



CHALLAN
MTR Form Number-6



4343

GRN	MH004368374202223E	BARCODE			Date	01/07/2022-09:35:00	Form ID	25.2	
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 NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		MS SHARDA AGENCIES			
Location NAGPUR									
Year 2022-2023 One Time				Flat/Block No.		PLOT NO. 21.22.23			
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			100.00		Road/Street		MOUZA DABHA		
0030063301 Registration Fee			30000.00		Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 2 3		
					Remarks (If Any)				
					SecondPartyName=SATISH V THACKER-				
Total			30,100.00		Amount In		Thirty Thousand One Hundred Rupees Only		
					Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		00040572022070151945 IK0BTKGWZ5	
Cheque/DD No.				Bank Date		RBI Date		01/07/2022-09:24:35 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:

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

Mobile No. : 8381033335

खाली चालान केवल दुरुस्त निबन्धक कार्यालयों में नोंदणी करवाया जा सकता है। नोंदणी न करवाया जा सकता है।

नगन-9
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**AGREEMENT OF DEVELOPMENT
AND PROMOTION**

FOR RS. 96,00,000/- ONLY

RUPEES NINETY SIX LAKH ONLY

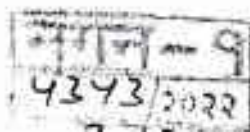
MARKET VALUE RS. 1,34,38,500/-

THIS AGREEMENT OF DEVELOPMENT AND PROMOTION is made on this 1st Day of ^{JULY}~~APRIL~~, 2022 BETWEEN (1) **SHRI. SATISH S/o VISHANJI THACKER (PAN: - AMQPT2634P)**, Aged 62 Years, Occupation - Service, Resident of Nairobi, Kenya currently in Nagpur. (2) **SHRI. JAGDEEP HARI NIGAM (PAN: - AAQPN4093E)**, Aged 54 Years, Occupation - Service AND (3) **MRS. ALPANA W/o JAGDEEP NIGAM (PAN: - AGXPN7019B)**, Aged 50 Years, Occupation - House Wife, both Residents of Flat No. 401, Wing No. 3, Rajat Hill Apartment, Amravati Road, Nagpur, 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.

AND

M/S. SHARDA AGENCIES, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. RAJESH S/o GIRJASHANKAR SINGH (PAN:- AFPPS7122F)**, Aged 54 Years, Occupation - Business, Resident of Plot No. 12, 13, Manish Society, Dabha Ring Road, Dabha - 440023, Tahsil and District - NAGPUR, hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PROPRIETARY CONCERN and its PROPRIETOR, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

ALL THAT Piece and Parcel of land bearing Plot No. 21 out of the layout of Harsha Co-operative Housing Society Limited, Nagpur, containing by admeasurement 180.00 Sq.Mtrs, being a portion of the entire land bearing Kh.No. 169/2 of Mouza - DABHA, situate at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR originally belonged to Shri. Kishor Lakshman Warkar purchased the same by him from the said Society by a Sale Deed Dated 7-4-1992 which is duly registered in the office of Sub-Registrar Nagpur - 7 in Book No. 1, Volume No. 16 on Pages 146 to 147 at Serial No. 577; AND



WHEREAS the aforesaid Plot No. 21 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 21 is issued by the Building Engineer West, Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900(UL)/5288 Dated 30-9-2006. As per the said Regularization Letter the area of the said Plot No. 21 is shown and declared as 180.00 Sq. Mtrs; AND

ALL THAT Piece and Parcel of land bearing Plot No. 22 out of the layout of Harsha Co-operative Housing Society Limited, Nagpur, containing by admeasurement 180.00 Sq.Mtrs, being a portion of the entire land bearing Kh.No. 169/2 of Mouza - DABHA, situate at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR originally belonged to Shri. Kishor Lakshman Warkar purchased the same by him from the said Society by a Sale Deed Dated 7-4-1992 which is duly registered in the office of Sub-Registrar Nagpur - 7 in Book No. 1, Volume No. 16 on Pages 138 to 139 at Serial No. 573; AND

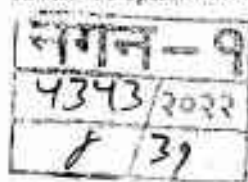
WHEREAS the aforesaid Plot No. 22 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 22 is issued by the Building Engineer West, Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900(UL)/2638 Dated 29-7-2005. As per the said Regularization Letter the area of the said Plot No. 21 is shown and declared as 180.00 Sq. Mtrs; AND

WHEREAS lateron said Shri. Kishor Lakshman Warkar left for heavenly abode on 19-6-2006, leaving behind his Legal Heirs; AND

WHEREAS lateron (1) Smt. Kamal Kishor Warkar (2) Shri. Vinay Kishor Warkar (3) Shri. Vishal Kishor Warkar and (4) Mrs. Vaishali Adesh Borkar all legal heirs of Shri. Kishor Lakshman Warkar through Power of Attorney Shri. Vishal Kishor Warkar transferred Plot nos. 21 and 22 to Shri. Satish Vishanji Thacker the Owner hereinabove named by two separate Sale Deed's both Dated 12-4-2007 which are duly registered in the office of Sub-Registrar Nagpur - 4 in Book No. 1 at Serial Nos. 2011 and 2012 respectively on even date. As a result therefore the Owner hereinabove named has become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all the relevant records; AND

ALL THAT Piece and Parcel of land bearing Plot No. 23 out of the layout of Harsha Co-operative Housing Society Limited, Nagpur, containing by admeasurement



198.00 Sq.Mtrs. being a portion of the entire land bearing Kh.No. 169/2 of Mouza - DABHA, situate at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR originally belonged to Smt. Tarabai Ramdas Somkuwar purchased the same by her from the said Society by a Sale Deed Dated 9-8-1991 which is duly registered in the office of Sub-Registrar Nagpur in Book No. 1, Volume No. 2152 on Pages 147 to 148 at Serial No. 9421(P); AND

WHEREAS the aforesaid Plot No. 23 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 23 is issued by the Building Engineer West, Nagpur Improvement Trust, Nagpur vide his Permit No. BE(WY)1900(UL)/197 Dated 4-3-2010. As per the said Regularization Letter the area of the said Plot No. 23 is shown and declared as 198.00 Sq. Mtrs; AND

WHEREAS lateron Smt. Tarabai Ramdas Somkuwar transferred Plot no. 23 to (1) Shri. Jagdeep Harinarayan Nigam and (2) Mrs. Alpana Jagdeep Nigam jointly by Sale Deed Dated 5-3-2010 which is duly registered in the office of Sub-Registrar Nagpur - 4 in Book No. 1 at Serial No. 1018 respectively on even date. As a result therefore the Owners hereinabove named have jointly become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their names in all the relevant records; AND

WHEREAS later on the Owners of the Plot Nos. 21, 22 and 23 applied for amalgamation. That the Nagpur Improvement Trust has allowed the amalgamation of the said Plots by amalgamation Letter No. ३.३.५/349 Dated 27-8-2019. Therefore the total area of the said Plot Nos. 21, 22 and 23 is now 558.00 Sq.mtrs; AND

WHEREAS the Owners hereinabove named desires to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabove named, who is a reputed and well experienced Builder of the city, having expressed its desire, readiness and willingness to undertake the proposed work of Development of the said property, the Owners after detailed negotiations have decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.



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

(1) THAT the OWNERS does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and Parcel of land out of the layout of Harsha Co-operative Housing Society, Nagpur bearing amalgamated Plot Nos. 21, 22 and 23 total admeasuring 558.00 Sq.Mtrs (i.e. Plot No. 21 = 180.00 Sq.Mtrs, Plot No. 22 = 180.00 Sq.Mtrs and Plot No. 23 = 198.00 Sq.Mtrs - total 558.00 Sq.Mtrs), being a portion of the entire land bearing Kh.No. 169/2 of Mouza - DABHA, City Survey No. 120 and Sheet No. 77 of Mouza - DABHA, situate at Dabha, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written.

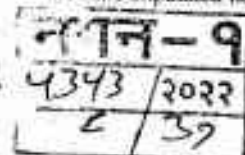
(2) THAT the owners have decided to retained Apartments only and not consideration, the Developer has further specifically agreed to construct at his own costs 6 (SIX) Independent Apartments each One of 2BHK on First Floor (4 Apartments) and on Third Floor (Two Apartments) of a Multistoried Building proposed to be constructed on the said Plots in accordance with the Plans and specifications which shall be approved by the Nagpur Improvement Trust, Nagpur OR concerned authorities and to give, grant and convey the same to the Owners in completed condition within 20 (TWENTY) Months plus grace period of 3 Months, from the date of Sanction of the Building Plan.

That the Owner No. 1 shall Retained 4 Apartments (i.e. 101, 102, 103 and 104 on First Floor), and the owner no. 2 shall retain 1 Apartment (i.e. 303 on Third Floor) and Owner No. 3 shall retain 1 Apartment (i.e. 304 on Third Floor), the construction cost for each is given below: -

1. Apartment Nos. 101 and 104 - Rs. 30,72,600/- (Rs. 15,36,300/- for each Apartment).
2. Apartment Nos. 102 and 103 - Rs. 29,87,600/- (Rs. 14,93,800/- for each Apartment).
3. Apartment No. 303 - Rs. 17,50,800/-.
4. Apartment No. 304 - Rs. 17,89,000/-.

That the entire cost of the Apartment retain by the Owners is Rs. 96,00,000/- (Rupees Ninety Six Lakh Only) and The rest of the Apartments sanctioned in the said proposed building shall be sold out by the Developer to the Prospective buyer(s).

THAT if the Developer fails to handover the possession to the Owners within the time stipulated hereinabove, then in such event the Developer shall be liable to pay



a sum of Rs. 5,000/- (Rupees Five Thousand) Only every month for each Apartment which the Owners have decided to Retained till the date of actual physical possession. After the sanctioning of the building plan from the competent authority a Detailed Agreement shall be executed between the above parties about the exact area of the Apartment and its specification which are retained by the owners.

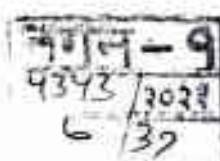
(3) THAT the Owners allow and permit the Developer to enter upon the said land described fully in the schedule hereunder demarcate the same, take measurement etc. The Developer shall prepare the building plan and submit the same for sanction and obtain sanction from the NIT/NMC or Sanctioning authority. All cost involved in preparing the plan, submitting the same and obtaining sanction shall be borne by the Developer. However it is specifically agreed that the amounts required to be deposited by Developer towards security deposit etc. shall always belong to Developer only. The Owners shall not make any claim over the same.

(4) THAT the property described in the schedule herein under is free from all mortgage, encumbrances, lien or charge whatsoever. The owners have not done or committed any act, deed or thing nor have they been a party to any transaction whereby any lien or charge is created over the property. In the event of any such thing found and/or in the event any defect found in the title of the Owners, the Owners shall clear the same and shall give a clear and marketable title to the Developer or the prospective buyers as the case may be at the time of Registration of Sale Deed.

(5) THAT the Owners are full and absolute owners of the above said property and they have full and absolute right to sell, transfer, convey and assign the same. No other person whatsoever has any right, title or interest in the same. The Owners have also not entered into an agreement for sale of the property with any other person. In the event of any claim made by any person, the Owner shall clear the same and shall give a clear and marketable title to the Developer or the prospective buyers as the case may be at the time of Registration of Sale Deed.

(6) THAT the Owners have permitted to the Developer to commence development on the said piece of land construction activity in the above said property as per sanction building plan from the date of this agreement.

(7) THAT the Developer shall engage his own Engineer, Supervisors, Time Keepers, Contractors, Petty Contractors, Workmen, Labour etc. for the development of the said land and construction of the building on the said land and shall pay their remuneration, salary and wages regularly. The Developer shall observe all provisions of labour laws and the rules made thereunder and shall not commit any default or breach of the same. The Developer shall be liable for any kind liabilities arising out of Workman Compensation Act. The Developer shall be fully liable for the breaches and



defaults committed by him. The LAND Owners shall not be liable for the same, in any way whatsoever.

(8) THAT the money required for development and construction activity shall be invested by the Developer and shall abide by all the rules and regulations in force at its own cost.

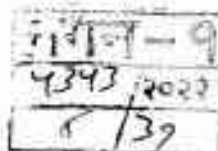
(9) THAT the Developer shall make his own arrangement of the finances and funds required for the construction activity. The Developer shall at his own risk shall raise funds from the prospective buyers by receiving earnest money, Booking money and advances and balance consideration and also from the financial institutions like Bank, LIC, HDFC, Co-operative Societies and other financial institutions. The Developer shall be fully liable for the commitments and liabilities for the same. The Owners shall not be responsible for any amount or commitment made by the Developer.

(10) THAT the Owners shall answer all necessary requisitions pertaining to the bonafide title of the said property and shall render all necessary co-operation and assistance to the Developer and shall supply all necessary documents that may be necessary for evaluating his title over the said property as clear and marketable.

(11) THAT the Developer shall be exclusively liable and responsible and solely in charge of the entire development of the land and construction of building in all respect without any hindrance, obstruction, objection etc to construction activity of the Developer by the Owner or any person and shall always allow and permit the Developer to carry out construction peacefully.

(12) THAT the Developer shall be entitled to negotiate with the prospective buyers of the Apartments to be constructed by the developer together with the undivided share in land and execute agreements of sale with them, receive earnest money and further advances with prospective buyers. The said agreements if required would be registered in the office of Sub-registrar, Nagpur along with the Developer and shall do and execute or cause to be done and executed all acts, deeds and things necessary for the same. The entire liability of the commitments made by Developer with the prospective buyers shall rest in the Developer only.

(13) THAT the Owners shall also execute and register Sale Deeds of the Apartments to be constructed by the Developer together with the undivided share in land in favour of the prospective buyers at the request of the Developer or prospective buyers who would be nominated by Developer along with Developer and shall do and execute or cause to be done and executed all acts, deeds and things as may be necessary for the same.



(14) THAT the Owners shall execute the agreement for entire land with or without further construction with the prospective buyers and execute and register the sale deeds in favour of the prospective buyers who would be nominated by the Developer and shall do and execute or cause to be done and executed all acts, deeds and things as may be necessary for the same.

(15) THAT for giving a clear and marketable title to the prospective buyers of the proposed building the Developer at the request of Owners shall submit the said land with propose building to the provisions of Maharashtra Apartment Ownership Act, 1970 and for that purpose execute and register a Deed of Declaration under Section 2 of the said Act in the office of Sub-registrar at Nagpur. All expenses for the preparation, printing, advocate fees, stamp duty and registration fee shall be borne and paid by the Developer.

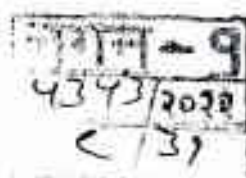
(16) THAT the Developer have right to apply for and obtain overdrafts, cash, credits, project finance loan facilities from Banks, Financial Institutions at his own name for purpose of construction activity and for this purpose mortgage the said property as surety of loan. The Owners shall execute and register the mortgage deed and other documents of Plot and Building proposed to be constructed on the said Plot as Security of loan in favour of financial institutions and to do and execute or cause to be done and execute all acts, deeds and things necessary for the same.

(17) THAT the Developer shall carry on the work of development of the said land and construct building in accordance with the building plan sanction by planning authority and shall observe the building rules and bye-laws and shall not commit breach or default of any of the condition thereon. The Developer shall be fully liable for the breach and defaults if any committed by the Developer. The Owners shall not be liable for the same.

(18) THAT the Developer shall be fully liable for all matters arising out of the contractual obligations between the Developer and the prospective buyers in respect of any matter arising out of the agreements of Sale. It is specifically agreed that the contract with the buyers shall be exclusive liability and responsibility of the Developer only and the Owners shall not be liable for the same.

(19) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owners are merely in the nature of a LICENSE 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.

(20) THAT the Developer agrees to pay and discharge all its Service Tax, GST, VAT if any, arising out of this transaction. The Owners agrees to pay and discharge all



their respective income tax, Wealth Tax, Work Tax, GST and VAT IF ANY arising out of this contract and in future also.

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

(22) THAT any dispute arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by mutual amicable negotiations by the Parties.

(23) THAT the Developer shall start the construction of the proposed building within 2 (TWO) Months from the date of sanction of Plan from the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

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

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

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land out of the layout of Harsha Co-operative Housing Society, Nagpur bearing amalgamated Plot Nos. 21, 22 and 23 total admeasuring 558.00 Sq.Mtrs (i.e Plot No. 21 = 180.00 Sq.Mtrs, Plot No. 22 = 180.00 Sq.Mtrs and Plot No. 23 = 198.00 Sq.Mtrs = total 558.00 Sq.Mtrs), being a portion of the entire land bearing Kh.No. 169/2 of Mouza - DABHA, City Survey No. 120 and Sheet No. 77 of Mouza - DABHA, situate at Dabha, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and bounded as under :-

Amalgamation Boundaries of the Plot Nos. 21, 22 and 23: -

ON THE EAST	-	18.00 MTRS WIDE ROAD.
ON THE WEST	-	PLOT NOS. 28, 29 AND 30.
ON THE NORTH	-	PLOT NO. 20.
ON THE SOUTH	-	PLOT NO. 24.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinafter named have hereto set their respective hands and signed this DEED OF



AGREEMENT OF DEVELOPMENT AND PROMOTION at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By: Amiet Jain (Advocate).

Mob. 8381033335.

WITNESSES :

(1)

(SATISH VISHANJI THACKER)



(2)

(JAGDEEP HARINARAYAN NIGAM)



(3)

(MRS. ALPANA JAGDEEP NIGAM)

OWNERS



FOR M/S SHARDA AGENCIES

(RAJESH GIRJASHANKAR SINGH)

Proprietor

DEVELOPER



WITNESSES :



[Signature]

2.

[Signature]



Certificate (as 22(1)(b) of the Maharashtra Stamp Act, 1958) Page 1 of 15

(ADJ)

Office of the 4600901

Collector of Stamps, Nagpur

Adj. Case No. 58/2022

Date 24/4/2022

Received From Sub/Sec/M/s SHARDA AGENCIES

Residing at NAGPUR

Market Value Rs. 1,34,38,500/-

Stamps duty of Rs. 671925/- (in words Rs. Six Lakh Seventy thousand only.)

Paid vide e-Cashier No. MH006/197155202235 Date 30/4/2022

Certified under Section 22(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 671925/- (in words Rs. Six Lakh Seventy one thousand- Nine hundred twenty five only) with which instrument is chargeable has been paid as per Article 5(9-9) of Schedule-I.

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

Nagpur

Date 1.7.22

Collector of Stamps
Nagpur City

ह कारदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये अशालेखा निपटानाच्ये निर्गमित केलेले आहे. परंतु वस्तु वस्तु नोंदणीसाठी नोंदणी अधिकार्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी वस्तु नोंदणीची कायदावाही करतील.

मुद्रांक निव्वलाधिकारी
नागपुर शहर



नगन-९
४५३/२०२२
१२/३१



सादर :-

विषय :- मूल्यांकन अहवाल

मौजा दो. झ। स.न. 169/2- / सि.स.न. 120 / शिट क्र. 77 / भूखंड क्र. 21, 22, 23
C (m)

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

१) लिहून देणार :-

हो. रतीश ठोकूर व विलास - 1

२) लिहून घेणार :-

मे.स.स. मा.र.दा. रजे.स.स.ज. ले.स.सी. रजे.स.स.जी. रजे.स.स.जी. सी.जी.

लिहून घेणारा पक्ष संस्था / कंपनी आहे काय

होय / नाही
C Developer)
विकासन करारनामा

४) दस्ताचा प्रकार :-

५) दस्त निष्पादित आहे / नाही :-

असल्यास निष्पादनाचा दिनांक

६) दस्तातील एकूण भूखंड क्षेत्रफळ :-

558.00 चौ.मी. / हेक्टर

७) फॉर्मर भूखंड आहे काय ?

होय / नाही

८) हायवे सन्मुख आहे काय ?

होय / नाही

९) दस्तात दर्शविलेला मोबदला

अंकी / अक्षरी :- 95,00,000/-

१०) विकासन करारनामानुसार

अ) विकासक जमीन मालकाला देत असलेला मोबदला / रक्कम

रु. _____

ब) जमीन मालक विकासकाला देत असलेला मोबदला / रक्कम

रु. _____



विकासन करारनामानुसार विकासक

जमीन मालकाला देत असलेले सदनिका / दुकान क्षेत्र

(येथील भूखंडावरील असल्यास पुर्ण दर घ्यावा)

११) TDR नमुद आहे काय ?

१२) डिपॉझिट रक्कम नमुद आहे काय ?

359.529 चौ.मी. (कार्पेट / विल्ट अप)

m2 C B/P) C दस्तात 18 H.O. 6

होय / नाही

होय / नाही

असल्यास रक्कम रु. _____

१३) विकासक जमीन मालकाला किराया रक्कम

देणार आहे काय ?

होय / नाही

१५) या व्यतिरीक्त दस्तात नमुद इतर बाबी

नगल-9
4343/2022
23/32



[illegible]

संलग्न - 9
4343/2022
20/39



[illegible]

पान-९
५३५३/२०२२
२२/३१



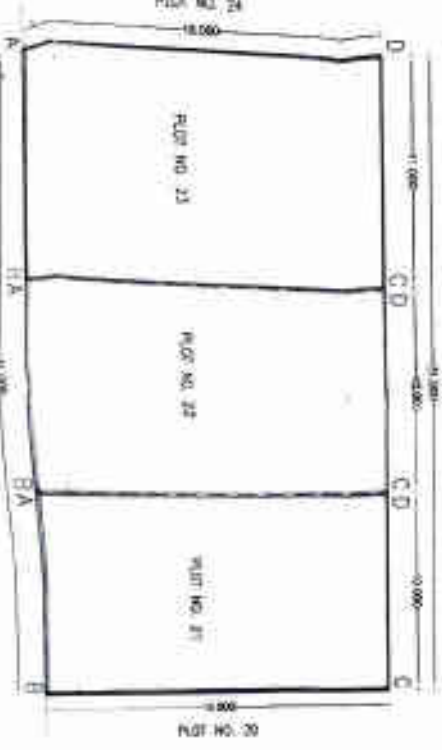
PLOT NO. 26, 27 & 28



18,000 MT. WIDE ROAD

AFTER AMALGAMATION PLAN

PLOT NO. 26, 27 & 28



18,000 MT. WIDE ROAD

PROPOSED AMALGAMATION

PLOT NO. 26, 27 & 28
 AG = 15,000
 BG = 18,000
 CG = 15,000
 DA = 18,000

1. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
2. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
3. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
4. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
5. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
6. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
7. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
8. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
9. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.
10. The proposed amalgamation is in accordance with the provisions of the Land Revenue Act, 1956.

Signature of the Officer in Charge

- 1) PLOT NO. 21
 AG = 10,000
 BG = 18,000
 CG = 10,000
 DA = 18,000
- 2) PLOT NO. 22
 AG = 10,000
 BG = 18,000
 CG = 10,000
 DA = 18,000
- 3) PLOT NO. 23
 AG = 10,000
 BG = 18,000
 CG = 10,000
 DA = 18,000

AMALGAMATION PLAN OF PLOT NO. 21, 22 & 23, KIL. NO. 180/21, WHICH BELONGS TO THE CO-OP. HOUSING SOCIETY NAGPUR.

1) THE SATELITE VILLAGE TRACTS (AG 180,000 SQ. MT.)
 PLOT NO. 21 & 22
 PLOT NO. 23

AREA STATEMENT

1) TOTAL AREA OF PLOT NO. 21
 18,000 X 12,000 = 216,000 SQ. MT.
 2) TOTAL AREA OF PLOT NO. 22
 18,000 X 12,000 = 216,000 SQ. MT.
 3) TOTAL AREA OF PLOT NO. 23
 18,000 X 12,000 = 216,000 SQ. MT.
 4) TOTAL AREA OF PLOT NO. 24
 18,000 X 12,000 = 216,000 SQ. MT.

INDEX

1) PLOT NO. 21
 2) PLOT NO. 22
 3) PLOT NO. 23
 4) PLOT NO. 24

TITLE

OWNER'S SIGNATURE

1) SATELITE VILLAGE TRACTS

2) SATELITE VILLAGE TRACTS

3) SATELITE VILLAGE TRACTS

DATE

ARCHITECT SIGNATURE

27-01-2023



YASH ASSOCIATES
 ARCHITECTS
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



नगन-9
 4343/2022
 23 39

नगन-९
५२५३ २०२२
२४ ३१



भारत सरकार
GOVERNMENT OF INDIA

नवीन शिवशंकर शिंग
Naveen Shivshankar Singh

जन्म वर्ष / Year of Birth: 1968
पुरुष / Male

3003 8160 7948

आधार
सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAJESH GULASHANKAR SINGH

GULASHANKAR SHIVACHAL SINGH
SINGH
13/06/1968

Permanent Account Number
AFPP67122F

Signature

भारतीय विविक्त ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

रोजिदारी क्रमांक / Enrolment No.: D649B7580/00800

To:
श्री. सतीश ठाकरे
Satish Vishal Thacker
S/O: Vishal Thacker
Flat No. 54, Plot No. T- 7/1, Shreyash Apartment
Laxmi Nagar
Near Water Tank
Munshipada Nagar
Karnapur Road
Nagpur Maharashtra - 440027
7795117961

भारतीय विविक्त ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

रोजिदारी क्रमांक / Enrolment No 1216/18718/09816

To:
श्री. जगदीप हान नगन
Jagdeep Han Nagan
Flat No. 401, Wing No. 3, Royal Hill Apartment
Ammank Road
Opp. NRGS Karfem
Nagpur
Maharashtra 440029

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SATISH V THACKER

VISHANJI DAYANAM THACKER

15/06/1959

Permanent Account Number
AMQP72534P

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

जगदीप हान नगन
Jagdeep Han Nagan
Permanent Account Number Card
AAQPN6990E

जन्म वर्ष / Year of Birth: 14/06/1967

भारत सरकार
GOVERNMENT OF INDIA

नवीन शिवशंकर शिंग
Naveen Shivshankar Singh

जन्म वर्ष / Year of Birth: 13/06/1968
पुरुष / Male

2674 1571 4715

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

जगदीप हान नगन
Jagdeep Han Nagan

जन्म वर्ष / Year of Birth: 1967
पुरुष / Male

4432 0527 0729

भारत सरकार
GOVERNMENT OF INDIA

राहुल कर्मनार मारु
Rahul Karmnhar Maru

जन्म वर्ष / Year of Birth: 07/01/1997
पुरुष / Male

4616 7650 4497

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

गान-9
4343/2022
24/3



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

रोजगार क्रमांक / Enrollment No 1216/18718/09615

14
अपूर्णा जगदीप निगम
Alpana Jagdeep Nigam
Flat No. 401, Wing No. 1, Haseel Hills Apartment
Ammann Road
Opp. NISS Machines
Nagpur
Maharashtra 440033

Ref: 87 / 200 / 132610 / 133065 / P



1E10025940564



आपला आधार क्रमांक / Your Aadhaar No. :

3736 6150 2925

आधार - सामान्य माणसाचा अधिकार



सामान्य माणसाचा अधिकार
Common Person's Right



अपूर्णा जगदीप निगम
Alpana Jagdeep Nigam
जन्म वर्ष / Year of Birth: 1971
पैर / Female

Alpana Kumari

3736 6150 2925

आधार - सामान्य माणसाचा अधिकार

DISTRICT BAR ASSOCIATION



NAME: **AKSHIT S. BARD**

Reg. No. : **D.B.A./4079**

Room No. :

Add.: **313, Hanuman
Nagar, Nagpur.**

Enrollment No. **Mah/3453/2008**

Date of Issue : **27-05-2013**

President

Secretary



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता : S.O. गिरीधर निर. नागूर
बारा चौक, प्लॉट नं. 1/2 नर्मदा
सोसायटी फ्लॉट नं. 1/2, नर्मदा
Kotwade, Nagpur, Maharashtra,
440013

Address: S.O. Girdhar Nir.
Singh NEAR SHARDA
CHOUR, PLOT NO-1
NARMADA SOCIETY
BHUPESH NAGAR,
S.O. Kotwade, Nagpur,
Maharashtra, 440013



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALPANA JAGDEEP NIGAM
CHANDRA MAULESHWAR PRASAD
09/02/1971
Nagpur and Akshat S. Bard
AGXP/N70198



Akshat

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता : अक्षय नरेश धुर्गुल, - एंग्रेस पॅथ
महाराष्ट्र, नागूर, महाराष्ट्र, नागूर,
महाराष्ट्र - 440013

Address:
C/O: Lokesh Narish Dhurgul, - Congress Path
Nagpur, Maharashtra Building, Nagpur,
Maharashtra - 440013



4616 7650 4497

YID : 9159 4788 3265 2543

DEFAUCED
₹ 30100.00
DEFAUCED

Machine No. 8361039335

Only Not valid for unregistered
गन-९
५३५३/२०२२
२६/३९

Page 1/7

सद. पुष्पम निधायक, जिला Date 01-07-2022 04:23:26
नागपुर शहर ४, १

मगन-१
५३५३/२०२२
२४/३२





Receipt of Document Handling Charges

PRN 0107202208963

Receipt Date 01/07/2022

Received from SHARDA AGENCY, Mobile number 0000000000, an amount of Rs 640/- towards Document Handling Charges for the Document to be registered on Document No. 5353 dated 01/07/2022 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur

DEFACED

₹ 640

DEFACED

Payment Details

Bank Name IBKL

Payment Date 01/07/2022

Bank CIN 10004152022070108260

REF No. 2772147856

Deface No 0107202208963D

Deface Date 01/07/2022

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



45353

आर.01 जुनै 2022 4:21 ब.ने.

दस्तावेज नम्बर-1

नम्बर

30132

दस्तावेज नम्बर: 5353/2022

दस्तावेज नम्बर: 5353/2022

वाजारा मूल्य: रु. 1,34,38,500/-

मोबाइल: रु. 96,00,000/-

भरपेने मुद्रांक शुल्क: रु. 100/-

ड. नि. मर. दु. नि. वनन 1 जाने कार्यालय

म. न. 5353 नर दि. 01-07-2022

रोजी 4:20 ब.ने. को. हजर गेल.

वाजारी: 10381

वाजारी दिनांक: 01/07/2022

मादाकरवागने मा. वे. शारदा एनबी वई प्रोधा रावेश विरजा संकर सिंह

मोबाइल की

रु. 30000.00

इस हजाराळपी की

रु. 620.00

पुलांकी संकरा: 31

एकल: 30620.00

NGP1 मुख्य निबंधक, वग-2,
नागपुर शहर कं. 4

दस्तावेज प्रकार: विक्रयनकारनामा

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

मिठा क. 1 01 / 07 / 2022 04 : 20 : 19 PM की वेळ: (सावरीकरण)

मिठा क. 2 01 / 07 / 2022 04 : 21 : 24 PM की वेळ: (सी)



NGP1 मुख्य निबंधक, वग-2,
नागपुर शहर कं. 4



17/07/2022 4 27:20 PM

इस घोषणा पत्र-2

समय 32/31
मूल क्रमांक 535357272

क्रमांक: 16353/2022

राज्य प्रचलन विभाग/राज्य

अनु क्र. ग्राहकाग्रे संख्या व पत्रा

1. नाथ गणेश विठोरी उद्धार --
पत्रा संख्या नं. -, बाळा नं. -, इमारतीचे नाव -, अर्थ नं. -, रीट नं. -
नाथगु, बहागु, नाथगु
पिन संख्या: AMQPT2634P

ग्राहकाग्रे संख्या

विप्रेत पत्रा

पत्रा संख्या: 401
पत्रा नं. 401

ग्राहकाग्रे

ग्राहकाग्रे संख्या



2. नाथ गणेश उद्धार निगम --
पत्रा संख्या नं. -, बाळा नं. -, इमारतीचे नाव -, अर्थ नं. -, रीट नं. -
पत्रा नं. 401, पिन नं. 3, बहागु, बहागु उद्धार उद्धार उद्धार
नाथगु, बहागु, नाथगु
पिन संख्या: AAQPN4093E

विप्रेत पत्रा

पत्रा संख्या: 401
पत्रा नं. 401

3. नाथ गणेश उद्धार निगम --
पत्रा संख्या नं. -, बाळा नं. -, इमारतीचे नाव -, अर्थ नं. -, रीट नं. -
पत्रा नं. 401, पिन नं. 3, बहागु, बहागु उद्धार उद्धार उद्धार
नाथगु, बहागु, नाथगु
पिन संख्या: AQXPN7019B

विप्रेत पत्रा

पत्रा संख्या: 401
पत्रा नं. 401

4. नाथ गणेश उद्धार निगम --
पत्रा संख्या नं. -, बाळा नं. -, इमारतीचे नाव -, अर्थ नं. -, रीट नं. -
पत्रा नं. 12, 13, बहागु, बहागु उद्धार उद्धार उद्धार
नाथगु, बहागु, नाथगु
पिन संख्या: AFPP57122F

विप्रेत पत्रा

पत्रा संख्या: 401
पत्रा नं. 401

ग्राहकाग्रे संख्या व पत्रा: 16353/2022
राज्य प्रचलन विभाग/राज्य
निष्ठा क्र. 3 वी वेळ: 01 / 07 / 2022 04 : 25 : 47 PM

राज्य प्रचलन विभाग, वर्ग-2,
नाथगु, बहागु, नाथगु

ग्राहकाग्रे संख्या व पत्रा: 16353/2022
राज्य प्रचलन विभाग/राज्य
निष्ठा क्र. 3 वी वेळ: 01 / 07 / 2022 04 : 25 : 47 PM

अनु क्र. ग्राहकाग्रे संख्या व पत्रा

1. नाथ गणेश उद्धार निगम --
पत्रा संख्या नं. -, बाळा नं. -, इमारतीचे नाव -, अर्थ नं. -, रीट नं. -
पत्रा नं. 401, पिन नं. 3, बहागु, बहागु उद्धार उद्धार उद्धार
नाथगु, बहागु, नाथगु
पिन संख्या: 44001B

विप्रेत पत्रा
पत्रा संख्या: 401
पत्रा नं. 401



2. नाथ गणेश उद्धार निगम --
पत्रा संख्या नं. -, बाळा नं. -, इमारतीचे नाव -, अर्थ नं. -, रीट नं. -
पत्रा नं. 401, पिन नं. 3, बहागु, बहागु उद्धार उद्धार उद्धार
नाथगु, बहागु, नाथगु
पिन संख्या: 44002B

विप्रेत पत्रा
पत्रा संख्या: 401
पत्रा नं. 401



निष्ठा क्र. 4 वी वेळ: 01 / 07 / 2022 04 : 27 : 01 PM

राज्य प्रचलन विभाग, वर्ग-2,
नाथगु, बहागु, नाथगु

राज्य प्रचलन विभाग, वर्ग-2,
नाथगु, बहागु, नाथगु

sr.	Purchaser	Type	Verification no/Vendor	GEN/Source	Amount	Debit Number	Debit Date
1	MS SHARDA AGENCIES	eChalan	00040572022070151945	MH004368374202223E	100.00	SO 0002197014202223	01/07/2022
2		DHC		0107202208963	640	RF 0107202208963D	01/07/2022
3	MS SHARDA AGENCIES	eChalan		MH004368374202223E	30000	RF 0002197014202223	01/07/2022

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