269/7733
Friday,December 10 ,2021
10:56 AM

पावती

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

पावती क्रं.: 11489 दिनांक: 10/12/2021

गावाचे नाव: टाकळी (झिंगाबाई)
दस्तऐवजाचा अनुक्रमांक: नगन6-7733-2021
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: अनूप रमाकान्त द्विवेदी . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 30440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:15 AM ह्या वेळेस मिळेल.

DELIVERED

NGP6

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६,

बाजार मुल्य: रु.5166000 /-
मोबदला रु.6800000/-
भरलेले मुद्रांक शुल्क : रु. 408000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0912202118338 दिनांक: 10/12/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009909189202122E दिनांक: 10/12/2021
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH009909189202122E	BARCODE		Date	09/12/2021-16:00:52	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ANUP DWIVEDI
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	MOUZA JHINGABAI TAKLI
	Account Head Details / **Amount In Rs.**	**Premises/Building**	
0030046401	Stamp Duty 408000.00	**Road/Street**	NAGPUR
0030063301	Registration Fee 30000.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=BHAGVAT WAGHALE~
Total	4,38,000.00	**Amount In Words**	Four Lakh Thirty Eight Thousand Rupees Only

Payment Details	INDIAN BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02608672021120978764	3167456387
Cheque/DD No.		Bank Date	RBI Date	09/12/2021-16:01:33	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9373657836

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

सदर चलन केवळ दस्तम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 09-12-2021 04:01:39

नगन - ६
६६३३ / २०२१
१/२२

SUB REGISTRAR CLASS


नगन - ६
0033 / २०२१
२ / २२

SALE DEED

CITY SURVEY NO.	118
SHEET NO.	35
MOUZA	ZINGABAI TAKLI
ITEM NO.	46.546K
RATE P. SQ. MTR.	RS. 13,860/-
PAGE NO.	1059
GOVT. VALUE	RS. 51,66,000/-
VALUED AT	RS. 68,00,000/-
STAMP DUTY	RS. 4,08,000/-
REGISTRATION FEES	RS. 30,000/-

THIS SALE DEED is made on this 10th day of December, 2021 at Tahsil and District Nagpur BETWEEN :

1] SHRI BHAGVAT S/O PUNDALIKRAO WAGHALE, aged about 65 years, Occupation retired, r/o Plot No. 58, Dwarka Nagar, Bidipeth road, Ayodhya Nagar, Nagpur-440024

PAN NO. AAEPW1407B

ADHAR NO. 523242885861

MO. NO. 9422101469

hereinafter jointly referred to and called as **THE VENDOR, PARTY NO. 1** of the first part.

AND

2] SHRI ANUP S/O RAMAKANT DWIVEDI, aged about 41 years, occupation business, r/o Plot No. 2, new Jagruti Colony, near Santoshi Mata Mandir, Katol road, Nagpur-440013

PAN NO. AHVPD8377K

ADHAR NO. 372768937010

MO. NO. 9373657836

hereinafter referred to and called as **THE PURCHASER, PARTY NO. 2** of the second part;

The terms and expressions **THE VENDOR & THE PURCHASER,** shall unless repugnant to the meaning or context thereof, mean & include their respective legal heirs, representatives, successors, assigns etc.

WHEREAS, THE VENDOR is lawful owner and possessor of all that property i.e. All that piece and parcel of property consisting of land bearing Plot No. 80, admeasuring about 372.7160 sq. mtrs., out of Kh. No. 87, situated in the layout of Gorakhnath Co-operative Housing Society Ltd. Nagpur, P. H. No. 11, city survey No. 118, sheet No. 35, Corporation



House No. 604/A/80, Ward No. 61, Mouza Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur and the said plot is bounded as under :-

EAST	:	PLOT NO. 79
WEST	:	ROAD
NORTH	:	PLOT NO. 81
SOUTH	:	ROAD

(Hereinafter referred to and called as "THE SAID PROPERTY").

AND WHEREAS, the said Plot No. 80, was owned by Gorakhnath Co-operative Housing Society Ltd. Nagpur.

AND WHEREAS, Gorakhnath Co-operative Housing Society Ltd. Nagpur sold the said property to Shri Bhagwatrao s/o Pundlikrao Waghale vide Sale Deed, duly registered at Sr. No. 6759 (Chaa), before the Sub- Registrar Nagpur, on 23/05/1990.

AND WHEREAS, said plot was situated in an unauthorised layout. The said plot was duly regularised by the Nagpur Improvement Trust vide its Regulerisation letter bearing Permit No. 10422 on 07/02/2008

AND WHEREAS, to rectify some mistakes in Sale Deed dated 23/05/1990, (i.e. correction of boundary and area), Gorakhnath Co-operative Housing Society Ltd. Nagpur executed Correction Deed in favour of THE VENDOR, which is duly registered at Sr. No. 4669, before the Sub- Registrar Nagpur-8, on 25/08/2021.

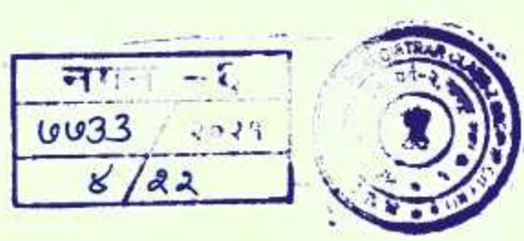
AND WHEREAS, THE VENDOR having left no interest in retaining the said property and THE PURCHASER was also searching for a good property and hence he approached THE VENDOR and after due discussions & negotiations, THE VENDOR agreed to sell the said property entirely to the PURCHASER for a total valuable consideration **RS. 68,00,000/- (RS. SIXTY EIGHT LAKH ONLY)**.

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER :

1] THAT, the full and final consideration of **RS. 68,00,000/- (RS. SIXTY EIGHT LAKH ONLY)** has been paid by the PURCHASER to the VENDOR by the manner given below ;

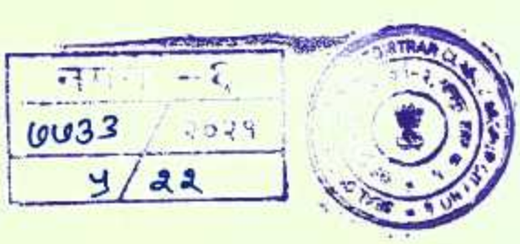
MANNER OF PAYMENT

Rs. 5,00,000/- **(RS. FIVE LAKH ONLY)** paid by RTGS bearing UTR No. IOBAN21229381780, dated 17/08/2021, drawn on Indian Overseas Bank, friends colony branch, Nagpur



Rs. 5,00,000/-	**(RS. FIVE LAKH ONLY)** paid by RTGS bearing UTR No. IOBAM21229490902, dated 17/08/2021, drawn on Indian Overseas Bank, friends colony branch, Nagpur,
Rs. 5,00,000/-	**(RS. FIVE LAKH ONLY)** paid by RTGS bearing UTR No. IOBAN21232407053, dated 20/08/2021, drawn on Indian Overseas Bank, friends colony branch, Nagpur,
Rs. 5,00,000/-	**(RS. FIVE LAKH ONLY)** paid by RTGS bearing UTR No. IOBAM21232488060, dated 20/08/2021, drawn on Indian Overseas Bank, friends colony branch, Nagpur,
Rs. 4,50,000/-	**(RS. FOUR LAKH FIFTY THOUSAND ONLY)** paid by RTGS bearing UTR No. IOBAR52021102100170417, dated 21/10/2021, drawn on Indian Overseas Bank, friends colony branch, Nagpur,
Rs. 16,00,000/-	**(RS. SIXTEEN LAKH ONLY)** paid by RTGS bearing UTR No. IOBAR52021102900752039, dated 29/10/2021, drawn on Indian Overseas Bank, friends colony branch, Nagpur,
Rs. 25,00,000/-	**(RS. TWENTY FIVE LAKH ONLY)** paid by D.D. bearing No. 352878, dated 02/12/2021, drawn on Indian Overseas Bank, Ramdaspeth branch, Nagpur, by obtaining housing loan from Indian Overseas Bank, Ramdaspeth branch, Nagpur
Rs. 1,82,000/-	**(RS. ONE LAKH EIGHTY TWO THOUSAND ONLY)** paid by RTGS/NEFT bearing UTR No. BARBQ21342428264, dated 08/12/2021, drawn on Bank of Baroda, Anant Nagar branch, Nagpur,
Rs. 68,000/-	**(RS. SIXTY EIGHT THOUSAND ONLY)** deducted towards TDS
Rs. 68,00,000/-	**TOTAL RS. SIXTY EIGHT LAKH ONLY**

The VENDOR does hereby acknowledge to have received the above said amount of **RS. 68,00,000/- (RS. SIXTY EIGHT LAKH ONLY)** from the PURCHASER and the VENDOR does hereby grant, convey, assign and transfer the ownership rights by way of sale to the PURCHASER, the said property more particularly described in the schedule written hereunder and also including all the rights and easement etc. appurtenant thereto, TO HOLD the same to and unto the PURCHASER as the absolute owner thereof forever and free from encumbrances of all kinds whatsoever. The PURCHASER has paid full consideration amount of **RS.**



68,00,000/- (RS. SIXTY EIGHT LAKH ONLY) to the VENDOR and nothing remains to be paid by him.

The VENDOR does hereby acknowledge to have received the above amount of **RS. 68,00,000/- (RS. SIXTY EIGHT LAKH ONLY)** and the VENDOR further undertakes that nothing more is to be received from the PURCHASER in respect of the sale of the said property.

2] THAT, the VENDOR does hereby covenant with the PURCHASER as follows:

I] THAT, the VENDOR has good, valid, legal, lawful and marketable title to the property hereby sold and that he has absolute right and full authority to transfer the same by way of sale/transfer to the PURCHASER absolutely and forever.

II] THAT, the VENDOR has already delivered the lawful and vacant possession of the said property to the PURCHASER today i.e. 10/12/2021. Henceforth, the PURCHASER shall hold and enjoy the rents and profits therefrom without any interruption or disturbance from the VENDOR or any person claiming through under or in trust for him and without any disturbance or interruption by any other person whatsoever.

III] THAT, the VENDOR has done no act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the PURCHASER. The VENDOR further covenants unto the PURCHASER that the said property is free from all or any encumbrance, claims, charges or mortgages and further undertakes to indemnify the PURCHASER in case any loss or damage occurs to the PURCHASER.

In case any such loss or damage occurs to the PURCHASER because of the claim of anybody, the VENDOR shall indemnify the PURCHASER to the entire extent of such loss from his other properties and the claim of the PURCHASER shall be the first charge upon the other properties of the VENDOR'S. The VENDOR further declares that said property is not the subject matter of any legal dispute, attachment or any notice of any kind whatsoever.

IV] THAT, the VENDOR further assures to the PURCHASER that he has not transferred the said property by way of gift, sale, mortgage, lease or in any other manner whatsoever to anybody else till date.

V] THAT, the VENDOR will support any application made by the PURCHASER for mutation of name on the property hereby sold and will render all necessary assistance for obtaining the mutation thereof in favour of the PURCHASER in all relevant records.

नगन - ६
६६३३ / २०२१
६ / २२

3] THAT, the VENDOR assures to the PURCHASER that the property hereby sold is the separate and self acquired property belonging to him and that none except he has any manner of right, title or interest whatsoever in respect of same.

4] THAT, the property hereby sold shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this deed nor shall any compensation be allowed in respect thereof but the same shall always be subject to correction by the all parties hereto.

5] THAT, the VENDOR undertakes that he shall extend all and every reasonable co-operation to the PURCHASER and execute such documents and applications as may be reasonably required from him from time to time, for the purposes of more perfectly enjoyment of the said property by the PURCHASER including the applications for transfer and mutation of the said property in the Government records.

6] THAT, the VENDOR has cleared all the outstanding bills, taxes, arrears and any other outgoings till date, as agreed between the parties.

7] THAT, all expenses on account of preparation of this sale deed including stamp duty, registration fees and other incidental charges have been paid by the PURCHASER only.

8] THAT, the PURCHASER is authorized to get his name mutated in the records of the CITY SURVEY, NIT, NMC etc. without any objection of the VENDOR's.

9] THAT, the VENDOR has delivered to the PURCHASER original documents related to the said property today i.e. 10/12/2021. The VENDOR undertakes that if any documents in respect of the said property is/are found or received by him from any authority, he shall immediately supply the same to the PURCHASER without any delay and he shall not use or misuse them in any manner so as to cause any harm to the PURCHASER and if any such loss is caused to the PURCHASER, the VENDOR undertakes to indemnify the PURCHASER to the entire extent of such loss.

SCHEDULE OF PROPERTY

All that piece and parcel of property consisting of land bearing Plot No. 80, admeasuring about 372.7160 sq. mtrs., out of Kh. No. 87, situated in the layout of Gorakhnath Co-operative Housing Society Ltd. Nagpur, P. H. No. 11, city survey No. 118, sheet No. 35, Corporation House No. 604/A/80, Ward No. 61, Mouza Zingabai Takli, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur and the said plot is bounded as under :-



EAST	:	PLOT NO. 79
WEST	:	ROAD
NORTH	:	PLOT NO. 81
SOUTH	:	ROAD

IN WITNESS WHEREOF, the parties named above have signed and executed this agreement after understanding the contents hereof, in presence of the attesting witnesses, on the day first above written :

Drafted as per instructions and documents given by the parties : D. A. Jashnani, Advocate Jaripatka, Nagpur-440014 M. Nos. 9326930204, 9730777101, e-mail:darshan.jashnani@gmail.com

WITNESSES :

1)









SHRI BHAGVAT S/O PUNDALIKRAO WAGHALE
THE VENDOR

2]









SHRI ANUP S/O RAMAKANT DWIVEDI
THE PURCHASER

नगन - ६
७७३३ / २०२१
८ / २२

नगर - ६
७७३३ / २०२१
१० / २२

0557

कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- सिंगारदिवटळे म.का.नं. :-

न.भू.क्र. :- ११८ पु.भि.प.क्र. :- ३९

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार (भा)	साक्षांकन
२६.१२.२०१२	खरेदीने ३.दक्र ६६५८(८७) दिनांक २३.२.९०नोंदलेले २८००/- रु.क्र.८७, अुक्र ८७ क्षेत्र ३७.७४ चौ.मी. मिळकत अविभाजित सौदा रुपये खरेदीने	① सौ. शिल्पा ज नागनाथराव वधाडे	के.म ११५३
२६.१२.२०१२	कोरेशाने अति.नि.ह गैर.मृत्यु क्र नागपूर क्र ४ नागपूर येथे कडील रोजनाम ६८८ फ.ज.पै ३४/१०-११ साठा ४२०/- वार्षिक रु.क्र.८७, अुक्र ८७, क्षेत्र: ३६२.७७ चौ.मी. मिळकतीस अनुक्रमे परवानगी प्राप्त होऊनचे क वर्गीत मोडे गोरक्षनाथ को ऑप हौ सोसा लि	के.म ११५४
२६.१२.२०१२	खरेदीने ३.दक्र ६६५९(८७) दिनांक २३.२.९०नोंदलेले ४८९५/- रु.क्र.८७, अुक्र ८७, क्षेत्र ३६२.७७ चौ.मी. मिळकत अविभाजित स्वरुप सौदा रुपये खरेदीने मोड	① सौ. शिल्पा नागनाथराव पुंडलिकराव वधावे	के.म ११५५

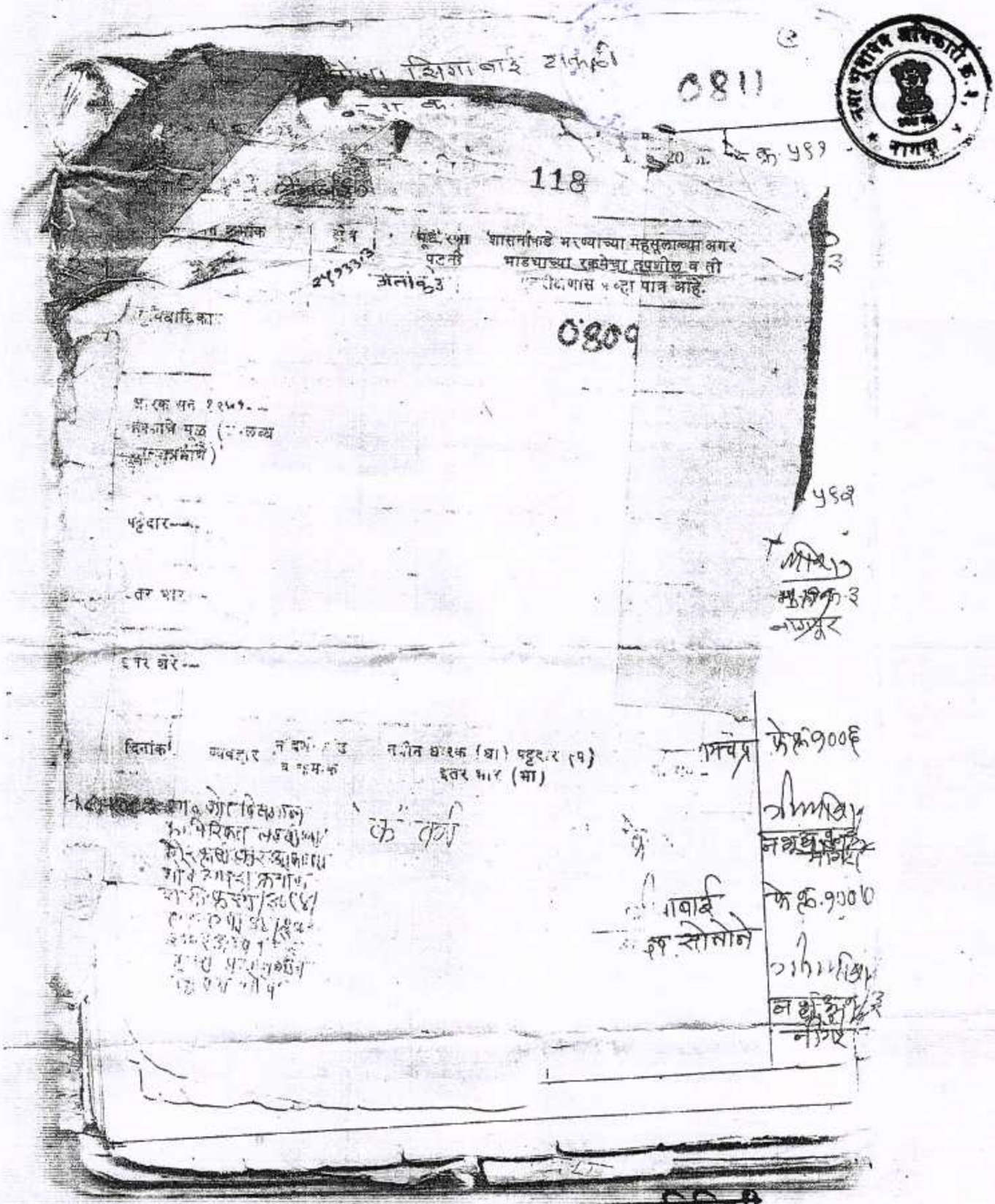
सत्यप्रतिलिपी

दिनांक 26/12/12 आलये रक्कम रु. 80/-

(अक्षरी रक्कम रुपये ऐंशी फक्त)

प्राप्त झाले.

उतारा लिपीक
न. भू. अ.,
क्र. ३, नागपूर.



सत्यप्रतिलिपी

नगन. - ६
७७३३ / २०२१
९ / २२

Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

1842

Dated : 07/02/08

Permit No. :

Case No. : 2008/28564

Layout No. : 522/Z.T./459

Name of Individual	BHAGWAT PUNDLIKRAO VAGHALE
Address	PLOT NO.88 BIDIPETH BUS STOP NEW SUBHEDAR LAYOUT NAGPUR
Application No. & Date	Application No.36952 dt. Apr 09,2001
Mouza & Khasra	Zingabai Takli-87
Name of Layout	Gorakhnath Gruha Nirman Sahakari Sanstha
Plot Number	80
Plot Area As per Sale Deed	380.4285 (Sq.m)
Plot Area Regularized Area	372.7160 (Sq.m)
Built up Area Regularised	.0000 (Sq.m)
User for which the plot is regularised.	Residential
Plot Area to be surrendered to NIT	7.7095 (Sq.m)
Area of Construction to be demolished	.0000 (Sq.m)

Details of Development Charges/Penal/Amount paid in Cash/Cheque/D.D./INITIAL DEPOSIT208/DPR-2003 => Rs. 1000.00 01-NOV-2007 => Rs 9039.00/-

Schematic Plan

नगर्न - ८
४६९ / २०२०
१ / ११

N

N.T.S

PLOT NO.79

D C

PLOT NO.81

PLOT NO.80

T-6M.

9MT.ROAD

9MT.ROAD

A B

DIAMENSIONS :

AB – 20.11 Mt.
BC - ----- Mt.
CD - 18.288 Mt.
DA - 19.812 Mt.

नगर्न - ८
७७३३ / २०२०
११ / २२

This Regularisation letter is subjected to following Terms & Conditions

1. Development work in the layout shall be restricted to the amount recovered from individual plot holder however NIT reserves the right to use it to other important L Roads, Sewer Line and Water Pipe Line etc.
2. This regularisation will neither establish the Ownership nor affect the Ownership over l land. Location area and Dimensions of the plot shall be as Certified by City Survey Departme
3. This regularisation will not bar the application of provisions of Urban Land (Ceiling Regulation) Act, 1976 and NA assessment charges
4. No compensation will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction, shown in yellow colour which is regularised, within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or ta possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining approval to build plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same
10. Ground Rent is applicable to land plots owned by the NIT and the plots which vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.
12. NIT shall not be responsible for availability of plot as per ownership document submit by plot owner, also for access to the plot from the available road/land appertains to the pl
13. This Regularization is subjected to the decision of court order in case if any detected future.
14. The Regularization has been made on the information provided by the applicant. In future any irregularities or any misinterpretation are noticed, the regularization shall deem be canceled.
15. This regularization will not affect any court case pending with the neighbor or any oth party pertaining to the plot under reference.

Encl:

20030728554

Building Engineer (NORTH
Nagpur Improvement Trus

Copy to :

1. Executive officer , Nagpur Improvement Trust
2. The Divisional officer NORTH

Nagpur Improvement Trust for information with a copy of regularised plans for record.

नगन - ६
४६६१/२०२१
१०/१२२

नगन - ६
६६३३ / २०२१
९२ / २२

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 : 11/2019-20/0228530

घर क्रमांक : 604/A/80

इंडेक्स क्रमांक : 061021112 **(Zone:10 Ward:61)**

मोहल्याचे नांव : 604/A/80, GORAKNATH CO OP HOU SOC ZINGABAI TAKLI BABA FARID NAGAR KH NO 87, GOREWADA, 87

घर मालकाचे नांव : GORAKNATH CO OP HOU SOC LTD PRE PUR BHAGWAT PUNDLIKRAO VAGHALE

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2017 ता 31-03-2020 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)**	4,962.00	2,481.00	
पाणी कर **(Water Tax)**	3,382.00	1,691.00	
मलजल कर **(Sewerage Tax)**	2,706.00	1,353.00	
प्रकाश कर वृ **(Light Tax/Tree Tax)**	226.00	113.00	
अग्नी सेवा कर **(Fire Service Tax)**	226.00	113.00	
मलजल लाभ कर **(Sewerage Bene. Tax)**	226.00	113.00	
पाणी लाभ कर **(Water Bene. Tax)**	226.00	113.00	
पथ कर **(Street Tax)**	226.00	113.00	
विशेष सफाई कर **(Special Conservancy Tax)**	0.00	0.00	
मनपा शिक्षण उपकर **(Municipal Education Tax)**	226.00	113.00	
सेवा शुल्क **(Service Charge)**	0.00	0.00	
नोटिस फी **(Notice Fee)**		0.00	
वारट फी **(Warrant Fee)**		0.00	
किरकोळ **(Misc.)**	0.00	0.00	
रा.स.शि.कर **(Educn. Cess)**	1,354.00	677.00	
रोजगार हमी कर **(E.G.S. Cess)**	0.00	0.00	
मोठया निवासी इमारतीवरील शासनाचा कर **(Tax on Larger Residential Properties)**	0.00	0.00	
सुट **(Rebate)**		99.00	
एकूण(Grand Total)	13,760.00	6,781.00	20,541.00

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

Received Cash: 20541

दिनांक : 13/11 2019

वसूल करणाराची पूर्ण सही

Generated By: Vijay

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

Full Signature of the Official

नगन - ६
७७३३ / २०१९
९३ / २२

REGISTRAR CELL


नगन - ६
७७33 / २०२१
१४ / २२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUP RAMAKANT DWIVEDI

RAMAKANT BALGOVIND DWIVEDI

18/04/1980
Permanent Account Number
AHVPD8377K

Signature



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAEPW1407B



नाम /NAME
BHAGVAT PUNDALIKRAO WAGHALE

पिता का नाम /FATHER'S NAME
BHAGVAT PUNDALIKRAO WAGHALE

जन्म तिथि /DATE OF BIRTH
20-08-1956

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX VIDARBH

भारत सरकार
GOVERNMENT OF INDIA



अनूप रमाकांत द्विवेदी
Anup Ramakant Dwivedi
जन्म तारीख / DOB : 18/04/1980
पुरुष/ MALE

3727 6893 7010

सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



भागवत पुंडलिकराव वघाले
Bhagwat Pundlikrao Waghale
जन्म तिथि/DOB: 20/08/1956
पुरुष/ MALE

Download Date: 29/01/2020

Issue Date: 01/01/2020

5232 4288 5861
VID : 9122 1677 1485 8123

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: रमाकांत द्विवेदी, फ्लॉट न 2, कटोल रोड नागपुर, संतोषी माता मंदिर के पास, न्यू जागृती कॉलोनी, कटोलरोड, नागपुर, महाराष्ट्र, 440013

Address
S/O: Ramakant Dwivedi, PLOT NO 2, KATOL ROAD NAGPUR, NEAR SANTOSHI MATA MANDIR, NEW JAGRUTI COLONY, Katolroad, Nagpur, Maharashtra, 440013

help@uidai.gov.in | www.uidai.gov.in | P.O. Box No.1947, Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
प्लाट न 58 द्वारका नगर, बीडीपेठ रोड, अयोध्या नगर, नागपुर, महाराष्ट्र - 440024

Address:
Plot No 58 Dwarka Nagar, Bidipeth Road, Ayodhya Nagar, Nagpur, Maharashtra - 440024

5232 4288 5861
VID : 9122 1677 1485 8123

1947 | help@uidai.gov.in | www.uidai.gov.in

नगन - ६
६६३३ २०२१
१५ २२

भारत सरकार
GOVERNMENT OF INDIA



मदार भागवत वघाळे
Mandar Bhagwat Waghale
जन्म तारीख/ DOB:
04/01/1983
पुरुष / MALE

9631 9388 3097

माझे आधार, माझी ओळख



रितेश राजू सातपुते
Ritesh Raju Satpute
जन्म तारीख / DOB: 16/11/1983
पुरुष / MALE
Mobile No.: 7030607335

4018 6158 2605
VID : 9173 4273 8610 4714

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O भागवत वघाळे, प्लॉट न ५८, धांडे किराना स्टोर्स जवळ, द्वारका नगर, अयोध्या नगर स.ओ., नागपूर, महाराष्ट्र - 440024

Address :
Address: S/O Bhagwat Waghale, Plot no 58, Near Dhande Kirana Stors, Dwarka Nagar, Ayodhya Nagar S.O, Nagpur, Maharashtra - 440024

9631 9388 3097

1947 | 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001



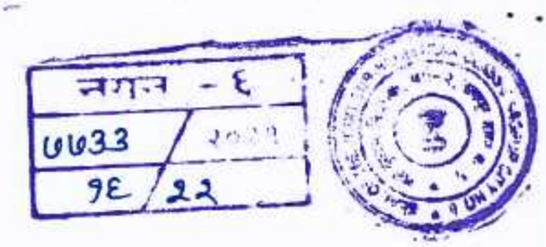
प्राधिकरण

पत्ता:
S/O: राजू सातपुते, बी/47-555, नारा रोड, हुडको कॉलोनी, जरिपटका, जरीपटका, नागपूर, महाराष्ट्र - 440014

Address:
S/O: Raju Satpute, B/47-555, Nara road, Hudco Colony, Jaripatka, Jaripatka, Nagpur, Maharashtra - 440014

4018 6158 2605
VID : 9173 4273 8510 4714

1947 | help@uidai.gov.in | www.uidai.gov.in



मौजा सिंगोरी टाकळी

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 20211210701 10 December 2021,10:34:42 AM

मूल्यांकनाचे वर्ष :	2021
जिल्हा :	नागपूर
तालुका :	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग :	46.546क -गुंठेवारी अधिनियमाअंतर्गत नासुप्र/मनपा द्वारा ना विकास क्षेत्रातील नियमित केलेले भूखंड
क्षेत्राचे नांव :	Nagpur Muncipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
13860	31340	33720	40500	0	चौ. मीटर

मिळकतीचे क्षेत्र 372.716 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 372.716चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =13860/-

372.716चौ. मीटर क्षेत्रासाठी मूल्य = 372.716 * 13860

=5165843.76/-

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

=5165843.76 + 0

= **Rs.5165843.76/-**

= र एक्कावन्न लाख पासष्ठ हजार आठ शे चव्वेचाळीस /-

Home Print

नगन - ६
७६३३
१७/२२

SUB-REGISTRAR CLASS-II


नगन – ६
७७33 / २०२१
१८ / 22

CHALLAN
MTR Form Number-6

GRN MH009909189202122E	**BARCODE**	**Date** 09/12/2021-16:00:52	**Form ID** 25.1

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		**Full Name**	ANUP DWIVEDI
Location NAGPUR			
Year 2021-2022 One Time		**Flat/Block No.**	MOUZA JHINGABAI TAKLI
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	408000.00	**Road/Street**	NAGPUR
0030063301 Registration Fee	30000.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	
		SecondPartyName=BHAGVAT WAGHALE~	
		Amount In Words	Four Lakh Thirty Eight Thousand Rupees Only
Total	4,38,000.00		

DEFACED ₹438000.00 DEFACED

Payment Details INDIAN BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02608672021120978764	3167456387
Cheque/DD No.		Bank Date	RBI Date	09/12/2021-16:01:33	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9373657836

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-269-7733	00047252 4202122	10/12/2021-10:55:49	IGR388	30000.00
2	(iS)-269-7733	00047252 4202122	10/12/2021-10:55:49	IGR388	408000.00
			Total Defacement Amount		**4,38,000.00**

चलन - ६
6633
१८/22

SUB-REGISTRAR

Print Date 10-12-2021 11:00:00


नगत - ६
6633
20 / 22

269/7733
शुक्रवार,10 डिसेंबर 2021 10:55 म.पू.

दस्त गोषवारा भाग-1

नगन6 29122
दस्त क्रमांक: 7733/2021

दस्त क्रमांक: नगन6 /7733/2021

बाजार मुल्य: रु. 51,66,000/- मोबदला: रु. 68,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,08,000/-

दु. नि. सह. दु. नि. नगन6 यांचे कार्यालयात

अ. क्रं. 7733 वर दि.10-12-2021

रोजी 10:54 म.पू. वा. हजर केला.

पावती:11489 पावती दिनांक: 10/12/2021

सादरकरणाराचे नाव: अनूप रमाकान्त द्विवेदी . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्टांची संख्या: 22	
एकुण:	30440.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.
NGP6

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.
NGP6

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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 10 / 12 / 2021 10 : 54 : 31 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 12 / 2021 10 : 55 : 46 AM ची वेळ: (फी)

Bharati Patil

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या सवलतीनुसार नोंदणीस स्वीकार केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक यांनी, साक्षीदार / ओळखपत्र व जोडत जोडलेल्या कागदपत्रांची खात्री करावी. दस्तातली खात्री, सिस्टम कायदेशीर जबाबदारी दस्त निष्पादक व अनुषंगाने हे व्यवहार राहतील. दस्तऐवजाद्वारे जोडलेले दस्तऐवज, मुळमुद्रांकावर व्यक्ती इत्यादी बनावट असल्यास त्यासंबंधी जबाबदार निष्पादक राहतील.

निष्पादकाची साक्षीदार

THE SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.6

दस्त गोषवारा भाग-2

नगन6 22/22
दस्त क्रमांक:7733/2021

10/12/2021 10 58:09 AM

दस्त क्रमांक :नगन6/7733/2021
दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भागवतराव पुंडलिकराव वघाडे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: बिडीपेठ, अयोध्या नगर, नागपूर, आधार नं. 523242885861, महाराष्ट्र, NAGPUR. पॅन नंबर:AAEPW1407B	लिहून देणार वय :-65 स्वाक्षरी:-		
2	नाव:अनूप रमाकान्त द्विवेदी . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: संतोषी माता मंदिर जवळ, काटोल रोड, नागपूर, आधार नं. 372768937010, महाराष्ट्र, NAGPUR. पॅन नंबर:AHVPD8377K	लिहून घेणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:10 / 12 / 2021 10 : 57 : 09 AM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - मंदार भागवत वघाळे वय:38 पत्ता:अयोध्या नगर, नागपुर पिन कोड:440024 स्वाक्षरी		
2	नाव:- रीतेश राजू सातपुते वय:29 पत्ता:जरीपटका, नागपुर पिन कोड:440014 स्वाक्षरी		

9 नंबराचे बुकाचे
७७३३ नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ६
तारीख 10 माहे 12 सन २०२१

शिक्का क्र.4 ची वेळ:10 / 12 / 2021 10 : 58 : 01 AM

NGP6

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६,

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANUP DWIVEDI	eChallan	02608672021120978764	MH009909189202122E	408000.00	SD	0004725214202122	10/12/2021
2	ANUP DWIVEDI	eChallan		MH009909189202122E	30000	RF	0004725214202122	10/12/2021
3		DHC		0912202118338	440	RF	0912202118338D	10/12/2021

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

7733 /2021

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की, या दस्तात
एकुण 22 पाने आहेत

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ६