

274/1040

पावती

Original/Duplicate

Tuesday, February 22, 2022

नोंदणी क्र.: 39म

11:32 AM

Regn.: 39M

पावती क्र.: 1453 दिनांक: 22/02/2022

गावाचे नाव: वारंग

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-1040-2022

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: श्री अंजनेय डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक अनिल श्यामराव आष्टनकर...

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, बँबनेल प्रिंट, सूची-२ अंदाजे

11:51 AM ह्या वेळेस मिळेल.

DELIVERD

NGR10

वाजार मुल्य: रु. 20090000/-

मोबदला रु. 18270000/-

भरलेले मुद्रांक शुल्क : रु. 1004500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 280/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2202202203302 दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 920/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2102202214203 दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013443637202122E दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH013443637202122E	BARCODE			Date	21/02/2022-17:37:28		Form ID	25.1		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)						
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED				
Location NAGPUR					Flat/Block No.		KH NO 134/1 AND 134/2				
Year 2021-2022 One Time					Premises/Building						
Account Head Details				Amount In Rs.	Road/Street		MOUZA WARANGA				
0030063301 Registration Fee				30000.00	Area/Locality		NAGPUR				
					Town/City/District						
					PIN		4 4 1 1 0 8				
					Remarks (If Any)						
					SecondPartyName=MS GANPATI BUILDERS AND DEVELOPERS-						
Total				30,000.00	Amount In		Thirty Thousand Rupees Only				
					Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572022022139941		CKS9007202		
Cheque/DD No.					Bank Date	RBI Date	21/02/2022-17:24:38		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.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-ग्रा-९०
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[Handwritten Signature]

नगन-ग्रा-१०	
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Certificate u/s 32(1) (b) of the Maharashtra Stamp Act, 1958.
(ADJ)

Office of the 4600901
Collector of Stamps, Nagpur City
Adj. Case No. 02/2022
Date 3/1/2022

Received From Shri/Smt./M/s. Shri Anjaneya Developers Private Limited
Residing at Nagpur
Market Value Rs. 2,00,90,000/-
Stamps duty of Rs. 1004500/- (in words Rs. Ten lakh Four thousand five hundred only.
Paid vide e-Challan No. MH0133513792021225 Date 3/1/2022

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 1004500 (in words Rs. Ten lakh Four thousand
Five hundred only), with which instrument is chargeable
has been paid as per Article 25(b)(32) of Schedule-I.

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

Nagpur

Date 3/1/22

Collector of Stamps
Nagpur City

हे उद्देशेन महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या
निलमान्ये 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

SALE DEED

VALUED AT RS. Rs. 1,82,70,000 ONLY

(RUPEES ONE CRORE EIGHTY TWO LAKH SEVENTY

THOUSAND ONLY)

THIS DEED OF SALE is made on this 22nd Day of FEB.
2022, BETWEEN: **M/S GANAPATI BUILDERS AND DEVELOPERS** (PAN
AAGFG6652E), a Partnership Firm, having its Office at N.K.Y. Tower, Third Floor,
Ajni Square, Wardha Road, Nagpur and acting through its Partners (1) **SHRI.**
VYANKATESH S/o TRYAMBAKRAO KUNAWAR, Aged 59 Years, Occupation -
Business, PAN AFLPK0302H & AADHAR UID 4468 9295 8649, Resident of Plot No.

नगन-ग्रा-९०	
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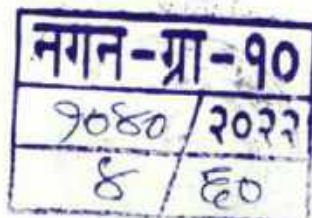
10, Rachana Galaxy, North Ambazari Road, Shivaji Nagar, Nagpur-440010, Tahsil and District-NAGPUR; (2) **SHRI. CHANDRAKANT S/o BHAURAOJI PADMAWAR**, Aged 59 Years, Occupation – Business, PAN ADEPP6147Q & AADHAR UID 3084 1589 1258, Mobile No. 9822467701, Resident of Plot No. 64/A, "Magalam", Near Orange City Hospital, Pande Layout, Khamla, Nagpur- 440025, Tahsil and District-NAGPUR; (3) **SHRI. ATUL S/o MANOHARRAO YAMSANWAR**, Aged 59 Years, Occupation – Business, PAN AAEPY4543Q & AADHAR UID 3467 0832 0660, Mobile No. 9822221260, Resident of 33, "Manohar", Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-NAGPUR; and (4) **SHRI. NEELESH S/o GAJANANRAO CHANDAWAR**, Aged 48 Years, Occupation – Business, PAN ACWPC2989A & AADHAR UID 8320 9521 3973, Mobile No. 9822470791, Resident of Flat No. 304, Third Floor, Himalaya Crown Apartment, In Front of Law College, Tilak Nagar, Nagpur-440010, Tahsil and District-NAGPUR, hereinafter the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED, a Company duly Incorporated under the Companies Act, 1956, having its Office at M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010, Income Tax PAN AACCS4263L and acting through its Authorised Signatory **ANIL S/o SHYAMRAOJI ASHTANKAR**, Aged about 54 years, Occupation - Business, Resident of M-27, 2nd Floor, Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **COMPANY** and its **DIRECTORS**, as well as, its liquidators, legal representatives, executors, administrators and assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/1 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.81 Hectare, Rental Rs. 2.38 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other

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easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, hereinafter referred to as '**said Property No. 1**' and (ii) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/2 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.74 Hectare, Rental Rs. 2.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, hereinafter referred to as '**said Property No. 2**' belongs to the Vendor named hereinabove; AND

KHASRA/GUT NO. 134/1

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/1 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.81 Hectare, Rental Rs. 2.38 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Dhanaraj Sheshrao Dabhekar, (ii) Shri. Ashok Sheshrao Dabhekar, (iii) Mrs. Kusum Manohar Shende, (iv) Smt. Sindu Chandrabhan Bagde and (v) Smt. Manjulabai Sheshrao Dabhekar, as a recorded owners thereof; AND

WHEREAS the aforesaid Shri. Girdhar Pujaram Waghmare lateron jointly transferred/sold the aforesaid property in favour of M/s. Ganapati Builders and Developers, the Vendor No. 1 named hereinabove, by a Sale Deed Dated 12-02-2007, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 0609 on even date and the said Deed is duly signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of the Consensor. As a result therefore the Vendor No. 1 has now become the full owner of the aforesaid property comprising Khasra No. 134/2 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records; AND

KHASRA/GUT NO. 134/2

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WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/2 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.74 Hectare, Rental Rs. 2.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Girdhar Pujaram Waghmare, being his separate property; AND

WHEREAS the aforesaid (i) Shri. Dhanaraj Sheshrao Dabhekar, (ii) Shri. Ashok Sheshrao Dabhekar, (iii) Mrs. Kusum Manohar Shende, (iv) Smt. Sindu Chandrabhan Bagde and (v) Smt. Manjulabai Sheshrao Dabhekar, lateron jointly transferred/sold the aforesaid property in favour of M/s. Ganapati Builders and Developers, the Vendor named hereinabove, by a Sale Deed Dated 02-03-2007, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1326 on even date and the said Deed is duly signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of the Consentor. As a result, therefore the Vendor has now become the full owner of the aforesaid property comprising Khasra No. 134/1 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records; AND

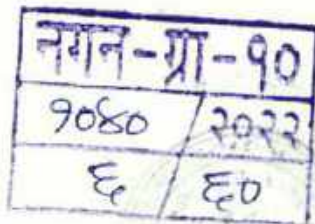
WHEREAS for variety of reasons and other good causes the aforesaid Vendor has now decided to sell the said property to any willing buyer and to utilise the Sale Proceeds in their own interests; AND

WHEREAS the Vendor being thus desirous of selling the said property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell the aforesaid entire property to the Purchaser for a total valuable consideration of **Rs. 1,82,70,000/- (Rupees One Crore Eighty Two Lakh Seventy Thousand Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the Agreement and in consideration of the sum of **Rs. 1,82,70,000/- (Rupees One Crore Eighty Two Lakh Seventy Thousand Only)** paid by the Purchaser to the Vendor in the manner appearing here in below the receipt

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whereof the Vendor acknowledge, the Vendor does hereby grant, convey and assign by way of Sale to the Purchaser the property comprising (i) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/1 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.81 Hectare, Rental Rs. 2.38 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, and (ii) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/2 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.74 Hectare, Rental Rs. 2.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses, outstanding Dues / Penalties and all other outgoings etc. levied thereon and payable by the Vendor upto date.

MANNER OF PAYMENT:

Rs 23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand Only) paid by the RTGS Dated 01.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor.

Rs 11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand Only) paid by the RTGS Dated 02.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor.

Rs 11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand Only) paid by the RTGS Dated 11.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor.

Rs 11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand Only) paid by the RTGS Dated 12.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor.

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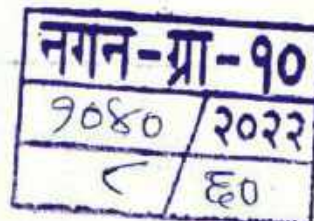


Rs 3,75,662/-	(Rupees Three Lakh Seventy Five thousand Six Hundred Sixty Two Only) paid by the RTGS Dated 08.12.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs 27,41,755/-	(Rupees Twenty Seven Lakh Forty Four Thousand Two Hundred Eighty) paid by the Purchaser to vendor by RTGS Dated <u>06/01/2022</u> , the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs. 90,833/-	(Rupees Ninety Thousand Eight Hundred Thirty Three Only) deducted by the Purchaser from the Sale Consideration Paid to Vendor (i.e. Ganpati Builder and Developers) towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department
Rs 30,00,000/-	(Rupees Thirty Lakh Only) paid by the Purchaser to vendor by Cheque No. 351401 Dated <u>21/05/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs 30,00,000/-	(Rupees Thirty Lakh Only) paid by the Purchaser to vendor by Cheque No. 351402 Dated <u>21/05/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs 31,86,750/-	(Rupees Thirty Lakh Eighty Six Thousand Seven Hundred Fifty Only) paid by the Purchaser to vendor by Cheque No. 351403 Dated <u>21/05/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
	TDS @1.00 will deducted time to time
Rs. 1,82,70,000/-	(TOTAL ONE CRORE Eighty TWO LAKH SEVENTY THOUSAND ONLY)

(2) THAT THE VENDOR does hereby covenant with the PURCHASER as follows:-

i) THAT the Vendor assure the Purchaser that it has a good, valid and marketable title and absolute right and full authority to sell/convey and transfer the

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said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendor and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendor further assure the Purchaser that the property hereby sold is their separate and self acquired property belonging to it alone having purchased the same by them exclusively out of their own earnings and savings and none except them has got any manner of right, title or interest whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable up to date.

v) THAT the Vendor shall, at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchase and her heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition at the time of execution of this Sale Deed.



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vii) THAT the Vendor has delivered all the Original documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed.

viii) THAT the Vendor shall support any application made by the Purchaser for mutation of her name in the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favor of the Purchaser in all relevant Government Records.

ix) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject, the Vendor will keep and hold the Purchaser indemnified.

x) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission is discovered, the same shall not annul this sale, but such misstatement, error or omission will always be subject to correction by the parties hereto.

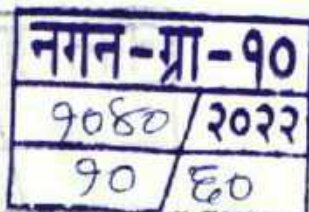
xi) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xii) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in her absolute discretion.

xiii) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchaser.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same are found to be false, then the parties shall be liable for action contemplated under Section 82 of Registration Act, 1908.

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(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

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

(6) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

(i) Property No. 1

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/1 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.81 Hectare, Rental Rs. 2.38 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR

ON THE EAST	-	BY SURVEY/KHASRA NO. 127/1,
ON THE WEST	-	BY SURVEY/KHASRA NO. 135,
ON THE NORTH	-	BY SURVEY/KHASRA NO. 133,
ON THE SOUTH	-	BY SURVEY/KHASRA NO. 134/2.

(ii) Property No. 2

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 134/2 of MOUZA – WARANGA, P.S.K. 74, having an area of 0.74 Hectare, Rental Rs. 2.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

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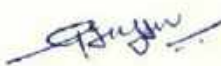


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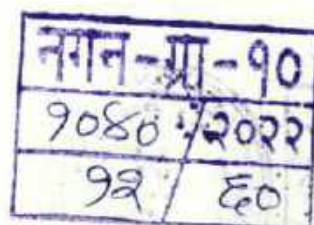
ON THE EAST - BY SURVEY/KHASRA NO. 127,
 ON THE WEST - BY SURVEY/KHASRA NOS. 119 AND 135,
 ON THE NORTH - BY SURVEY/KHASRA NO. 134/1,
 ON THE SOUTH - BY SURVEY/KHASRA NO. 126.

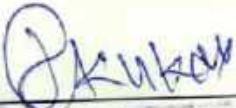
IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue 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.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S GANAPATI BUILDERS AND DEVELOPERS 1)  (VYANKATESH TRYAMBAKRAO KUNAWAR) Partner <u>VENDOR</u>
02			2)  (CHANDRAKANT BHAURAOJI PADMAWAR) Partner <u>VENDOR</u>

Contd. ...



03			3)  (ATUL MANOHARRAO YAMSANWAR) Partner <u>VENDOR</u>
04			4)  (NEELESH GAJANANRAO CHANDAWAR) Partners <u>VENDOR</u>
05			FOR SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED  (ANIL SHAMRAOJI ASHTANKAR) Authorised Signatory <u>PURCHASER</u>
WITNESSES :-			
1			 <u>WITNESS NO. 1</u>

Contd. ...

नगन-ग्रा-१०
१०४० / २०२२
१३ / ६०



II			 WITNESS NO. 2
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नगन-ग्रा-१०
 १०८० / २०२२
 १४ / ६०



Contd...



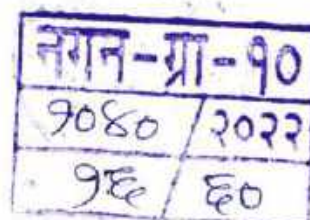
GRN : MH013351379202122E Amount : 10,04,500.00

Bank : IDBI BANK

Date : 18/02/2022-18:31:24

Total Defacement Amount

10,04,500.00





नगरपालिका मुख्यालय
नागपूर

सह जिल्हा निबंधक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर
नविन प्रशासकीय ईमास्त क्र.२, ए-विंग, तिसरा माळ, सिव्हील लाईन्स, नागपूर-४४० ००१



दुरध्वनी क्रमांक, (०७१२) २५३८७८० E-mail ID- jdr.nagpurcity@igmaharashtra.gov.in

म्यालोज्याचा अमृत घोषासय

पत्र क्र.का-१/अभिनिर्णय/प्र.क्र.०२/२०२२/ ३२८ / २०२२

दिनांक :- ३१ / ०१ / २०२२

अभिनिर्णय प्रकरण क्र.-०२/२०२२

अभिनिर्णय

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

संदर्भ :- आपला दिनांक ०३/०१/२०२२ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

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

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारूप / निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे खालील अनुच्छेद-२५ मध्ये मोडतो.

सदरच्या संलेखातील मालमत्ता ही

१) मौजा- वारंगा, तह. नागपूर ग्रामिण, जिल्हा नागपूर, प. ह. नं. ७४, ख. क्र. १३४/१ ची आरजी ०.८१ हे. आर. जमा रुपये २.३८/- हक्क भोवर्ग-१ आहे.

२) मौजा- वारंगा, तह. नागपूर ग्रामिण, जिल्हा नागपूर, प. ह. नं. ७४, ख. क्र. १३४/२ ची आरजी ०.७४ हे. आर. जमा रुपये २.००/- हक्क भोवर्ग-१ आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचनाकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी उक्त मालमत्तेचे दि. १९/०१/२०२२ रोजी आपला मुल्यांकन अहवाल या कार्यालयास सादर केलेले असून, सन-२०२०-२१ व २०२१-२२ चे बाजारमूल्य दर तक्त्यातील दर गृहीत धरून दस्तात नमुद मिळकतीचे मूल्य रु. २,००,९०,०००/- एवढे निश्चित केलेले आहे.

तसेच सदरच्या संलेखामध्ये मोबदला रक्कम रुपये १,८२,७०,०००/- नमुद केलेला आहे. म्हणून मुंबई मुद्रांक अधिनियम १९५८ चे कलम २(na) प्रमाणे मिळकतीचे बाजारमूल्य रुपये २,००,९०,०००/- इतके निश्चित करण्यात येत आहे.

वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमूल्य रुपये २,००,९०,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची १ चे अनुच्छेद २५(ब)(३) नुसार ४% टक्के व जि. प. पं. स. कायदा-१९६१ चे कलम-१९५८ अन्वये १% जादा मुद्रांक शुल्क असे एकूण ५% प्रमाणे रुपये १०,०४,५००/- इतके मुद्रांक शुल्क देय आहे. मूळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये १०,०४,५००/- इतके मुद्रांक शुल्क देय आहे. सबब, अभिनिर्णय देण्यात येत आहे.

१) सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये कोणत्याही प्रकारचे फेरबदल/खाडाखोड करता येणार नाही.

२) हा निर्णय महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम-५३ (अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे.

नगन-ग्रा-९०
९०४० / २०२२
९७ / ६०





ग्राम अधिकारी
त.सा.क्र. ७५२
तह. जि. नागपूर

नगन-ग्रा-१०	
१०४०	२०२२
२१	६०



m.v. - 1,21,16,000/-

नगन-ग्रा-१०	
१०४०	२०२२
२२	६०



अहवाल दिनांक : 18/02/2021



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.५ आणि ७।

गाव :- वारंगा (535911)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपावेभाग : 134/2

भूधारणा पद्धती : भोगवटादार वग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक	29	मे गणपती विल्डर्स अँड डेव्हलपर्स	0.74.00	2.09	(178)		कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जि.सयत 0.74.00							इतर
बागायत							फे.क्र. 178/401 (178)
एकूण							इतर
ला.पो. क्षेत्र							दि. 26.3.2007 खरेदीप्रमाणे नाव दर्ज (389)
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							प्रास्ताविक फेरफार : नाही
वग (अ) -							शेवटचा फेरफार क्रमांक - १ दिनांक -
वग (ब) -							
एकूण पो.ख. 0.00.00							
एकूण क्षेत्र 0.74.00							
(अ+ब)							
आकारणी 2.09							
जुडी किंवा विशेष							
आकारणी							
जुने फेरफार क्र.							सीमा आणि भूमापन विव्हे :

गाव नमुना बस (पिकाची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१।

गाव :- वारंगा (535911)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपावेभाग : 134/2

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनचे साधन	शेता
मिश्र पिकाखालील क्षेत्र								निर्मळ पिकाखालील क्षेत्र		स्वरूप	क्षेत्र	
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी
2019-20	खरीप									पडळ	0.7400	

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५०- रुपये मिळाले."

दिनांक :- 11/10/2021

सांकेतिक क्रमांक :- 270900090108850000102021117

(नाम :- श्री प्रसाद अमृतदास शिंदे) 68-महाराष्ट्र

तलाठी साक्षात :- श्री.गो.वि.सा.के. 70/सा.के.नामधून (ग्रामीण) जिल्हा-नागपूर

नगपूर

नगन-ग्रा-९०
9080/2022
23/60



11-10-2021

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा. क्रमांक :- नर/भान/नामप्रविष्टा/११३७०

दिनांक : २६/१०/२०२१.

प्रति,

मे.गणपती बिल्डर्स अॅण्ड डेव्हलपर्स

द्वारा/श्री. अंजनेया डेव्हलपर्स प्रां. लि. एम/२७, २ रा माळा, बिजनेस प्लाझा सेंटर बाजार रोड,
रामदासपेठ, नागपूर ४४००१०.

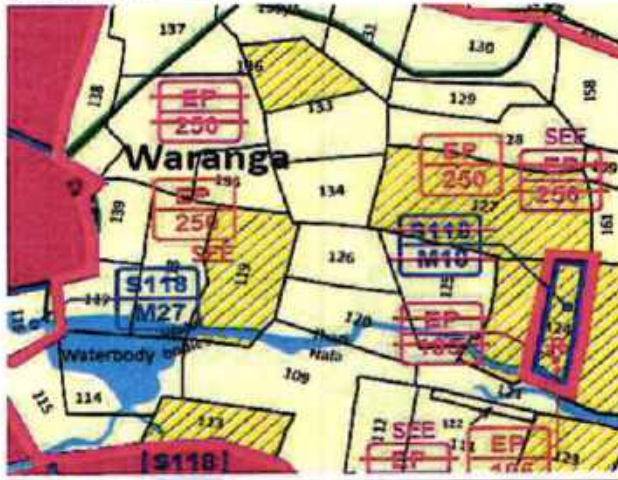
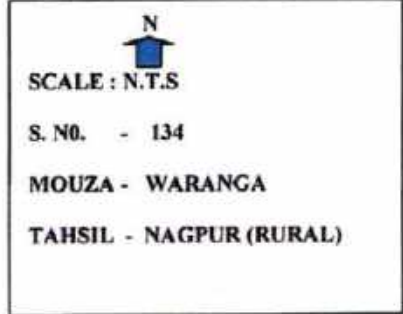
विषय :- मौजा वारंगा, खसरा क्र. १३४/१, तह. नागपूर (ग्रा.), जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक १२/१०/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एच./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



ब) झोन दाखला / प्रमाणपत्र :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत/जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :- अर्बन सेक्टर बाहेर.

झोन :- "As per EP-250 Parcel No. 101 to 139, 158 to 165 (Excluding Natural Features) is Deleted from Agriculture (A-2) Zone & Existing Residential in Agriculture (A-2) Zone And Included in Residential Zone Excluding modification S118/M27 and Including modification S118/M18 (शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या UDCPR च्या अनुषंगाने शासनास सादर केलेल्या संदर्भास अधीन राहून)"

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

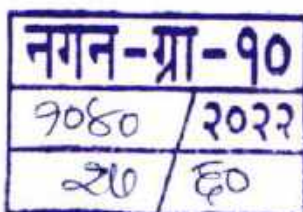
२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.

४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.

६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.



नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण

नगन-ग्रा-१०	
१०४०	२०२२
२८	६०



०१-११-२०२२
११/११/२०२२

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा. क्रमांक :- नर/भान/नामप्रविप्रा/११३६९

दिनांक : २६/१०/२०२१.

प्रति,

मे.गणपती बिल्डर्स अँड डेव्हलपर्स

द्वारा/श्री. अंजनेया डेव्हलपर्स पां. लि. एम/२७, २ रा माळा, बिजनेस प्लाझा सेंटर बाजार रोड,

रामदासपेठ, नागपूर ४४००१०.

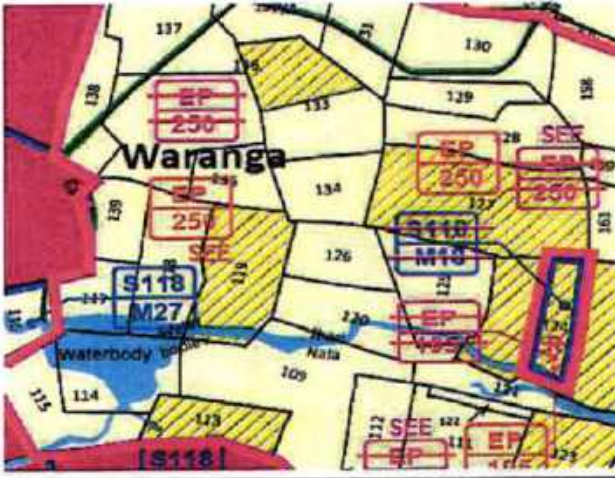
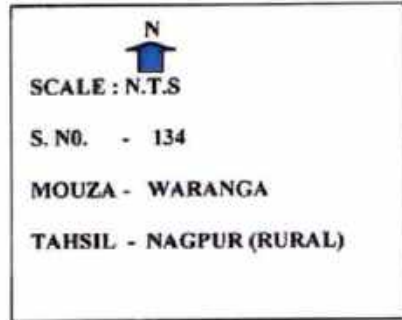
विषय :- मौजा वारंगा, खसरा क्र. १३४/२; तह. नागपूर (प्रा.), जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक १२/१०/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



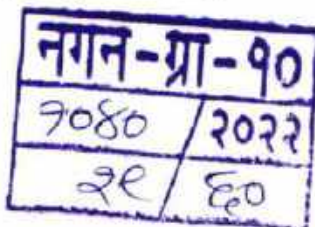
ब) झोन दाखला / प्रमाणपत्र :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत/जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :- अर्बन सेक्टर बाहेर.

झोन :- "As per EP-250 Parcel No. 101 to 139, 158 to 165 (Excluding Natural Features) is Deleted from Agriculture (A-2) Zone & Existing Residential in Agriculture (A-2) Zone And Included in Residential Zone Excluding modification S118/M27 and Including modification S118/M18 (शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या UDCPR च्या अनुषंगाने शासनास सादर केलेल्या संदर्भास अधीन राहून)"

- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा सारांशकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नूसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला बरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.



नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण