/C: 917010027193745 ON 21-12-2020 16:41:33

BSR Code	Tender Date	Challan No
CIN :- 0350274	21122020	4652

AXIS BANK Limited

Dena Branch,Kolkata(Internet Collection Branch)

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Form 26QB

Your E-tax Acknowledgement Number is **AH5701485**

- This Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax (Income Tax)' on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax (Income Tax)' only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, it may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee/Payer/Buyer)	AEMFS0622E	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAUPT4007G
Full Name (Masked) of the Transferee	S R BXXXXERS AND DEVLOPERS	Full Name (Masked) of the Transferor	SAROXXX DYANCHANDRA TIWARI
Category of Transferee on the basis of PAN	Firm and/or Limited Liability Partnership	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village8	
Flat/Door/Block No.	RAJGIRI PLAZA
Road/Street/Lane	BHASWAN NAGAR
City/District	NAGPUR
State	MAHARASHTRA
Pin Code	440027
Email ID	manapure.sriash@gmail.com
Mobile No.	

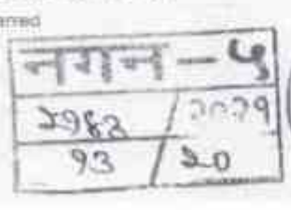
Complete Address of the Property Transferor

Name of premises/Building/ Village19	
Flat/Door/Block No.	INCOME TAX COLONY
Road/Street/Lane	PRATAP NAGAR
City/District	NAGPUR
State	MAHARASHTRA
Pin Code	440027
Email ID	
Mobile No.	

Date of Agreement/Booking	31/12/2020	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	31/12/2020	Whether more than one Transferor/Seller	No
Date of Tax Deduction	31/12/2020	Payment Type	Lumpsum

Complete Address of the Property Transferred

Tax Deposit Details





Type of Property	Land	Rate of TDS (in %)	0.75
Name of premises/Building/ Village	PLOT NO 40-41	Total Amount Paid/Credited	11000000
Flat/Door/Block No		TDS Amount to be paid	82500
Road/Street/Lane	PARVATI NAGAR	Interest	0
City/District	NAGPUR	Fee	0
State	MAHARASHTRA	Total payment	82500.00
Pin Code	440027	Value in words	Eighty Two Thousand Five Hundred Rupees and paise

Total Value of Consideration (Property Value)	11000000
Mode of Payment	Online (Net-Banking)
Bank Name	Axis Bank***

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxe...

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नगन – ५
३१३ / २०२१
१५ / ३०

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SUDHARTH HIRAM/ N RATNAPARKHI

HIRAMAN TULARAM RATNAPARKHI

14/09/1960
Permanent Account Number
AFPPR7658K

Signature





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRAMOD GOPICHAND SAHARE

GOPICHAND SOMAJI SAHARE

16/06/1967
Permanent Account Number
AYAPS7410A

Signature





PERMANENT ACCOUNT NUMBER
AAUPT4007G



NAME
SARVESH DYANCHANDRA TIWARI

FATHER'S NAME
DYANCHANDRA KUNJILALJI TIWARI

DATE OF BIRTH
15-12-1961

SIGNATURE

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O Gopichand Sahare
Gl. No. 726, Near Mahtar Chawl
Ram Bag Colony, Nagpur
Maharashtra, 440003

Address: S/O Gopichand Sahare
Gl. No. 726, Near Mahtar Chawl
Ram Bag Colony, Nagpur
Maharashtra, 440003

4766 0395 8152

— सामान्य माणसाचा अधिकार





9163 1139 3544
VID : 9122 7263 2227 1159

माझे आधार, माझी ओळख





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१५ / ३०

भारत सरकार
Government of India



8818 5612 3752

आधार - सामान्य माणसाचा अधिकार

Unique Identification Authority of India

8818 5612 3752

भारत सरकार

भारत सरकार
Government of India



2152 2823 0068

आधार - सामान्य माणसाचा अधिकार

नगन - ५

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202104232465 — 23 April 2021 04:43:41 PM

मूल्यांकनाचे वर्ष	2021
जिल्हा	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग	48,55&46-सुगीनगर, साकेतनगर,आदि जिल्हा परिषद शाळेकडील व दक्षिणेकडील खुली नगर पोलकापर्यंतचा संपूर्ण प्लॉट पॉ.40
क्षेत्राचे नाव	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
21220	36410	45400	54100	0	चौ. मीटर

मिळकतीचे क्षेत्र	416.66 चौ. मीटर	Layout Plot

Applicable Rules : 16 (B)

1. 416.66चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराचा 100 % मूल्य दर =21220/-

416.66चौ. मीटर क्षेत्रासाठी मूल्य = 416.66 * 21220

=8841525.2/-

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

=8841525.2 + 0

= Rs.8841525.2/-

Close | Print

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९२ | ३०

JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.5

4/23/2021 Summary 1 (Desktopbhasra bhag 1)

266/2143
शुक्रवार,23 एप्रिल 2021 2:22 म.नं.

दस्त गोषवारा भाग-1

नगर ९६१७०
दस्त क्रमांक: 2143/2021

दस्त क्रमांक: नगन5 /2143/2021

बाजार मुल्य: रु. 88,42,000/- मोबदला: रु. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,30,000/-

दु. नि. सह. दु. नि. नगन5 याचे कार्यालयात

अ. क्रं. 2143 वर दि.23-04-2021

रोजी 2:17 म.नं. वा. हजर केला.

पावती:3365 पावती दिनांक: 23/04/2021

दस्तऐवज हाताळणी साठी एस आर कितुर्ने व इंडेक्सएस वर्ड आणीवार शिवशक्ती दिपाराम बी नागरगोजे - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 400.00

पृष्ठांची संख्या: 20

एकूण: 30400.00

सह दुय्यम निबंधक हवेली

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

दस्ताचा प्रकार: डिक्लेरेशन -

मुद्रांक शुल्क: (25-अ) जेथे मालमत्तेच्या बाबतीत अभिलेख दर

मिळकत क्र. 1 23 / 04 / 2021 02 : 17 : 39 PM ची वेळ: (सादरीकरण)

मिळकत क्र. 2 23 / 04 / 2021 02 : 19 : 39 PM ची वेळ: (फी)

नगन-५
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दस्त नोंदणी भाग-2

नागपुर 5

दस्त क्रमांक:2143/2021

23/04/2021 2:25:50 PM

दस्त क्रमांक :नागपुर5/2143/2021
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एम /अर बिल्डर्स व डेव्हलपर्स तर्फे भागीदार सिद्धार्थ हिरामणजी रहाटगावी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गणेश आपार्टमेंट राम नगर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AEHFS9622E	लिहून घेणार वय :-55 स्वाक्षरी:-		
2	नाव:एम /अर बिल्डर्स व डेव्हलपर्स तर्फे भागीदार प्रमोद गोपीचंदजी सहारे - - पत्ता:-, -, -, -, रामबाग कॉलनी नागपुर, डिफेंस नका, MAHARASHTRA, NAGPUR, Non-Government पॅन नंबर:AEHFS9622E	लिहून घेणार वय :-53 स्वाक्षरी:-		
3	नाव:सचिन शामराव तिवारी - - पत्ता:-, -, -, -, प्रताप नगर नागपुर, डिफेंस नका, MAHARASHTRA, NAGPUR, Non-Government पॅन नंबर:AAUPT4007G	लिहून घेणार वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी विक्रीपत्र या दस्त ऐवज करुन दिल्याचे कबुल केलय.)
शिक्का क्र.3 ची वेळ:23 / 04 / 2021 02 : 22 : 20 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पंकज पुरोहित ठाकुर - - वय:42 पत्ता:भगवान नगर नागपुर पिन कोड:440027 स्वाक्षरी		
2	नाव:विपुल बाबा मोरले - - वय:35 पत्ता: भगवान नगर नागपुर पिन कोड:440009 स्वाक्षरी		

१ नंबरचे बुकाचे
२१४३ नंबरी नोंदला
दस्तासोबत जोडण्यात येते कि,
या बुकामध्ये एकूण २६ पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

शिक्का क्र.4 ची वेळ:23 / 04 / 2021 02 : 23 : 15 PM

शिक्का क्र.5 ची वेळ:23 / 04 / 2021 02 : 23 : 41 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

दि. २३ एप्रिल २०२१ सन २०२१

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	S R BUILDERS AND DEVELOPERS	eChallan	00040572020123076299	MH009428265202021E	330000.00	SD	0000347042202122	23/04/2021
2		DHC		19042021056832	400	RF	19042021056832D	23/04/2021
3	S R BUILDERS AND DEVELOPERS	eChallan		MH009428265202021E	30000	RF	0000347042202122	23/04/2021

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

2143/2021

1. Verify Scanned Document for correctness through thumbnail view and report discrepancies to Registering Officer immediately after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.igrmaha@gmail.com