SHREE & SHASHANK PANDE SIR

265/2966
Thursday,June 30 ,2022
4:03 PM

पावती

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

पावती क्रं.: 6905 दिनांक: 30/06/2022

गावाचे नाव: **बोरगांव**
दस्तऐवजाचा अनुक्रमांक: **नगन2-2966-2022**
दस्तऐवजाचा प्रकार : **डेव्हलपमेंट अँग्रीमेंट**
सादर करणाऱ्याचे नाव: **मेसर्स. प्रयाग डेव्हलपर्स अँड बिल्डर्स तर्फे प्रो.प्रा. शशांक गोविंदप्रसाद पांडे .**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 30700.00

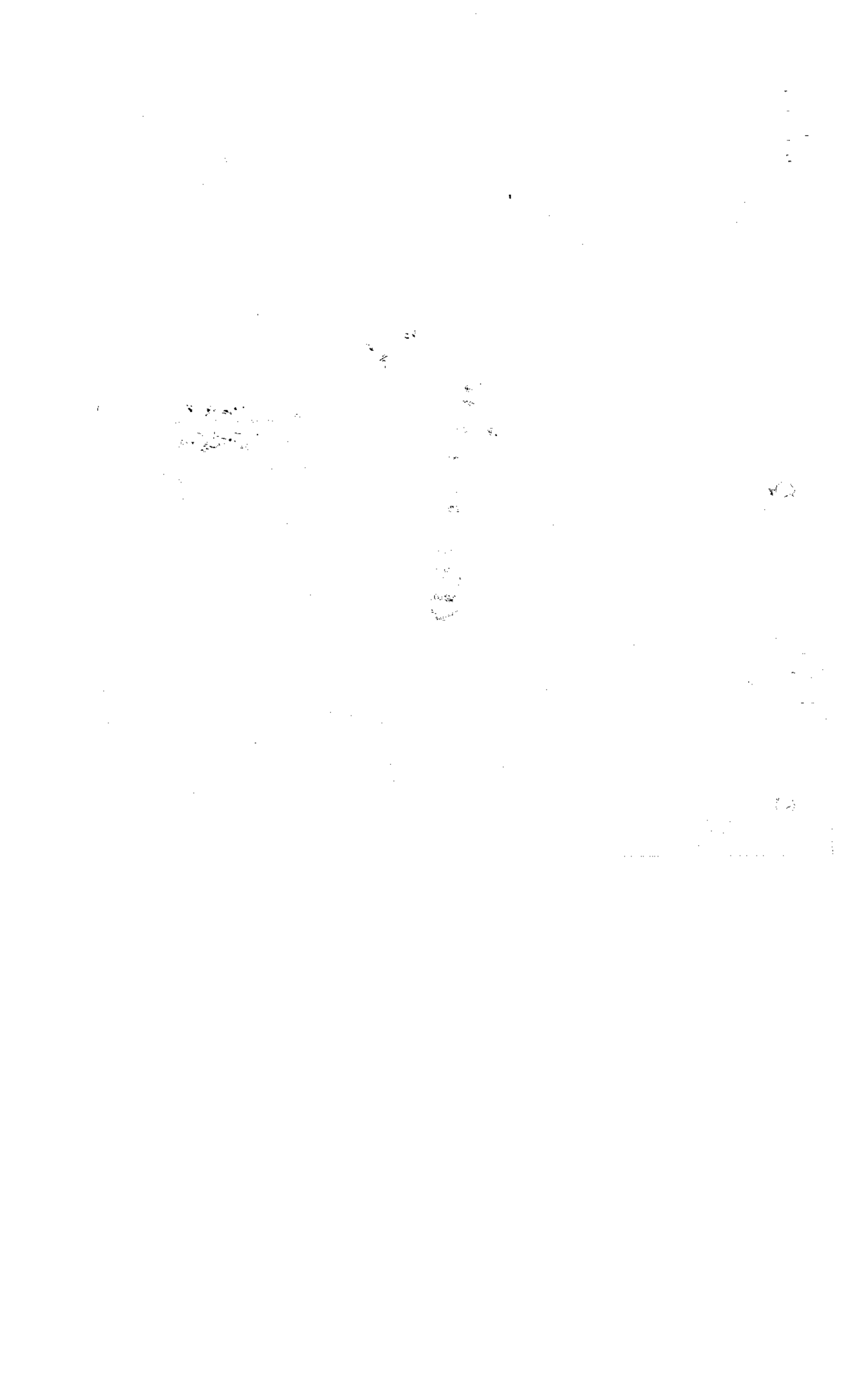
आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:22 PM ह्या वेळेस मिळेल.

NGP2
सह दुय्यम निबंधक वर्ग- २
नागपूर शहर क्रं २

बाजार मुल्य: रु.48496000 /-
मोबदला रु.29188000/-
भरलेले मुद्रांक शुल्क : रु. 2424800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2906202215732 दिनांक: 30/06/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004249973202223E दिनांक: 30/06/2022
बँकेचे नाव व पत्ता:

DELIVERED



CHALLAN
MTR Form Number-6

GRN	MH004249973202223E	BARCODE		Date	29/06/2022-20:33:21	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP2_JT NAGPUR SUB REGISTRAR	Full Name	MS PRAYAG DEVELOPERS AND BUILDERS THROUGH SHASHANK G PANDE
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	MOUZA BORGAON
		Premises/Building	
		Road/Street	CTS NO 679
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	SecondPartyName=SHRI ROOPCHAND U WASWANI~CA=00
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022063010354	2753749688
Cheque/DD No.		Bank Date	RBI Date	29/06/2022-20:34:12	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.2

Print Date 29-06-2022 08:34:23

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2906202215732	**Date**	29/06/2022
Received from SHASHANK G PANDE, Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 2 of the District Nagpur.			
Payment Details			
Bank Name	IBKL	**Date**	29/06/2022
Bank CIN	10004152022062914561	**REF No.**	2771765380
This is computer generated receipt, hence no signature is required.			

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Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958. Page 1 to 24
(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 79/2022
Date 24/5/2022

Received From Shri/Smt./M/s. PRAYAG DEVELOPERS & BUILDERS through SHRI-
Residing at NAGPUR SHASHANK G. PANDE.
Market Value Rs. 48496000/-
Stamps duty of Rs. 2424800/- in words Rs. Twenty Four lakh twenty four thousand eight hundred only
Paid vide e-Challan No. MH004070644202223P Date 29/6/2022

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 2424800/- (in words Rs. Twenty four lakh twenty four thousand - Eight hundred only -) with which instrument is chargeable has been paid as per Article 5(g-9) of Schedule-I.

This certificate is subject to the provision of Section 53-A of Maharashtra Stamp Act, 1958.

Nagpur
Date: 29.6.22

Collector of Stamps
Nagpur City

हे आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर

Joint Registrar CL-I & Collector of Stamps ★ NAGPUR CITY ★ सत्यमेव जयते

AGREEMENT OF DEVELOPMENT

VALUED AT RS. 2,91,88,000/- ONLY

(RUPEES TWO CRORE NINETY ONE LAKH EIGHTY EIGHT THOUSAND ONLY)

READY RECKONER VALUE RS. 4,84,96,000 /- ONLY

(Item No. 14.250.2/64, Page No. 0439 of Mouza : Borgaon @ Rs. 24,340 Per Sq. Mtrs.)

THIS AGREEMENT OF DEVELOPMENT is made and executed at NAGPUR on this 30 Day of JUNE, 2022 BETWEEN :- **SHRI. ROOPCHAND S/o UTTAMCHAND WASWANI,** Aged about 80 Years, Occupation - Business, (Income Tax Permanent Account No. AAKPV3785F & Aadhar Unique Identity No. 2476 6890 1859), Resident of Sadar Bazar, Nagpur, Pin Code - 440001, Tahsil and District – NAGPUR (Maharashtra State), hereinafter called the **"OWNER"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"OWNER"**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

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SEAL OF THE SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.2

AND

Contd. ....

M/S. PRAYAG DEVELOPERS AND BUILDERS, a Proprietary Concern, having its Office at 'Shree Sunder Apartments', Medical College Road, Wanjari Nagar, Nagpur, acting through its sole Proprietor **SHRI. SHASHANK S/o GOVINDPRASAD PANDE,** Aged about 51 Years. Occupation : Business, (Income Tax PAN No. AAZPP3252G & Aadhaar Card No. 3230 8268 3787), Resident of "Shree Sunder Apartments", Wanjari Nagar, Nagpur, Pin Code - 440009, Tahsil and District : NAGPUR (Maharashtra State), hereinafter called the **"DEVELOPER"**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PROPRIETORY CONCERN** and its **PROPRIETOR,** as well as his/it respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Owner hereinabovenamed own and possess and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including Electric and Water Meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, hereinafter referred to as the **"said property"**; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55, having a total area of 30.12 Acres of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 544-536, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated at Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur, a Society duly registered under the Maharashtra Co-operative Housing Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration No. NGP/HSG/241 Dated 09/03/1967, having its Registered Office at C/o Shri. P.S. Deshmukh, Plot No. 412-B, Hanuman Nagar, Nagpur, Pin Code : 440009, being its separate and self acquire property and its name was also accordingly mutated in all relevant records as also in the Property Card of City Survey and it was the recorded owner thereof; AND

WHEREAS the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron prepared a layout on the said Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8 by carving out various Plots of different sizes therein for the allotment to its Share Holder Members and the said layout is also duly sanctioned and approved by the Competent Authority

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empowered in this behalf. In the like manner the aforesaid entire land is also converted for Non Agricultural (Residential) Use by the Competent Authority empowered in this behalf; AND

WHEREAS the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron transferred/sold various Plots of different sizes out of its aforesaid sanctioned layout to various Share Holder Members by executing various duly registered Sale Deeds; AND

WHEREAS a Piece of land admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 towards South side, out of its aforesaid sanctioned layout, situated at Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR was belonged to the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur; AND

WHEREAS the said Associated Friends Sahakari Griha Nirman Sanstha Limited, Nagpur further decided to transfer the said Piece of land to any interested buyer. And accordingly it has passed a Resolution in this behalf on dated 17/09/1984 in its General Body Meeting; AND

WHEREAS in pursuance of the Resolution passed on dated 17/09/1984, the said Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron in its turn through its Hon. President Shri. Damodhar S/o Jagobaji Belekar transferred/sold the aforesaid Piece/Plot of land comprising ALL THAT Piece and Parcel of land admeasuring Length 75 Mtrs. + 55 Mtrs. + 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Roopchand S/o Uttamchand Waswani, the Owner hereinabovenamed, Resident of Sadar Bazar, Nagpur, Tahsil and District – Nagpur (Maharashtra State) by a Sale Deed Dated 29/11/1989, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1511 on Pages 1 to 19 at Sr. No. 13895(P) on dated 02/12/1989. As a result therefore the said Shri. Roopchand Uttamchand Waswani has now become an exclusive, absolute and full owner of the said Piece/Plot of land with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 1616 on dated 08/04/1998; AND

-1 & Collector of Stamps सत्यमेव जयते NAGPUR CITY

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 2

WHEREAS the Owner abovenamed lateron constructed a Commercial/Residential House the then standing on the said Piece/Plot of land consisting of various Shops and Residential Blocks therein covering a total Built-up area of 264.60 Sq. Mtrs., bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, in accordance with the Plan duly sanctioned and approved by the Assistant Engineer (Building), Nagpur Municipal Corporation vide his Building Permit No. 330/PMW/62 Dated 04/02/1984 in Case No. 274/EPR/62; AND

WHEREAS the Owner abovenamed lateron obtained a Loan from UCO Bank, Mount Road Extension Branch, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan. During the course of time the Owner has now repaid the entire loan amount togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank and got his property freed and discharged from its mortgage. As a result therefore the said property is now absolutely free from encumbrances of all kinds whatsoever and the Owner holds a good, valid and marketable title in respect of the said property; AND

WHEREAS the Owner abovenamed further demolished all the then existing Structure standing on the said Piece/Plot of land and thus the aforesaid Piece/Plot of land is in Vacant condition at present and there is no structure or any construction standing on the said Plot of land; AND

WHEREAS the Owner hereinabovnamed has now decided to develop the said property comprising Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon containing by admeasurement 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR into a **"COMMERCIAL CUM RESIDENTIAL ESTATE"** by constructing a Multistoried Building thereon consisting of various Shops, Show Room and self contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owner has now decided to entrust the entire work of development of the said property through any well experience builder of the city here in above named and entrust the entire work of Development of the said property to the Developer upon the following terms and conditions; AND

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

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. + 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-)

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Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including Electric and Water Meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 2,91,88,000/- (Rupees Two Crore Ninety One Lakh Eighty Eight Thousand) Only, Out of Such agreed amount Rs. 1,41,88,000/- (Rupees One Crore Fourty One Lakhs Eighty Eight Thousand) Only to be adjusted towards 1 Show Room and 2 Apartments retained by the Owner and Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only towards Consideration, which the Developer has specifically agreed to pay to the Owner in the following manner.

MANNER OF PAYMENT :-

Rs. 39,33,804=00 (Rupees Thirty Nine Lakhs Thirty Three Thousand Eight Hundred and Four) Only paid by the Developer to the Owner in Cash by Various Denominations from dated 10/04/2008 Upto dated 12-07-2019, the receipt whereof is hereby acknowledged by the Owner.

Rs. 25,000=00 (Rupees Twenty Five Thousand) Only paid by the Developer to the Owner by Cheque No. 519393, dated 22-04-2008, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 25,000=00 (Rupees Twenty Five Thousand) Only paid by the Developer to the Owner by Cheque No. 199352, dated 05-05-2008, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 31,000=00 (Rupees Thirty One Thousand) Only paid by the Developer to the Owner by Cheque No. 165315, dated 06-11-2008, Drawn on Allahbad Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 25,000=00 (Rupees Twenty Five Thousand) Only paid by the Developer to the Owner by Cheque No. 284088, dated 21-07-2016, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,00,000=00 (Rupees One Lakh) Only paid by the Developer to the Owner by Cheque No. 000480, dated 02-03-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

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Rs. 7,75,000=00 (Rupees Seven Lakh Seventy Five Thousand) Only paid by the Developer to the Owner by Cheque No. 000425, dated 04-05-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner

Rs. 7,50,000=00 (Rupees Seven Lakh Fifty Thousand) Only paid by the Developer to the Owner by Cheque No. 000433, dated 08-05-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 20,000=00 (Rupees Twenty Thousand) Only paid by the Developer to the Owner by Cheque No. 000502, dated 16-05-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,60,000=00 (Rupees One Lakh Sixty Thousand) Only paid by the Developer to the Owner by Cheque No. 000548, dated 21-06-2019. Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 50,000=00 (Rupees Fifty Thousand) Only paid by the Developer to the Owner by Cheque No. 000673, dated 12-07-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 20,000=00 (Rupees Twenty Thousand) Only paid by the Developer to the Owner by Cheque No. 000677, dated 20-07-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

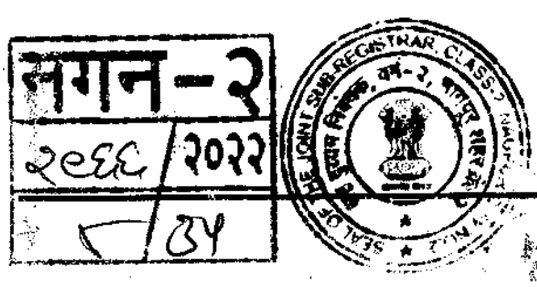
Rs. 50,000=00 (Rupees Fifty Thousand) Only paid by the Developer to the Owner by Cheque No. 000722, dated 12-09-2019, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 25,000=00 (Rupees Twenty Five Thousand) Only paid by the Developer to the Owner by Cheque No. 000831, dated 29-02-2020, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 2,00,000=00 (Rupees Two Lakh) Only paid by the Developer to the Owner by Cheque No. 001131, dated 27-10-2020, Drawn on UCO Bank, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,00,000=00 (Rupees One Lakh) Only paid by the Developer to the Owner by Cheque No. 918129, dated 22-01-2021, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,00,000=00 (Rupees One Lakh) Only paid by the Developer to the Owner by Cheque No. 003768, dated 02-02-2021, Drawn on Shishak Sahakari Bank Ltd, the receipt whereof is hereby acknowledged by the Owner.



Rs. 2,25,000=00 (Rupees Two Lakh Twenty Five Thousand) Only Transfer by the Developer to the Owner through RTGS, Vide UTR No. SBIN421189087648, dated 08-07-2021, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Owner.

Rs. 1,00,000=00 (Rupees One Lakh) Only paid by the Developer to the Owner by Cheque No. 337955, Dated 18-08-2021, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Owner.

Rs. 50,000=00 (Rupees Fifty Thousand) Only paid by the Developer to the Owner by Cheque No. 821672, Dated 24-03-2022, Drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Owner.

Rs. 10,00,000=00 (Rupees Ten Lakh) Only paid by the Developer to the Owner by Cheque No. 821900, dated 30-06-2022, Drawn on State Bank of India, at the time of registration of this agreement, the receipt whereof is hereby acknowledged by the Owner. JK Payment 02/JUY/2022

Rs. 20,00,000=00 (Rupees Twenty Lakh) Only agreed to be paid by the Developer to the Owner within (3) Three months, From the date of registration of Agreement of Development.

Rs. 20,00,000=00 (Rupees Twenty Lakh) Only agreed to be paid by the Developer to the Owner within (6) Six months, From the date of registration of Agreement of Development.

Rs. 20,00,000=00 (Rupees Twenty Lakh) Only agreed to be paid by the Developer to the Owner within (9) Nine months, From the date of registration of Agreement of Development.

Rs. 12,35,196=00 (Rupees Twelve Lakh Thirty Five Thousand One Hundred Ninety Six) Only agreed to be paid by the Developer to the Owner within a period of (12) Twelve months from the date hereof after deducting the amount of Transferable Development Rights (TDS), as applicable.

Rs.1,50,00,000=00 (RUPEES ONE CRORE FIFTY LAKH ONLY).

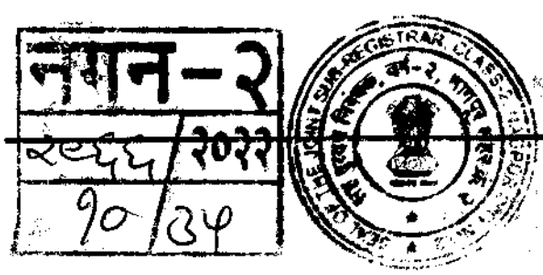
*THAT besides the aforesaid Cash consideration, the Developer has further specifically agreed to construct at its own costs 1 (ONE) Show Room bearing No. 008 covering an Built-up area of 148.630 Sq. Mtrs. on the Ground Floor and 2 (TWO) 3 BHK Apartments (above the said Show Room), out of which 1 (One) Apartment bearing No. 108 covering an Built-up Area of about 192.158 Sq. Mtrs. on the First Floor and another 1 (One) Apartment bearing No. 208 covering an Built-up area of 192.158 Sq. Mtrs. on the Second Floor, thus total Built-up area of 532.946 Sq. Mtrs. (OR 5736 Sq. Ft.) approximately in the Building proposed to be constructed of the said Plot of Land in accordance with the Plan and Specifications appended hereto as

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"ANNEXURE-A" and to give, grant and convey the same to the Owner in duly finished and completed condition within a period of 36 (THIRTY SIX) Months from the date of commencement of work. It is further specifically agreed and understood by the Developer that the said Show Room and 2 (Two) Apartments shall be constructed by the Developer on the North-East Portion of the said Plot of land containing by admeasurement 319.58 Sq. Mtrs. and the said entire portion shall be allotted to the Owner for his exclusive use and occupation to the exclusion of the remaining Shops and Apartment Owners in the said proposed complex/scheme/building. In the like manner the Terrace of the Structure standing on the said North-East Portion (i.e. above Second Floor Apartment retained by the Owner) shall always belongs to the Owner abovenamed absolutely forever and the remaining Shops/Apartments Owners shall not acquired any manner of right, title and/or interest of any kind whatsoever in respect of the said portion and the said portion is more specifically described in Deed of Declaration and the same shall always be treated as Restricted Areas and the same shall be specifically inserted in Deed of Declaration. The cost of construction of the said Show Room & 2 Apartments chosen to be retained by the Owner is fixed at Rs. 1,41,88,000/- (Rupees One Crore Fourty One Lakhs Eighty Eight Thousand) Only and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rates. However the Owner hereby undertakes to pay the difference for the extra/additional facilities and specifications which are not covered under the **"Annexure-A"** appended hereto to the Developer well before taking over the actual physical possession of the said Show Room and Apartments and shall always indemnify the Developer against such payments. The said cost of construction of the said Show Room and Apartments shall be adjusted by the Developer as the same is payable by it to the Owner towards land cost. In the like manner the Developer at its own cost and expenses shall install Electric and Water Meters on the said North-East Portion of the said Plot of land containing by admeasurement 319.58 Sq. Mtrs. chosen to be retained by the Owner. The Developer has further specifically agreed to provide the demarcated Parking space to the owner side and the same shall be exclusively used by the Owner and his successors-in-title.

(a) That if the Developer fails or neglects to pay the aforesaid installments strictly within the time stipulated hereinabove, then in such event the Developer shall be liable to pay an interest @ 7% (SEVEN PERCENT) Per Annum to the Owner on the defaulted installments from the date of default till the date of actual realization payment thereof.

(b) That the Owner hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme/project from any Financial Institution and mortgaged the said property or any part thereof (Excluding the Show Room and two Apartments chosen to be retained by the Owner as mentioned hereinabove) to it by way of security for the repayment of loan, if desired. However the responsibility of repayment of the said loan Togetherwith an interest accrued thereon shall be the Developer alone and the Owner at any cost shall not be responsible for the aforesaid loan amount.



(c) That the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However it shall be the sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building construction activities and shall always indemnify the Owner against such payments.

(d) That the Developer hereby agreed and understood that it shall execute the proper 3 separate Deed of Apartments in respect of the Show Room and 2 Apartments chosen to be retained by the Owner hereinabovenamed for his exclusive use and occupation either in favour of the Owner. However the expenses required for Registration of such Apartment Deeds viz. Stamp Duty, Registration Fees, Lawyer's Fees, GST and other Misc. Expenses shall be borne and paid by the Owner alone.

(e) That it is specifically understood and agreed by the Developer that it shall complete the entire proposed Scheme/Project within a period of 36 (Thirty Six) Months from the date of commencement of works.

(f) That it is specifically understood and agreed by and between the parties hereto that all the Original title deeds relating to the said property shall always kept in the custody of the Owner and he shall produce the same as and when the same are required for verification and/or for any purpose without assigning any excuse or reason.

(g) THAT the Owner hereby assures the Developer that it shall be his sole liability and responsibility to solve all or any of the problems created by any person or take any objection regarding the ownership of the said property or development of the said property during the period of construction of the said scheme exclusively from and out of his own costs and expenses and shall always indemnify the Developer against any loss or damages.

(h) THAT the Owner hereby specifically declares that due to his old age, if he dies before completion of the said scheme, then in such event all the terms and conditions of the said Agreement shall always remain binding upon their respective legal heirs/successors-in-title and his legal heirs shall execute a proper General Power of Attorney as well as Deed of Confirmation in favor of the Developer and co-operate the Developer as and when required in this behalf and shall complete the said proposed Scheme without obstruction or any litigation. If any legal heirs claims in respect of the said property, her/his shall treated as null and void.

(3) THAT the Owner hereby assures the Developer that he shall obtain all the necessary Permissions/Documents/Papers required for the proposed transaction of Development from various Government and Semi-Government Departments and Offices exclusively from and out of his own costs and expenses and shall deliver the same in Original to the Developer immediately on its receipt. However the expenses required for procuring such Certificate shall be borne and paid by the Developer.

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(4) THAT the Owner hereby assures the Developer that the property hereby agreed to be developed is the separate and self acquired property belonging to him alone having purchased the same by him exclusively from and out of his own earnings and savings and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(5) THAT the Property will be free from encumbrances of all kinds whatsoever and also free from payment of Non Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Society's Dues and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owner only up-to the date of execution and Registration of this Agreement.

(6) THAT the Owner shall answer all the 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.

(7) THAT the Owner further assures the Developer that he shall also obtain a No Objection Certificate for Development of said land from the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur regarding the said proposed transaction in favour of the Developer and shall deliver the same in original to the Developer immediately on its receipt, if required. However the expenses required for procuring such Certificate shall be borne and paid by the Developer.

(8) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, 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 chosen Show Room and two Apartments to the Owner from the Developer as stated above, the Owner shall deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s). Till then the factual and legal possession shall always be with the Owner.

(10) THAT it is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s), the Developer intends to develop the said property into a "COMMERCIAL-CUM-RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various Shops, Show Room and self contained separate Apartments therein. The Owner does 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. He 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 pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the name of the Owner who in his turn agrees to return back to

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the Developer such sums as may be refunded to him by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(11) THAT it is clearly understood and agreed by the Owner that he shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Deed(s). However the Owner shall deliver the possession of the said Plot/Piece of land to the Developer at the time of execution of this Agreement for development purposes only.

(12) THAT the Owner 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 Municipal Corporation, Nagpur after the entire realization is done.

(13) THAT the Owner does 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 (Excluding the Show Room and two Apartments chosen to be retained by the Owner as mentioned hereinabove) Togetherwith the Undivided proportionate share and interest in the said Plot/Piece 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 Owner shall not be entitled to share any part of the same, nor shall he 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 Owner 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 Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(16) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried Building upon the said Plot/Piece of land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said Plot/Piece of land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (Excluding the Show Room and two Apartments chosen to be retained by the Owner as mentioned hereinabove) in the proposed Multistoried building alongwith the Undivided proportionate share and interest in the said Plot/Piece of land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

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(17) THAT the Owner shall on receipt of the balance sale consideration and possession of the chosen Show Room and two Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot/Piece 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/it 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 shall be got prepared by the Developer at its own costs and the Owner agrees to execute the same subject to such actual changes as the facts and events may warrant.

(19) THAT the Owner 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 Real Estate (Regulation and Development) Act, 2016 having came into force with effect from 01/05/2017 is applicable to the said entire ongoing project and thus all the Terms, Rules, conditions, Regulations and provisions of the said Act are also applicable to the aforesaid entire project and thus it shall be the sole liability and responsibility of the Developer to get the aforesaid proposed Project Registered with RERA within the stipulated period and shall always indemnify the Owner against the same

(21) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorizing any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, Correction Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements, Transfer Deed and all other kinds of documents on his behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owner until the transactions envisaged herein is completed in all respects. However the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(22) THAT in case the Owner fails or neglects to fulfill and observe all or any of the obligations on his 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 proceedings against the Owner and in such event the Owner 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

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price in court of law and get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

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

(24) THAT the Owner agrees to pay and discharge all his Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

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

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

(27) 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.

(28) THAT the Developer hereby assures the Owner that it shall submit the building Plans of the proposed Multistoried Building to the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur, within a period of 3 (Three) Month from the date of execution of this Agreement and shall Complete the construction of the proposed building within a period of 36 (Thirty Six) Month from the date of Commencement of Work.

(29) THAT on registration of the Sale Deed(s), the Owner agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plot of land in favour of each such individual prospective buyer in all relevant records.

(30) THAT the Owner does hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owner of the proposed Multistoried building as per the Rules and Regulations of the MSEDCL, Nagpur. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.

(31) THAT the Developer also agrees to pay Sales Tax, VAT, GST and/or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction (Excluding Showroom and Apartment retain by the Owner) and/or wages paid therefore and shall always keep the Owner indemnified against the same.

(32) THAT the Developer shall be liable to pay all charges and deposits for obtaining [illegible] and Electricity connections and meters in the proposed Multistoried Building [illegible] ver the Owner shall separately pay for such connections and

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installations to the Developer for the Show Room and two Apartments chosen to be retained by him.

(33) THAT if the F.S.I. in relation to the said Plot/Piece of land is increased at any time in future in respect of both the Portion (Developer Portion and Owners Portion), then in such event such increased F.S.I. shall always belongs to the Developer and it/he shall have absolute right and full authority to use and consume the same in its absolute discretion.

(34) THAT the Owner does hereby assures/confirms to the Developer that he has not created any mortgage, lien, charge or interfere over the said property hereby agreed to be developed or if the developer is deprived of the whole or any part of the property hereby agreed to be develop by any reason of any defect found in the title of the Owner or of any encumbrance or charge on the same to which this Development is affected then the Owner will pay to the Developer by way of damages the whole amount or such part of it as the case may be.

(35) THAT any kind of Deposits paid by the owner in any government or semi government offices for purpose of sanctioning of Building Map or any kind what so ever then it is an liability of Developer to return back the amount to the owner if he received from any competent authority.

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

(37) THAT the Developer hereby assures that he shall never use TDR for Revise Building Map. If Developer Uses TDR in future and suppose the liability arises in respect of increasing the Valuation or Stamp Duty etc. levied by Collector of Stamp or Audit Department then it shall be own responsibility of Developer to pay the deficit Amount of Stamp Duty to the Concern Department without giving any excuse.

(38) That the Developer further give assurance hereto that he shall construct and Complete the said building strictly as per sanction plan and the same is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 791/BP/BORGAON/TP/NMC/1510, dated 23/02/2022 and also bear all the expenses for sanctioning at his own cost and expenses.

(39) THAT Developer further give assurance to the owner hereto that he shall construct the building strictly as per sanction plan which include (a) Total permissible Built-up Area 2578.96 Sq. Mtrs. (Basic FSI 1611.85 Sq. Mtrs., Ancillary FSI 967.11 Sq. Mtrs.)

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

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(41) THAT full Stamp Duty of Rs. _____/- and full Registration Fees of Rs. 30,000/- Only is paid under Clause (g-a) of Article 5 of Stamp Act, 1958, at the time of Registration of this Agreement.

SCHEDULE REFERRED TO ABOVE
(COMMERCIAL/RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. + 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K.'8, including Electric and Water Meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**18.00 MTRS. WIDE ROAD.**
ON THE WEST	-	**PLOT OF 15 M.X 20 M. ALLOTTED TO MSEDCL.**
ON THE NORTH	-	**PLOT NOS. 47 TO 51.**
ON THE SOUTH	-	**12 MTRS. WIDE ROAD.**

IN WITNESS WHEREOF the OWNER and DEVELOPER hereinabovenamed have fully examined and read over this AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SR. NO.	PASSPORT SIZE PHOTO	FINGER PRINT (LEFT THUMB)	SIGNATURE & FULL NAME
01			Roopchand **(ROOPCHAND UTTAMCHAND WASWANI)** **OWNER**

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02			FOR M/s. PRAYAG DEVELOPERS AND BUILDERS (SHASHANK GOVINDPRASAD PANDE) Proprietor DEVELOPER
WITNESSES :-			
01			(Manohar Gemir)
02			(TEKCHAND R. Waswaw)

"ANNEXURE-A"

SPECIFICATION FOR PROPOSED SHOW ROOM AND APARTMENTS RETAINED BY THE OWNER

(1) STRUCTURE :

* Earthquake Resistant – RCC Framed Structure.
* M25 Concrete Slab.

(2) WALLS :

* Internal – 115 mm thick brick masonary.
* External – 150 mm chick brick masonary.

(3) PLASTERS :

* Inner Walls – 12 mm thick smooth finish plaster with 2 layers of base coat (Putty – Waterproof).
* Outer Walls – 15 – 20mm thick smooth finish.

(4) PAINTING :

* Interior : Putty Finish with Acrylic Emulsion Pa
* Exterior : Waterproof acrylic paint.

(5) DOORS :

* Entrance Door : Designer Teak Wood Door with SS Fittings.
* Internal Doors : Laminated Flush Doors with SS Fittings with RCC Frame.
* Toilets : PVC Laminated Doors with Granite Frame.

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* Windows : Powder Coated Aluminum Sliding Windows with MS Safety Grills.

(6) KITCHEN :

* Granite counter top with stainless steel sink.
* Glazed ceramic tiles up to lintel level.
* Power point for Fridge, Oven, Chimney & Water Purifier.
* Tap Fittings for Sink.

(7) KITCHEN BALCONY :

* Glazed Tiles up to parapet height & Tap Fittings.
* Water Inlet/Outlet provisions for Washing Machine & electrical fittings for the same.

(8) W.C. & TOILETS :

* Concealed Plumbing with PVC Pipes. Color Ceramic Dado Tiles upto lintel level. Sanitaryware & Bath Fittings of superior brand.
* Wall Mixer for hot & cold water. Provision for geyser & exhaust.

(9) FLOORING :

* Hall/Dining & Bedroom : Branded Vitrified Tiles.
* Kitchen : Anti-skid Vitrified Tiles.
* Toilet & Balconies : Anti-skid Tiles.
* Lobby/Staircase : Granite & Tiles with Granite Frame for Lift Door.

(10) ELECTRICAL :

* Concealed Copper wiring with adequate points & ISI standard modular switches. Provision for Inverter wiring. AC Points in
* Hall & Master Bedroom. Telephone point & intercom point in Hall.
* TV points in Hall & Master Bedroom.

(11) LIFT :

* High speed Elevator of 8 passenger enabled with Automatic Rescue Device (ARD), VVF Controller & Fireman Switch.

(12) WATER SUPPLY :

* Overhead Water Tank (Domestic & Drinking Separate),
* Underground Water Tank, Borewell, Corporation Water supply.

(13) PARKING & COMMON :

* Ample space for parking.
* Power Back up for common areas (Lobby + Lift).
* Paver Blocks in Margin Space.

(14) FACILITY :

* CCTV Surveillance for common areas, Security Room, Rain Water Harvesting.

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Note :

GST, Stamp Duty Registration Fee, Lawyer Fee, Electric and Water Meter charges for Showroom and Apartments are to be paid separately by the Owner.

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Sr Nos.	Details Of Property		
1)	Property Address	Friends Society's Layout, Borgaon, Nagpur.	
2)	Mouza	Borgaon	
3)	Plot Area	1289.480 Sq. Mtrs.	
4)	Boundary	East	18 MTRS WIDE ROAD
		West	PLOT OF 15 M X 20M
		North	PLOT NO 47TO 51
		South	12 MTRS WIDE ROAD
5)	Plot Location	12 &18 MTRS WIDE ROAD	
6)	Area Of Land	1289.480 Sq. Mtrs	
7)	Basic Permissible FSI	1611.85 Sq. Mtrs	
8)	Permissible TDR	NIL	
9)	Premium (Propose)	NIL	
10)	Total FSI	1611.85 Sq. Mtrs	
11)	Ancillary FSI	967.11 Sq. Mtrs.	
12)	Total Permissible Built up Area	2578.96 Sq. Mtrs	
13)	Bank Guarantee	No	
14)	Built-Up area/ Super Built Up area given to Owner	532.946 Sq. Mtrs	

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2

विकसन करारनामा अभि. प्रकरण क्र. 79/2022

सादर :-

विषय :- मूल्यांकन अहवाल

मौजा बोरगाव स.न. 59/2, 59/2-3 (C Nmc) / सि.स.न. 679 / शिट क्र. 164/64 / भूखंड क्र. 47 ते 51 (C old No. - 544-536)

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहीती :-

१) लिहून देणार :- श्री. रूपचंद उत्तमचंद गांधी

२) लिहून घेणार :- मे. प्रयाग डेव्हलपर्स व बिल्डर्स तर्फे अधिकार श्री. राजेश गोविंदप्रसाद पांडे.

लिहून घेणारा पक्ष संस्था / कंपनी आहे काय — होय / नाही (C Developer)

४) दस्ताचा प्रकार :- — विकसन करारनामा

५) दस्त निष्पादित आहे / नाही :- — नाही

असल्यास निष्पादनाचा दिनांक

६) दस्तातील एकुण भुखंड क्षेत्रफळ :- 1289.48 m2 चौ.मी. / हेक्टर

७) कॉर्नर भुखंड आहे काय ? — होय / नाही

८) हायवे सन्मुख आहे काय ? — होय / नाही

९) दस्तात दर्शविलेला मोबदला अंकी / अक्षरी :- 2,91,88,000/-

१०) विकसन करारनामानुसार

अ) विकसक जमीन मालकाला देत असलेला मोबदला / रक्कम रु. 1,52,00,000/- (C Pg No. 5 वर नमूद)

ब) जमीन मालक विकसकाला देत असलेला मोबदला / रक्कम रु. —

११) विकसन करारनामानुसार विकसक जमीन मालकाला देत असलेले सदनिका / दुकान क्षेत्र ** (C 148.63 + 192.158 x 2) 532.946 चौ.मी. (कार्पेट / बिल्ट अप) m2 (C B/U. area)

** (वेगळ्या भुखंडावरील असल्यास पुर्ण दर द्यावा)

१२) TDR नमूद आहे काय ? — होय / नाही (C दस्तात Pg. No 7 वर नमूद.)

१३) डिपॉझिट रक्कम नमूद आहे काय ? — होय / नाही

असल्यास रक्कम रु. —

१४) विकसक जमीन मालकाला किराया रक्कम देणार आहे काय ? — होय / नाही

१५) या व्यतिरीक्त दस्तात नमुद इत्तर बाबी —

नगन-२ २९६६/२०२२ २१/३५

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY

(20)

१६) वर्ष २०२२-२३ चे बाजारमूल्य दर तक्त्यानुसार -

मूल्य विभाग क्र. 14.2.5.2/64 जमीन दर रु. 24,340/- प्र.चौ.मी. / प्र.मी. .पृष्ठ क्र. 434

बांधकाम दर रु. 26,620 प्र.चौ.मी. , ** वेगळया भुखंडावरील असल्यास सदनिका / दुकान दर ----------
/m² (R.C.C)

१७) विकास योजना / प्रादेशिक योजना प्रस्ताव , आजुबाजुचा अनुज्ञेय वापर , मिळकत रस्त्यापासुन अंतर्गत / रस्त्या सन्मुख झाल / आरक्षण / बिनशेती / शेती अगर ना विकास

- Proposing plan समान (Residential झोन) - पक्षकार सि. स. नं. 14 वर आहेत.
- दस्तऐवज - Total BUA = 2518.98 m² कार्पेट क्षेत्र 1611.81 m²
Ancillary = 967.11 m²

जाण्यायेण्याचा मार्ग :

१८) बाजारमूल्य तक्त्यातील दरानुसार अंमलबजावणी सूचना क्र. 32 चे अनुषंगाने होणारे मुल्यांकन आकडेवारी

(अ) जमीन मालकास मिळणा-या हिश्याचे मोबदला मुल्य

① दस्तऐवज - 1,30,00,000/-
② R.C.C. - 532.146 × 26,620 = 1,41,87,023/- (दस्तऐवज नोंदवलेला - 1,41,00,000/-)
③ Other - 532.146 × (24,340 × 4%) = 5,18,877/- (As per market rate)
④ Parking - (12.5 × 2.5 × 2) × 3 × (24,000 × 45%) = 3,29,423/-
total = 3,00,36,300/-

(ब) विकसनकर्त्याला मिळणा-या हिश्याचे मुल्य

= विकसनकर्त्याचे हिश्श्याचे बांधकाम क्षेत्र × जमीन दर
= (2518.98 - 532.146) × 24,340/-
= 1986.834 × 24,340 = 4,83,99,981/- ①
वजा - ② Ancillary FSI चा दर = 1,00,000/- (पायतो नमूना)
∴ देय दर = ① - ② = 4,83,99,981 - 1,00,000
= 4,82,99,981/-
(सदर FSI चा दर विकासक ने केल्याने वजा केले आहे.)

(क) दस्तात नमुद मुल्य रु. 2,91,00,000/-
करारनाम्यात निश्चित होत असलेले एकूण मुल्य रु. 4,82,99,981/-
(अ) (ब) (क) पैकी जास्त

सहायक नगर रचनाकार
(C 03/06/22)

नगन-२
२९६६ / २०२२
२२/३५

सह जिल्हा निबंधक वर्ग-१
नागपूर शहर

(21)

CHALLAN
MTR Form Number-6

GRN	MH004070644202223M	BARCODE		Date	27/06/2022-18:17:16	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	**Full Name**	MS PRAYAG DEVELOPERS AND BUILDERS THROUGH PROPRITOR SHRI SHASHANK G PANDE
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	CTS NO 679
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030051701 Amount of Tax	2424800.00	**Road/Street**	MOUZA BORGAON
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	ADJUDICATION CASE NO 79/2022
Total	24,24,800.00	**Amount In Words**	Twenty Four Lakh Twenty Four Thousand Eight Hundred Rupees Only

DEFACED ₹2424800.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022062878026	CPABUHDVM0
Cheque/DD No.		Bank Date	RBI Date	28/06/2022-00:00:00	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		381 , 29/06/2022	

Department ID : 9000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलान केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

नागपूर 2 २८६६ २०२२ २८ ३४

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0002125023202223	29/06/2022-15:40:01	IGR377	2424800.00

Print Date 29-06-2022 03:40:04

(22)

GRN : MH004070644202223M **Amount :** 24,24,800.00 **Bank :** STATE BANK OF INDIA **Date :** 27/06/2022-18:17:16

Total Defacement Amount	24,24,800.00

नगन-२
२९६६/२०२२
२७/३५

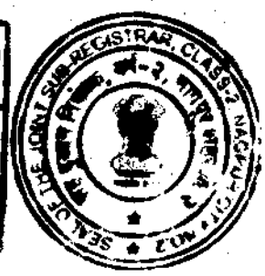
SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR

Dist. Registrar Cl.-I ★ NAG

E-Fil

Print Date 29-06-2022 03:40:04

नागन-२
२८६६ / २०२२
२५/३५





महाराष्ट्र शासन

सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

नविन प्रशासकीय ईमारत क्र.-२, ए-विंग, ३ रा माळा, सिव्हील लाईन्स, नागपूर-४४०००१.
दुरध्वनी क्रमांक :- [०७१२] २५३८७८० Mail I'd :- jdr.nagpurcity@igrmaharashtra.gov.in

जावक क्र. :- का. क्र.-७/अभिनिर्णय प्रकरण क्र.-७९/२०२२/ ४८६५ /२०२२ **दिनांक :-** २८/०६/२०२२.

अभिनिर्णय प्रकरण क्रमांक :- ७९/२०२२

-: अभिनिर्णय :-

****

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक २४/०५/२०२२ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारुप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल कलेले कागदपत्रे, पुरावे व दस्ताचे प्रारुप / निष्पादित न केलेला मुळ दस्तावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

सदरच्या संलेखातील मिळकत ही मौजा बोरगाव, तह. नागपूर शहर, जि. नागपूर, येथील प. ह. नं. ८, खसरा क्र. १५७/१, १५७/२, ५९/२, ५९/२-३, ५४/२ व ५५, वार्ड क्र. ६२, चालता क्र. २१-३, शिट क्र. १६४/६४, न. भु. क्र. ६७९ (जुना ५४४-५३६), म. न. पा. घर क्र. ५६६/५१/अ, भुखंड क्र. ४७ ते ५१ ची एकुण आराजी १२८९.४८ चौ. मी. (१३,८८०.०० चौ. फु.) इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करुन मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक ०३/०६/२०२२ रोजी मुल्यांकन अहवाल सादर केलेला असुन, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरुन अभिनिर्णय प्रकरण क्र. ७९/२०२२ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य रुपये ३,००,३६,३००/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये ४,८४,९५,९३८/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य रुपये २,९१,८८,०००/- इतके नमुद आहे. म्हणुन मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये ४,८४,९५,९३८/- समजा रुपये ४,८४,९६,०००/- इतके निश्चित करण्यात येत आहे.

-२-

(२५)

वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये ४,८४,९६,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ (ग-अ) [वाचा-२५ (ब) (१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये २४,२४,८००/- इतके मुद्रांक शुल्क देय ठरते. मुळ संलेखास रुपये निरंक इतके मुद्रांक शुल्क दिले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये २४,२४,८००/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

१] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२ खाली प्रमाणित करुन देण्यात येईल.

२] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खडाखोड करता येणार नाही.

३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहुन देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले **मुद्रांक शुल्क मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. मुख्य नियंत्रक महसुल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये आपणास अपिल दाखल करता येईल.

४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणी पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्थ व परिस्थिती याबाबी संलेखात पुर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहुन आदेश देत आहे.

५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे अधिन राहुन आदेश देण्यात येत आहे.

६] उपरोक्त आदेशातील **मिळकतीचे बाजारमुल्य मान्य नसल्यास** आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करुन मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

उपरोक्त दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम ई-चलानद्वारे शासन जमा करावी.

Jt. Dist. Registrar CL-I & Collector of Stamps ★ NAGPUR CITY ★ सत्यमेव जयते

मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,
श्री शशांक गोविंदप्रासद पांडे,
राह.- श्री सुंदर अपार्टमेंट, मेडीकल रोड,
नागपूर-४४०००३

नगन-२
२०२२
२६/३५

THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY सह दुय्यम निबंधक वर्ग-२, नागपूर शहर

महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

गाव/पेठ : बोरगांव | तालुका/न.भू.का. : न.भू.अ.3 नागपूर | जिल

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाने दिलेल्या आकारणाचा किं भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
679			1289.48	क	

सुविधाधिकार

हक्काचा मुळ धारक H
वर्ष:1972 दि फ्रेंडस को आ हौ सो

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षा
04/08/1998	फे.क्रं.1616 खरेदीने ख.ख.क्र.1389 (छ) दि.2.12.89 अन्वये रु.55000-00 मधे खुला प्लॉट 1289.48चौ. मि.खरेदीने व मंजूर नकाशा दि.4.2.84 प्रमाणे. प्र.क्रं.1171 1198 दि.9.9.98		H रुपचंद उत्तम चंद वासवानी.	फेरफ़ क्रं.16 सही- 04/08 न भु ब नागपु
15/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.9/२/२०१५ व इकडील आदेश क्र.न.भू.बोरगांव/फे.क्र14652 दिनांक 15/06/2015अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी 1289.48 चौ.मी क्षेत्रअक्षरी एक हजार दोन शे एकोणनव्वद दशांश अठ्ठेचाळीस चौ.मी दाखल केले.			फेरफ़ क्रं.14 राही- 15/06 न भु ब नागपु

हे मालमत्ता पत्रक डिजिटली सा

हे मालमत्ता पत्रक **जितेंद्र भास्कर राऊत** यांनी **5/3/2021 11:15:21 AM** या दिवशी डिजिटली साईन केले आहे

उताऱ्या लिपीक
न. भू. अ.,
क्रं. ३, नागपूर.

दर पत्रक : अवलोकित करावयाचे झाल्यास रु. 6/3/99
दिनांक 4/8/021 अदाकेले रक्कम रु. 50/-
पावती क्र. पन्नास फक्त

नगन-२
२९६६/२०२२
२७/३५

LAND RECORDS SUB-REGISTRAR, CLASS-2, NAGPUR

2019-20

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2019 पासून 31/03/2020 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 07/2019-20/0100537 मोहल्याचे नांव : 566/51/A, BORGAON - 440001

घर क्रमांक : 566/51/A

इंडेक्स क्रमांक : 62004638 **(Zone:10 Ward:62)**

घर मालकाचे नांव : THE ASSO FRIENDS COOP HSG. SOCY.LTD.NGP. PURCH. SHRI RUPCHAND S/O UTTAMCHAND WASWANI

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2017 ता 31-03-2019 पावेतो.

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

कराचे नांव/ **Details of Tax**	बकाया/ **Arrears**	चालू/ **Current**	शेरा/ **Remarks**
सामान्य कर **(General Tax)**	1,171.00	0.00	
पाणी कर **(Water Tax)**	0.00	0.00	
मलजल कर**(Sewerage Tax)**	1,336.00	0.00	
प्रकाश कर वृ **(Light Tax/Tree Tax)**	428.00	0.00	
अग्नी सेवा कर **(Fire Service Tax)**	428.00	0.00	
मलजल लाभ कर **(Sewerage Bene. Tax)**	428.00	0.00	
पाणी लाभ कर **(Water Bene. Tax)**	428.00	0.00	
पथ कर **(Street Tax)**	428.00	0.00	
विशेष सफाई कर **(Special Conservancy Tax)**	0.00	0.00	
मनपा शिक्षण उपकर**(Municipal Education Tax)**	428.00	0.00	
सेवा शुल्क **(Service Charge)**	0.00	0.00	
नोटिस फी **(Notice Fee)**		0.00	
वारंट फी**(Warrant Fee)**		0.00	
किरकोळ **(Misc.)**	0.00	0.00	
रा.स.शि.कर **(Educn. Cess)**	5,140.00	0.00	
रोजगार हमी कर **(E.G.S. Cess)**	1,285.00	0.00	
मोठया निवासी ईमारतीवरील शासनाचा कर **(Tax on Larger Residential Properties)**	0.00	0.00	
सुट **(Rebate)**		0.00	
एकूण(Grand Total)	11,500.00	0.00	11,500.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Eleven Thousands Five Hundred Only

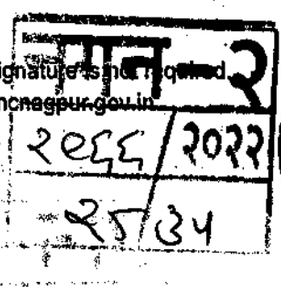
Cheque # 954270 Drawn on ANDHRA BANK, NAGPUR Dated 12-07-2019

दिनांक : 12/07/2019

: वसूल करणाराची पूर्ण सही

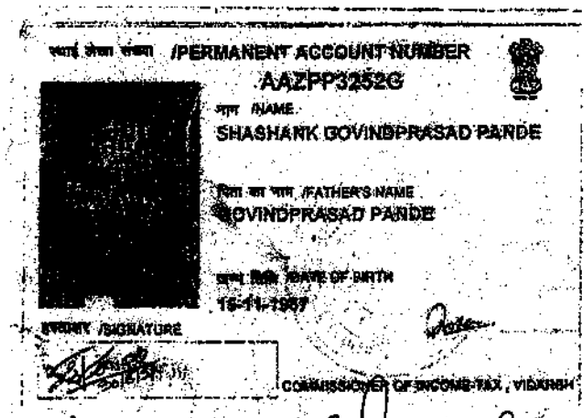
Generated By: Sneha

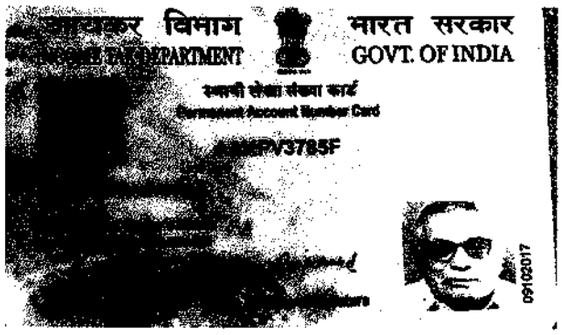
This is a computer generated receipt, signature is not required. Full Signature of the Official
Please visit website http://www.nmcnagpur.gov.in

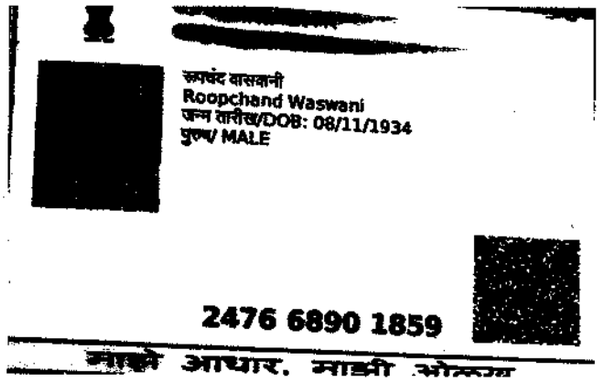


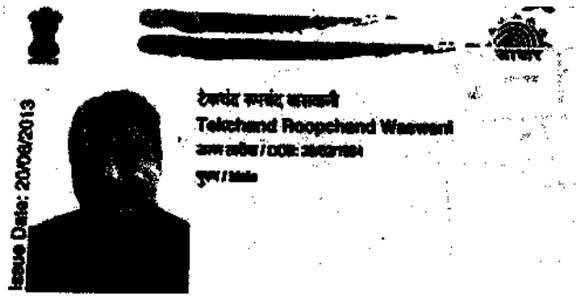
नोंदणी २
२९६६/२०२२
२५/३५

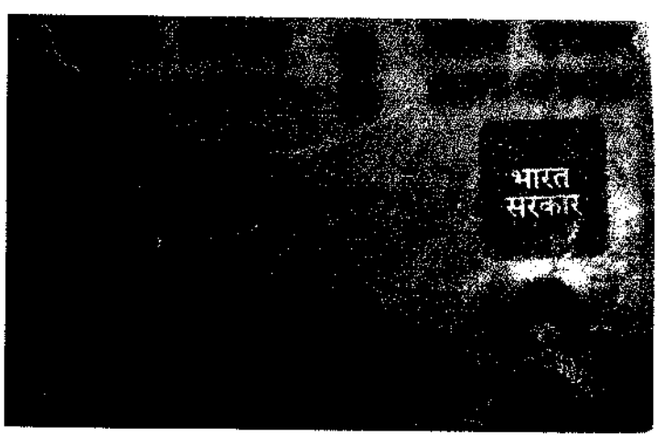
29/23

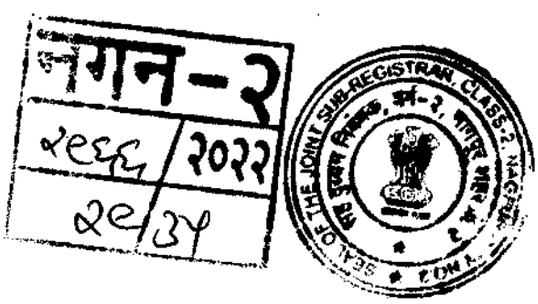

/PERMANENT ACCOUNT NUMBER
AAZPP3252G
/NAME
SHASHANK GOVINDPRASAD PANDE
/FATHER'S NAME
GOVINDPRASAD PANDE
/DATE OF BIRTH
15-11-1987
/SIGNATURE
COMMISSIONER OF INCOME-TAX , VIDARBH


विभाग
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
BMPV3785F


रूपचंद वासवानी
Roopchand Waswani
जन्म तारीख/DOB: 08/11/1934
पुरुष/ MALE
2476 6890 1859
माझे आधार, माझी ओळख


Issue Date: 20/06/2013
Telchand Roopchand Waswani
पुरुष / Male
9968 5492 6098
माझे आधार, माझी ओळख


भारत
सरकार


नगन-२
२०२२
२९/३५
OF THE JOINT SUB-REGISTRAR, CLASS-2



नगन-२
२८८८ / २०२२
३० / ३५

SEAL OF THE JOINT SUB-REGISTRAR

CHALLAN
MTR Form Number-6

GRN	MH004249973202223E	BARCODE		Date	29/06/2022-20:33:21	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP2_JT NAGPUR SUB REGISTRAR	**Full Name**	MS PRAYAG DEVELOPERS AND BUILDERS THROUGH SHASHANK G PANDE
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No. Premises/Building**	MOUZA BORGAON
Account Head Details	**Amount In Rs.**	**Road/Street**	CTS NO 679
0030063301 Amount of Tax	30000.00	**Area/Locality Town/City/District**	NAGPUR
		PIN	4 4 0 0 0 2
		Remarks (If Any)	SecondPartyName=SHRI ROOPCHAND U WASWANI~CA=00
Total	30,000.00	**Amount In Words**	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022063010354	2753749688
Cheque/DD No.		Bank Date	RBI Date	29/06/2022-20:34:12	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9000000000

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

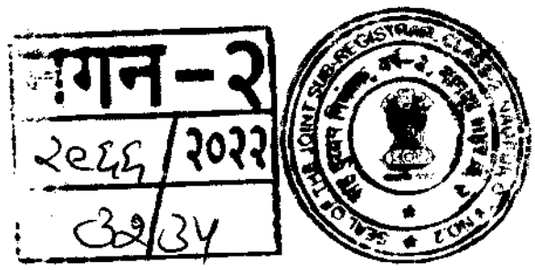
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-265-2966	0002161755202223	30/06/2022-16:02:54	IGR384	30000.00
			Total Defacement Amount		**30,000.00**

नागन-२ २९६६ / २०२२ ७१ / ३५

OFFICE OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR-2

Print Date 30-06-2022 04:16:17


गन-२
२९६६/२०२२
३२/३५

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2906202215732	**Receipt Date**	30/06/2022

Received from SHASHANK G PANDE, Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 2966 dated 30/06/2022 at the Sub Registrar office Joint S.R. Nagpur 2 of the District Nagpur.

DEFACED
₹ 700
DEFACED

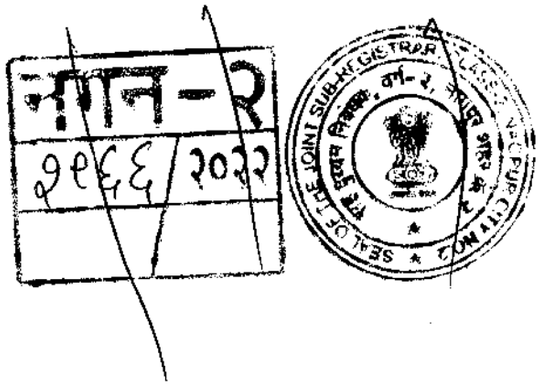
Payment Details

Bank Name	IBKL	**Payment Date**	29/06/2022
Bank CIN	10004152022062914561	**REF No.**	2771765380
Deface No	2906202215732D	**Deface Date**	30/06/2022

This is computer generated receipt, hence no signature is required.

नागपुर-२
२९६६ | २०२२
३३ | ३५

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.2


नाम-R
१९६६/२०२२

265/2966
गुरुवार,30 जून 2022 4:16 म.नं.

दस्त गोषवारा भाग-1

नगन2 8837
दस्त क्रमांक: 2966/2022

दस्त क्रमांक: नगन2 /2966/2022

बाजार मुल्य: रु. 4,84,96,000/- मोबदला: रु. 2,91,88,000/-

भरलेले मुद्रांक शुल्क: रु.24,24,800/-

दु. नि. सह. दु. नि. नगन2 यांचे कार्यालयात

अ. क्रं. 2966 वर दि.30-06-2022

रोजी 4:00 म.नं. वा. हजर केला.

पावती:6905 पावती दिनांक: 30/06/2022

सादरकरणाराचे नाव: **मेसर्स. प्रयाग डेव्हलपर्स अँड बिल्डर्स तर्फे प्रो.प्रा. शशांक गोविंदप्रसाद पांडे .**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 700.00
पृष्टांची संख्या: 35	
एकुण:	30700.00

दस्त हजर करणाऱ्याची सही:

NGP2
सह दुय्यम निबंधक वर्ग- २
नागपूर शहर क्रं २.

NGP2
सह दुय्यम निबंधक वर्ग- २
नागपूर शहर क्रं २.

दस्ताचा प्रकार: डेव्हलपमेंट अँग्रीमेंट

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

शिक्का क्रं. 1 30 / 06 / 2022 04 : 00 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 06 / 2022 04 : 02 : 45 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.2
सह दुय्यम निबंधक वर्ग-२ नागपूर शहर क्र. २

30/06/2022 4 15:01 PM

दस्त गोषवारा भाग-2

नगन2 34134
दस्त क्रमांक:2966/2022

दस्त क्रमांक :नगन2/2966/2022
दस्ताचा प्रकार :-डेव्हलपमेंट अँग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रूपचंद उत्तमचंद वासवानी . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सदर बाजार, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:AAKPV3785F	लिहून देणार वय :-80 स्वाक्षरी:-		
2	नाव:मेसर्स. प्रयाग डेव्हलपर्स अँड बिल्डर्स तर्फे प्रो.प्रा. शशांक गोविंदप्रसाद पांडे . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: श्री सुंदर अपार्टमेंट, वंजारी नगर, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:AAZPP3252G	लिहून घेणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डेव्हलपमेंट अँग्रीमेंट चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 06 / 2022 04 : 14 : 05 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं २.

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोहर सुदामजी गणवीर . . वय:49 पत्ता:विश्वकर्मा नगर, नागपूर पिन कोड:440002		
2	नाव:टेकचंद रूपचंद वासवानी . . वय:58 पत्ता:प्लॉट न. 51-ए, फ्रेंड्स कॉलनी, नागपूर पिन कोड:440013		

स्वाक्षरी

स्वाक्षरी

दस्तासोबत जोडलेले कागदपत्र फुलमुखत्यारपत्रे, ओळखपत्रे, व्यक्ती इत्यादी, बनावट आढळुन आल्यास त्याची जबाबदारी निष्पादकाची राहील.

शिक्का क्र.4 ची वेळ:30 / 06 / 2022 04 : 14 : 51 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं २.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	79/2020	79/2020	2424800	SD		
2		DHC		2906202215732		RF	2906202215732D	30/06/2022
3		eChallan		MH004248973202223E	30000	RF	0602161752202223	30/06/2022

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

नंबराचे बुकमध्ये नोंदी केल्या.

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

2966 /2022

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