

267/6175

पावती

Original/Duplicate

Thursday, June 23, 2022

नोंदणी क्र.: 39म

5:46 PM

Regn.: 39M

पावती क्र.: 9278

दिनांक: 23/06/2022

गावाचे नाव: Somalwada

दस्तऐवजाचा अनुक्रमांक: नगन4-6175-2022

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: मे. पिनेकल कंस्ट्रक्शन तर्फे प्रो. प्रा. श्री पंकज रामकृष्ण कोल्हे . .

नोंदणी फी

रु. 100.00

दस्त हस्ताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

DELIVERED

एकूण:

रु. 820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:31 PM ह्या वेळेस मिळेल.

AK-4 NGP4

सह दुय्यम निबंधक वर्ग-२

नागपूर शहराक. ४

वाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2306202209043 दिनांक: 23/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003831908202223E दिनांक: 23/06/2022

बँकेचे नाव व पत्ता:

P. K. M.



CHALLAN
MTR Form Number-6



GRN	MH003831908202223E	BARCODE			Date	23/06/2022-09:30:06	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		MS PINNACLE CONSTRUCTION THROUGH ITS	
Location NAGPUR							PROP PANKAJ R KOLHE	
Year 2022-2023 One Time					Flat/Block No.		MOUZA SOMALWADA PLOT NO 20 TO 29	
Account Head Details				Amount In Rs.	Premises/Building			
0030046401 Stamp Duty				100.00	Road/Street		CITY SURVEY NO 525 SHEET NO 696	
0030063301 Registration Fee				100.00	Area/Locality		1365.44 SQ MTRS	
					Town/City/District			
					PIN		4 4 0 0 1 5	
					Remarks (If Any)			
					SecondPartyName=SHRI PANKAJ RAMKRUSHNA KOLHE~			
Total				200.00	Amount In		Two Hundred Rupees Only	
					Words			
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	02901792022062315987	511030546
Cheque/DD No.					Bank Date	RBI Date	23/06/2022-09:30:51	Not Verified with RBI
Name of Bank					Bank-Branch		UNION BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

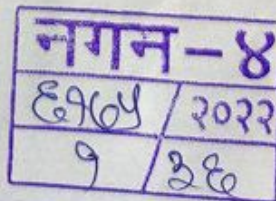
Department ID :

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

Mobile No. : 7775947600

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

P.120 MJ



नगन-४
६९६५/२०२२
२/२६



DEED OF DECLARATION IN FORM 'A'

THIS DEED OF DECLARATION IS MADE AND EXECUTED ON THIS 23rd DAY OF
JUNE, 2022.

BETWEEN

M/s PINNACLE CONSTRUCTION THROUGH ITS PROPRIETOR MR. PANKAJ
S/o RAMKRUSHNA KOLHE, (PAN No. AXDPK8242J) (UID No: 6069 9857 1609)
(MB 7775947600) (Email Id:- pinnacleconstruction03@gmail.com), aged about 33 years,
Occupation: Business, Office at Flat No. A/1, Mulik Complex, Near Hotel Airport Centre
Point, Wardha Road, Nagpur Tahsil and District: Nagpur, Pin Code No. 440015, NAGPUR.
Hereinafter called as the GRANTOR, who is fully empowered and qualified to execute this DEED
OF DECLARATION hereby declare and state as under:-

FIRST : ALL THAT piece and parcel of land bearing Amalgamated Plot Nos. 20, 21, 22, 23, 24,
25, 26, 27, 28 & 29, having total regularized area admeasuring about 1365.448 Sq. Mtrs.
(14697.68 Sq. Fts.) in the layout of the New Lok-Kalyan Co-Operative Housing Society Ltd.,
Nagpur being a portion of Khasra No. 70/1, of MOUZA – SOMALWADA, situated at
SOMALWADA, City Survey No. 525, SHEET No. 696 Corporation House No. 3486/20 To
3486/29, WARD No. 15, within the limits of Nagpur Municipal Corporation and Nagpur
Improvement Trust, Nagpur, Tahsil & District – Nagpur and this land of amalgamated plots is
bounded as under –

ON THE EAST - 9.00 MTRS WIDE ROAD

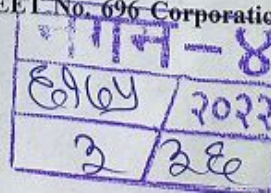
ON THE WEST - JAI DURGA CO-OP. HOUSING SOCIETY

ON THE NORTH - 9.00 MTRS WIDE ROAD

ON THE SOUTH - 9.00 MTRS WIDE ROAD

WHEREAS, the GRANTORS are the absolute Owners of ALL THAT piece and parcel of land
bearing Amalgamated Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29, having total regularized
area admeasuring about 1365.448 Sq. Mtrs. (14697.68 Sq. Fts.) in the layout of the New Lok-
Kalyan Co-Operative Housing Society Ltd., Nagpur being a portion of Khasra No. 70/1, of
MOUZA – SOMALWADA, situated at SOMALWADA, City Survey No. 525, SHEET No.
696 Corporation House No. 3486/20 to 3486/29, WARD No. 15, within the limits of Nagpur
Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur, more
particularly described in the Schedule of property hereunder and hereinafter shortly called as the
“Said Property”, being its separate and self acquired property.

WHEREAS, ALL THAT piece and parcel of land bearing Amalgamated Plot Nos. 20, 21, 22, 23,
24, 25, 26, 27, 28 & 29, having total regularized area admeasuring about 1365.448 Sq. Mtrs.
(14697.68 Sq. Fts.) in the layout of the New Lok-Kalyan Co-Operative Housing Society Ltd.,
Nagpur being a portion of Khasra No. 70/1, of MOUZA – SOMALWADA, situated at
SOMALWADA, City Survey No. 525, SHEET No. 696 Corporation House No. 3486/20 to



3486/29, WARD No. 15, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur originally belonged to New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur.

AND WHEREAS, New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said Plot Nos. 22, 23, 24, 25 & 26 to Mr. VASANTRAJ S/o SURAJPRASADJI MODH by way of Sale Deed dated 31/07/1987 which is duly registered in the office of Sub-Registrar Nagpur-1 at Serial No. 4181(P), on even date. Thus, Mr. VASANTRAJ S/o SURAJPRASADJI MODH become the absolute owner of the said plots and his name is also duly mutated in the records of City Survey, nagpur as owner thereof.

AND WHEREAS, New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said Plot Nos. 20, 21, 27, 28 & 29 to Mrs. RAJAMANI W/o VANSANTRAJ MODH by way of Sale Deed dated 31/07/1987 which is duly registered in the office of Sub-Registrar Nagpur-1 at Serial No. 4182(P), on even date. Thus, Mrs. RAJAMANI W/o VANSANTRAJ MODH become the absolute owner of the said plots and her name is also duly mutated in the records of City Survey, nagpur as owner thereof.

AND WHEREAS, the aforesaid plot of land was under “1900 Unauthorised Layout”. That the Government of Maharashtra under Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 decided to develop the aforesaid layouts through Development Authority Nagpur Improvement Trust. Thus, Nagpur Improvement Trust vide his Board Resolution No. 15 dated 27/01/2001 fixed the development price for the development of the aforesaid Layout as per the ordinance.

AND WHEREAS, the aforesaid owner Mrs. RAJAMANI W/o VANSANTRAJ MODH paid the development charges as per demand issued by Nagpur Improvement Trust as Development Charges for Plot Nos. 20, 21, 27, 28 & 29 and the Nagpur Improvement Trust through its Building Engineer (WEST), Nagpur regularized the said plots of land vide Permit No. BE(W)/1900(U/L)/1772, BE(W)/1900(U/L)/1776, BE(W)/1900(U/L)/1775, BE(W)/1900(U/L)/1774 & BE(W)/1900(U/L)/1773 ALL dated 18/11/2004.

AND WHEREAS, the aforesaid owner Mr. VASANTRAJ S/o SURAJPRASADJI MODH paid the development charges as per demand issued by Nagpur Improvement Trust as Development Charges for Plot Nos. 22, 23, 24, 25 & 26 and the Nagpur Improvement Trust through its Building Engineer (WEST), Nagpur regularized the said Plots of land vide Permit No. BE(W)/1900(U/L)/1768, BE(W)/1900(U/L)/1770, BE(W)/1900(U/L)/1767, BE(W)/1900(U/L)/1771, & BE(W)/1900(U/L)/1769 dated 18/11/2004.

AND WHEREAS, in Pursuant to the application for amalgamation of Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29 by their respective owners, the Building Engineer (West), Nagpur Improvement Trust, has permitted the amalgamation of Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29 vide Order No. E.A (W)/404, dated 19/01/2018 subject to the terms and

