

274/1039

पावती

Original/Duplicate

Tuesday, February 22, 2022

नोंदणी क्र.: 39म

11:24 AM

Regn.: 39M

पावती क्र.: 1452 दिनांक: 22/02/2022

गावाचे नाव: बारंगा

दस्तऐवजाचा अनुक्रमांक: नगन(गा)-1039-2022

दस्तऐवजाचा प्रकार: विक्रीपत्र

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पुढाची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, पॅब्रनेल प्रिंट, सूची-२ अंदाजे

11:44 AM ह्या वेळेस मिळेल.

DELIVERD

NGR10

बाजार मूल्य: रु. 52480000/-

मोबदला रु. 47710000/-

भरणेचे मुद्रांक शुल्क: रु. 2624000/-

1) देयकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2102202214239 दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013443602202122E दिनांक: 22/02/2022

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN MH013443602202122E		BARCODE		Date 21/02/2022-17:37:05		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		ANJANEYA DEVELOPERS PVT LTD	
Location NAGPUR							
Year 2021-2022 One Time				Flat/Block No.		KH NO 125 AND 128	
Account Head Details			Amount In Rs.	Premises/Building			
0030063301 Registration Fee			30000.00	Road/Street		MCUZA WARANGA	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 1 1 0 8	
				Remarks (If Any)			
				SecondPartyName=VYANKATESH T KUNAWAR AND OTHERS-			
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.	00040572022022139985 CKS9007228	
Cheque/DD No.				Bank Date	RBI Date	21/02/2022-17:24:39 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 :

Mobile No. : 0000000000

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

सदर चालन केवल दृश्यम निबंधक कार्यालयत नोटणी करावयाच्या दस्तांसाठी लागू आहे. नोटणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

नगन-ग्रा-९०
१०२६/२०२२
१/८६



[Signature]

नगन-ग्रा-१०	
१०३६	२०२२
३	४६



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. 01/2022
Date 3/1/2022

Received From Shri/Smt./M/s. Shri Anjaneya Developers Private Limited.
Residing at Nagpur
Market Value Rs. 5,24,80,000/-
Stamps duty of Rs. 2624000/- in words Rs. Twenty six lakh twenty four thousand only.
Paid vide e-Challan No. MH013351219202225 Date

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 2624000/- (in words Rs. Twenty six lakh -
twenty four thousand only) with which instrument is chargeable
has been paid as per Article 25(b)(3) of Schedule-I.

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

Nagpur,

Date 2/1/21

Collector of Stamps
Nagpur City

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

मुद्रांक जिल्हाधिकारी
नागपुर शहर



SALE DEED

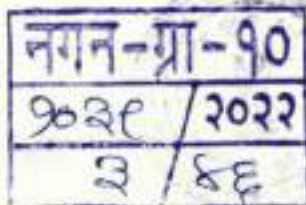
VALUED AT RS. RS. 4,77,10,000.00 ONLY

(RUPEES FOUR CRORE SEVENTY SEVEN LAKH TEN
THOUSAND ONLY)

THIS DEED OF SALE is made on this 22nd Day of FEB.

2022, BETWEEN: (1) SHRI. VYANKATESH S/o TRYAMBAKRAO KUNAWAR,
Aged 59 Years, Occupation - Business, PAN AFLPK0302H & AADHAR UID 4468
9295 8649, Resident of Plot No. 10, Rachana Galaxy, North Ambazari Road, Shivaji
Nagar, Nagpur-440010, Tahsil and District-NAGPUR; (2) SHRI. CHANDRAKANT

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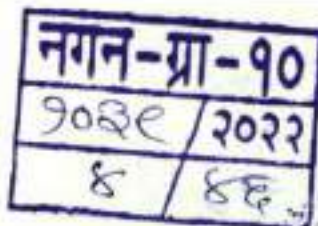
S/o **BHAURAOJI PADMAWAR**, Aged 59 Years, Occupation – Business, PAN ADEPP6147Q & AADHAR UID 3084 1589 1258, Mobile No. 9822467701, Resident of Plot No. 64/A, "Magalam", Near Orange City Hospital, Pande Layout, Khamla, Nagpur- 440025, Tahsil and District-NAGPUR; (3) **SHRI. ATUL S/o MANOHARRAO YAMSANWAR**, 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 **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS**, 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. 125 of MOUZA – WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 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.**

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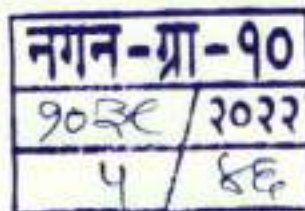
1' and (ii) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA - WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary 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 Vendors named hereinabove; AND

KHASRA/GUT NO. 125

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 125 of MOUZA - WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 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 (i) Shri. Umarao Hiranman Satpute, (ii) Smt. Kausalyabai Laxman Gaydhane, (iii) Shri. Namdeo Shamrao Satpute, (iv) Shri. Vasanta Shamrao Satpute, (v) Shri. Ashok Shamrao Satpute, (vi) Shri. Gopal Shamrao Satpute, (vii) Shri. Bhaiyya Shamrao Satpute, (viii) Smt. Kamlabai Santoshrao Bende, (ix) Smt. Vimlabai Shamrao Zade and (x) Smt. Sunderbai Shamrao Satpute, as recorded owners thereof; AND

WHEREAS the (i) Shri. Umarao Hiranman Satpute, (ii) Smt. Kausalyabai Laxman Gaydhane, (iii) Shri. Namdeo Shamrao Satpute, (iv) Shri. Vasanta Shamrao Satpute, (v) Shri. Ashok Shamrao Satpute, (vi) Shri. Gopal Shamrao Satpute, (vii) Shri. Bhaiyya Shamrao Satpute, (viii) Smt. Kamlabai Santoshrao Bende, (ix) Smt. Vimlabai Shamrao Zade and (x) Smt. Sunderbai Shamrao Satpute, lateron jointly transferred/sold the aforesaid property in favour of Shri. Diwakar Sambhashiv Yamsanwar, by a Sale Deed Dated 14-03-2007, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 1612 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; AND

WHEREAS the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron executed General Power of Attorney on 08-02-2006 thereby appoint Shri. Umesh Sadashiv Thakre as his duly Constituted Attorney to execute the Sale Deed. The said



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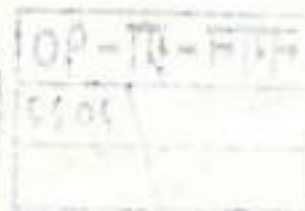
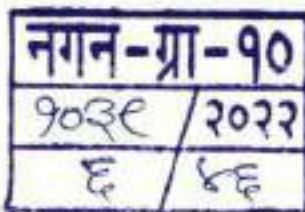
General Power of Attorney is duly registered at the Sub-Registrar-Ghatanji in Book No. 4 at Sr. No. 137 on even date; AND

WHEREAS the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron in his turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 125 of MOUZA – WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 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 in favour of (i) Shri. Vyankatesh Trimbakrao Kunawar, (ii) Shri. Chandrakant Bhauraoji Padmawar, (iii) Shri. Atul Manoharrao Yamsanwar and (iv) Shri. Neelesh Gajananrao Chandawar, the Vendors No. 3 named hereinabove, by a Sale Deed dated 05-03-2021, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4906 on 17-03-2021. As a result therefore the Vendors No. 3 has now become the Joint/Co-owners of the aforesaid property comprising Khasra No. 125 with heritable and transferable rights therein and the same is also accordingly mutated in their name in all relevant records; AND

KHASRA/GUT NO. 126

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 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. Umarao Hiranman Satpute, being his separate property; AND

WHEREAS the aforesaid Shri. Umarao Hiranman Satpute lateron transferred/sold the aforesaid property in favour of Shri. Diwakar Sambhashiv Yamsanwar, by a Sale Deed Dated 14-03-2007, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 1611 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; AND



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WHEREAS the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron executed General Power of Attorney in favour of Shri. Umesh Sadashiv Thakre on 08-02-2006, which is duly registered at the Sub-Registrar-Ghatanji in Book No. 4 at Sr. No. 137 on even date; AND

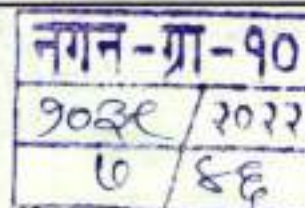
WHEREAS the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron in his turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 Yearly, held in Occupancy Class-1 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 in favour of (i) Shri. Atul Manoharrao Yamsanwar (ii) Shri. Chandrakant Bhauraoji Padmawar, (iii) Shri. Neelesh Gajananrao Chandawar and (iv) Shri. Vyankatesh Trimbakrao Kunawar, the Vendors No. 3 named hereinabove, by a Sale Deed dated 05-03-2021, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4907 on 17-03-2021. As a result, therefore the Vendors have now become the Joint/Co-owners of the aforesaid property comprising Khasra No. 126 with heritable and transferable rights therein and the same is also accordingly mutated in their name in all relevant records; AND

WHEREAS for variety of reasons and other good causes the aforesaid Vendors 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 Vendors 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 Vendors has agreed to sell the aforesaid entire property to the Purchaser for a total valuable consideration of Rs. 4,77,10,000/- (Rupees Four Crore Seventy Seven Lakh Ten 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. 4,77,10,000/- (Rupees Four Crore Twenty Four Lakh Forty One Thousand Two



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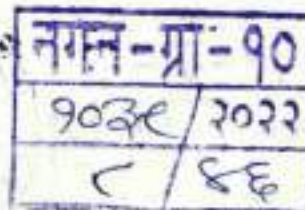
Hundred Thirty Only paid by the Purchaser to the Vendors in the manner appearing here in below the receipt whereof the Vendors acknowledge, the Vendors do hereby grant, convey and assign by way of Sale to the Purchaser the property comprising (i) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 125 of MOUZA – WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 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 (ii) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 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 Vendors upto date.

MANNER OF PAYMENT:

MANNER OF PAYMENT MADE TO VYANKATESH KUNAWAR:-

Rs 11,25,000/-	(Rupees Eleven Lakh Twenty Five Thousand Only) paid by the RTGS Dated 01.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to Vyankatesh Kunawar)
Rs 25,00,000/-	(Rupees Twenty Five Lakh Only) paid by the RTGS Dated 30.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to Vyankatesh Kunawar)
Rs 10,00,000/-	(Rupees Ten Lakh Only) paid by the RTGS Dated 01.12.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to Vyankatesh Kunawar)
Rs 10,00,000/-	(Rupees Ten Lakh Only) paid by the RTGS Dated 02.12.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to Vyankatesh Kunawar)

Contd. ...



Rs 73,301/- (Rupees Seventy Three Thousand Three Hundred One Only) paid by the RTGS Dated 08.12.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to Vyankatesh Kunawar)

Rs 25,03,874/- (Rupees Twenty Five Lakh Three Thousand Eight Hundred Seventy Four Only) paid by the Purchaser to vendor by RTGS Dated 07/01/2022 the Receipt Whereof is Hereby Acknowledged by the Vendor.

[Signature]

Rs. 82,850/- (Fifty Eighty Two Thousand Eight Hundred Fifty) deducted by the Purchaser from the Sale Consideration Paid to Vendor (i.e. Vyankatesh Kunawar) 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. 351404 Dated 31/08/2022 drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.

Rs 30,27,975/- (Rupees Thirty Lakh Twenty Seven Thousand Nine Hundred Seventy Five Only) paid by the Purchaser to vendor by Cheque No. 351405 Dated 31/08/2022 drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.

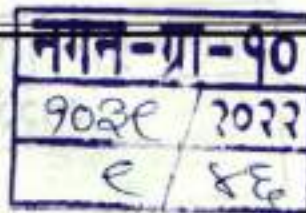
TDS @1.00 will deducted from time to time

MANNER OF PAYMENT MADE TO ATUL YAMSANWAR

Rs 6,75,000/- (Rupees Six Lakh Seventy Five Thousand Only) paid by the RTGS Dated 01.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to ATUL YAMSANWAR)

Rs 3,37,500/- (Rupees Three Lakh Thirty Seven Thousand Five Hundred Only) paid by the RTGS Dated 02.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to ATUL YAMSANWAR)

Rs 3,37,500/- (Rupees Three Lakh Thirty Seven Thousand Five Hundred Only) paid by the RTGS Dated 11.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to ATUL YAMSANWAR)



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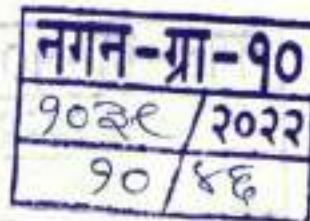
Rs 3,37,500/-	(Rupees Three Lakh Thirty Seven Thousand Five Hundred Only) paid by the RTGS Dated 12.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to ATUL YAMSANWAR)
Rs 40,10,801/-	(Rupees Forty Lakh Ten Thousand Eight Hundred One) paid by the RTGS Dated 08.12.2021 the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to ATUL YAMSANWAR)
Rs 25,03,874/-	(Rupees Twenty Five Lakh Three Thousand Eight Hundred Seventy Four Only) paid by the Purchaser to vendor by RTGS Dated <u>13/01/2022</u> the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs. 82,850/-	(Fifty Eighty Two Thousand Eight Hundred Fifty) deducted by the Purchaser from the Sale Consideration Paid to Vendor (i.e. (Given to Atul Yamsanwar) 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. 351406 Dated <u>21/08/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs 30,27,975/-	(Rupees Thirty Lakh Twenty Seven Thousand Nine Hundred Seventy Five Only) paid by the Purchaser to vendor by Cheque No. 351407 Dated <u>21/08/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.

TDS @1.00 will deducted from time to time

MANNER OF PAYMENT MADE TO CHANDRAKANT B. PADMAWAR

Rs 6,75,000/-	(Rupees Six Lakh Seventy Five Thousand Only) paid by the RTGS Dated 01.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to CHANDRAKANT B. PADMAWAR)
Rs 3,37,500/-	(Rupees Three Lakh Thirty Seven Thousand Five Hundred Only) paid by the RTGS Dated 02.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to CHANDRAKANT B. PADMAWAR)
Rs 3,37,500/-	(Rupees Three Lakh Thirty Seven Thousand Five Hundred Only) paid by the RTGS Dated 11.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to CHANDRAKANT B. PADMAWAR)

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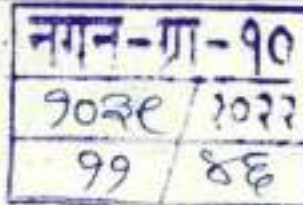


Rs 3,37,500/-	(Rupees Three Lakh Thirty Seven Thousand Five Hundred Only) paid by the RTGS Dated 12.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to CHANDRAKANT B. PADMAWAR)
Rs 40,10,801/-	(Rupees Forty Lakh Ten Thousand Eight Hundred One) paid by the RTGS Dated 09.12.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to CHANDRAKANT B. PADMAWAR)
Rs 25,03,874/-	(Rupees Twenty Five Lakh Three Thousand Eight Hundred Seventy Four Only) paid by the Purchaser to vendor by RTGS Dated <u>15/01/2022</u> , the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs. 82,850/-	(Fifty Eighty Two Thousand Eight Hundred Fifty) deducted by the Purchaser from the Sale Consideration Paid to Vendor (i.e. (Given to Chandrakant Padmawar) 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. 351408 Dated <u>21/08/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs 30,27,975/-	(Rupees Thirty Lakh Twenty Seven Thousand Nine Hundred Seventy Five Only) paid by the Purchaser to vendor by Cheque No. 351409 Dated <u>21/08/2022</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

MANNER OF PAYMENT MADE TO NEELESH G. CHANDAWAR

Rs 1,75,000/-	(Rupees One Lakh Seventy Five Thousand Only) paid by the RTGS Dated 01.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to NEELESH G. CHANDAWAR)
Rs 87,500/-	(Rupees Eighty Seven Thousand Five Hundred Only) paid by the NEFT Dated 02.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to NEELESH G. CHANDAWAR)
Rs 87,500/-	(Rupees Eighty Seven Thousand Five Hundred Only) paid by the NEFT Dated 11.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to NEELESH G. CHANDAWAR)



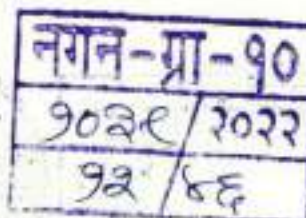
Contd. . .

Rs 87,500/-	(Rupees Eighty Seven Thousand Five Hundred Only) paid by the NEFT Dated 12.11.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to NEELESH G. CHANDAWAR)
Rs 14,61,934/-	(Rupees Fourteen Lakh Sixty One Thousand Nine Hundred Thirty Four Only) paid by the RTGS Dated 08.12.2021, the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to NEELESH G. CHANDAWAR)
Rs 8,34,624/-	(Rupees Eight Lakh Thirty Four Thousand Six Hundred Twenty Four Only) paid by the RTGS Dated <u>11/01/2022</u> , the Receipt Whereof is Hereby Acknowledged by the Vendor. (Given to NEELESH G. CHANDAWAR)
Rs. 27,617/-	(Nineteen Twenty Seven Thousand Six Hundred Seventeen) deducted by the Purchaser from the Sale Consideration Paid to Vendor (i.e. NEELESH G. CHANDAWAR) towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department (Given to NEELESH G. CHANDAWAR)
Rs 10,00,000/-	(Rupees Ten Lakh Only) paid by the Purchaser to vendor by Cheque No. <u>351410</u> Dated 351410 drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
Rs 10,09,325	(Rupees Ten Lakh Nine Thousand Three Hundred Twenty Five Only) paid by the Purchaser to vendor by Cheque No. 351411 Dated <u>21/01/2022</u> drawn on Bank of India, Sitabuldi Branch, Nagpur the Receipt Whereof is Hereby Acknowledged by the Vendor.
	TDS @1.00 will deducted from time to time
Rs. 4,77,10,000/-	(TOTAL FOUR CRORE SEVENTY SEVEN LAKH TEN THOUSAND ONLY)

(2) THAT THE VENDORS do hereby covenant with the PURCHASER as follows:-

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

Contd...



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 Vendors 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 Vendors 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.

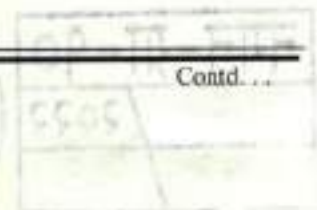
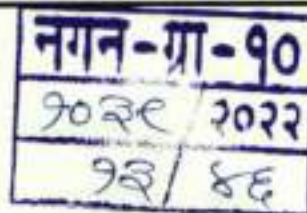
iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendors or any other person or persons claiming through, under or in trust for it and without any lawful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

vii) THAT the Vendors 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 Vendors 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 Vendors or of any encumbrance or charge on the same to which this sale is not subject, the Vendors 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.

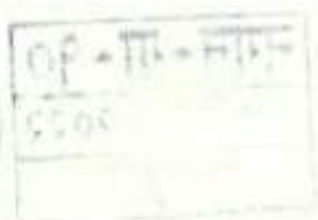
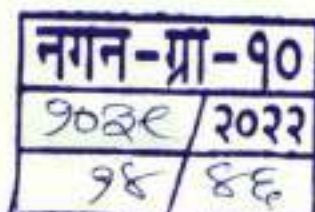
xii) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in her absolute discretion.

xiii) THAT the Vendors 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.

(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.

Contd. . .



(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. 125 of MOUZA – WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 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:

ON THE EAST	-	BY SURVEY/KHASRA NO. 124/1,
ON THE WEST	-	BY SURVEY/KHASRA NO. 120,
ON THE NORTH	-	BY SURVEY/KHASRA NO. 127,
ON THE SOUTH	-	BY SURVEY/KHASRA NO. 120.

(ii) Property No. 2

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 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:

नगन-गा-१०	
१०२६	२०२२
१५	८६

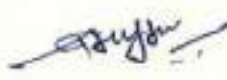


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ON THE EAST - BY SURVEY/KHASRA NO. 125,
 ON THE WEST - BY SURVEY/KHASRA NO. 119/1,
 ON THE NORTH - BY SURVEY/KHASRA NO. 134/2,
 ON THE SOUTH - BY SURVEY/KHASRA NO. 120.

IN WITNESS WHEREOF the VENDORS 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.

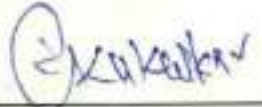
Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (VYANKATESH TRYAMBAKRAO KUNAWAR)
02			2)  (CHANDRAKANT BHAURAOJI PADMAWAR)

नगन-ग्रा-१०
 १०२२ / २०२२
 १६ / ८६



Contd. ...

03			3)  (ATUL MANOHARRAO YAMSANWAR)
04			4)  (NEELESH GAJANANRAO CHANDAWAR) <u>VENDORS</u>
05			FOR SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED  (ANIL SHAMRAOJI ASHTANKAR) Authorised Signatory <u>PURCHASER</u>
WITNESSES :-			
I			 <u>WITNESS NO. 1</u>
II			 <u>WITNESS NO. 2</u>

Contd. ...

नगन-ग्रा-१०
१०३९ / २०२२
१७ / ४६



Dist. Registrar

नगन-ग्रा-१०
१०३६ १०२२
१८ ४६



OP-III-भाग
८८०८



CHALLAN
MTR Form Number-6



GRN MH013351219202122E	BARCODE	Date 18/02/2022-18:28:07	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name NPJ1_JT DISTRICT REGI NAGPUR URBAN		Full Name	SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED
Location NAGPUR			
Year 2021-2022 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030051701 Amount of Tax	2624000.00	Road/Street	MOUZA WARANGA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	JOINT DISTRICT REGISTRAR NAGPUR URBAN ADJ CASE NO 1/2022
		Amount In	Twenty Six Lakh Twenty Four Thousand Rupees Only
Total	26,24,000.00	Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	69103332022021819312
Cheque/DD No.		Ref. No.	2730464026
Name of Bank		Bank Date	18/02/2022-18:39:19
Name of Branch		RB Date	Not Verified with RBI
		Bank-Branch	IDBI BANK
		Scroll No. , Date	100 , 21/02/2022

Department ID :

NOTE:- This challan is valid for document to be registered only. Not valid for non-registered document.
सदर चालन केवल दुर्यज निबंधक कार्यालयों में ही दर्ज हो सकेगा. नॉन-रजिस्टर्ड दस्तावेजों के लिए सदर चालन लागू नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		006502636202122	21/02/2022-13:22:23	IGR377	2624000.00

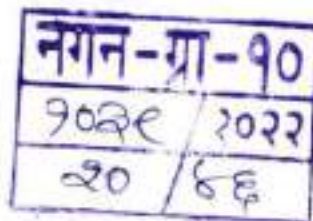
GRN : MH013351219202122E Amount : 26,24,000.00

Bank : IDBI BANK

Date : 18/02/2022-18:28:07

Total Defacement Amount

26,24,000.00





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

दुरधनी क्रमांक : (०७१२) २५३८५८० E-mail ID- jdr.nagpurcity@igrmaharashtra.gov.in



पत्र क्र.का-२/अभिनिर्णय/प्र.क्र.०१/२०२२/ ३२९ /२०२२

दिनांक :- ३१/०१/२०२२

अभिनिर्णय प्रकरण क्र.-०१/२०२२

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 दस्तावे 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. १२५ ची आरजी ३.२९ हे. आर. जमा रुपये ४.००/- हक्क भोवर्ग-१ आहे.

२) मौजा- वारंगा, तह. नागपूर ग्रामिण, जिल्हा नागपूर, प. ह. नं. ७४, ख. क्र. १२६ ची आरजी १.४२ हे. आर. जमा रुपये ५.७५/- हक्क भोवर्ग-१ आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचनाकार यांचेकडे मूल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी उक्त मालमत्तेचे दि. १९/०१/२०२२ रोजी आपला मूल्यांकन अहवाल या कार्यालयास सादर केलेले असून, सन-२०२०-२१ व २०२१-२२ चे बाजारमूल्य दर तक्त्यातील दर गृहीत धरून दस्तात नमुद मिळकतीचे मूल्य रु. ५,२४,८०,०००/- एवढे निश्चित केलेले आहे.

तसेच सदरच्या संलेखामध्ये मोबदला स्वकम रुपये ४,७७,१०,०००/- नमुद केलेला आहे. म्हणून मुंबई मुद्रांक अधिनियम १९५८ चे कलम २(ना) प्रमाणे मिळकतीचे बाजारमूल्य रुपये ५,२४,८०,०००/- इतके निश्चित करण्यात येत आहे.

वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमूल्य रुपये ५,२४,८०,०००/- एवढ्या मूल्यावर 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 २६,२४,०००/- इतके मुद्रांक शुल्क देय आहे. मूळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये २६,२४,०००/- 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
१०३६/२०२२
२९/४६



३) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिकूल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्ण पणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देत आहे.

४) कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.

५) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनिबंधक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

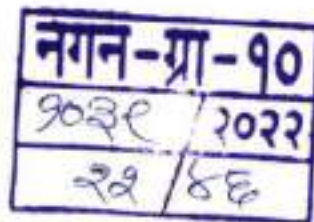
वर दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तऐवज देय दरगारे मुद्रांक शुल्काची रक्कम रु.भरण्याद्वारे शासन जमा करावी.



मुद्रांक मित्हाधिकारी,
नागपूर शहर.

प्रति,

मे. श्री अंजनेय डेहलपर्स प्रा. लि.
तर्फे संचालक श्री अनि श्यामराव आष्टनकर,
कार्या. पत्ता एफ-२७, २ रा माळा, बिझिनेस प्लाझा,
सेन्ट्रल बाजार रोड, रामदासपेट, नागपूर.





जिल्हा :- नागपूर

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे हे.आर.पो.मी. एकक	(१)	विवाकर-संभाषित-यमसनवार				(1159)	कुळाची मात व खंड
अ) लगवड पो.मी. क्षेत्र	740	अदुत यमनोहरराव यमसनवार				(1159)	इतर अधिकार
जिरागत 3.29.00		चंद्रकांत भाऊराव पद्मपार				(1159)	इतर
भागवत 3.29.00		निलेश यजमानराव चंदापार				(1159)	दि. 25.4.2007 खरेदी (39%)
एकुण 3.29.00		बळकटेश विठकराव कुणावार				(1159)	इतर
सा.पो. क्षेत्र		— सामाईक क्षेत्र —	3.2900	4.00			खरेदी (1159)
ब) पो.ट.क्षेत्र (लगवड अयोग्य)							इतर
पग (अ)							इतर
पग (ब)							इतर
एकुण पो.ख. 0.00.00							इतर
एकुण क्षेत्र 3.29.00							इतर
(अ+ब)							इतर
अकारणी 4.00							इतर
दुर्घट किंवा							इतर
विशेष							इतर
आकारणी							इतर
जमिनी फेरफार क्र. (366)							इतर

तालुकः नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 125

भूमापन क्रमांक व उपविभाग : 125													
पिकाखालील क्षेत्राचा तपशील										तागावडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनावे साधन	शेरा
मिश्र पिकाखालील क्षेत्र						निभेळ पिकाखालील क्षेत्र							
			घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	खाता क्रमांक		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
							ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी			ह.आर चौ.मी
2020-21	संपूर्ण वर्ष											चराई फळ	3.2900

टीप - *४ - मिश्रणाचा संकलन क्रमांक, *५ - जला निश्चित, *६ - अवयव निश्चित।

“या प्रमाणित प्रतीक्षाची मी म्हणून १५ दिवसे गिळाले.”
दिनांक :- 11/10/2021
संकेतित क्रमांक :- 270900090108850000102021113

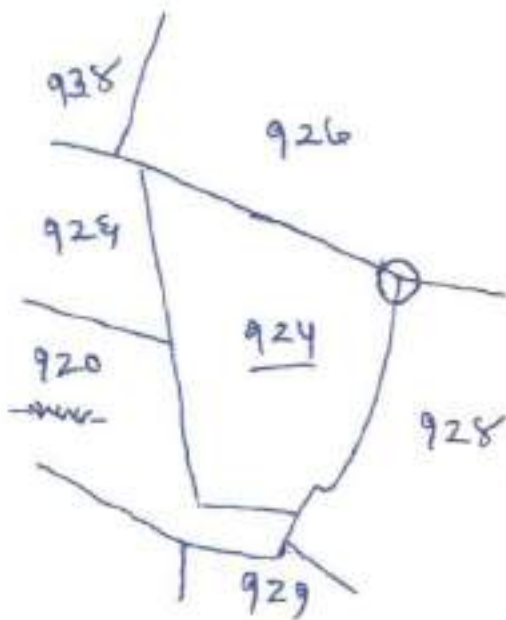
(नाम) : श्री प्रदीप कुमार शर्मा
तलाठी हाथी : श्री प्रदीप कुमार शर्मा

नगन-ग्रा-१०
१०३६ / २०२२
२३ / ४६



नगन-ग-१०
१०३९ २०२२
२४- ४६





वारंशा
68
नागपूर छात्र
१९८०-८१
१.५०००



ग्राम अधिकारी
त.सा.क्र. ६८-मोहनाथ
सह. वि. नागपूर
व.प. (१०)



नगन-ग्रा-१०
१०२९ / ३०२२
२५ / ४६



M.V. - 3,79,25,000 ✓



OF-गा-नाप

नगन-ग्रा-१०	
१०२६	२०२२
२६	४६



अहवाल दिनांक : 11/10/2021



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही। तयार करणे व सुस्थितीत ठेवणे। नियम, १९७१ यातील नियम ३५.६ आणि ३५.७।

गाव :- वारंगा (535911)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपावेभाग : 126

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पा.ख. फ.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे ह.आर.चौ.मी. एकक	740	अतुल मनोहरराव रामनरवार	1.4200 5.75	कुळाचे नाव व संज्ञा
अ) लागवड योग्य क्षेत्र		अतुल मनोहरराव रामनरवार		इतर अधिकार
जि.सप्त 1.42.00		चंद्रकांत भाऊराव पंधारवार		इतर
लागवड 1.42.00		निलेश गजाननराव घंदावार		दि.13.3.07 अन्वये भो.वा.। मणी घाटवती
एकूण 1.42.00		कांकाटेरा विठ्ठलराव कुशावार		(379)
ता.पो. क्षेत्र		सांगार्ड क्षेत्र		इतर
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)				दि.25.4.07 खोदीपत्राचे : १९९
को. (अ)				इतर
को. (ब)				खोदी। 11.00।
एकूण पा.ख. 0.00.00				
एकूण क्षेत्र 1.42.00				
अ+ब)				
अकारणी 5.75				
खोदी किंवा				
विशेष				
आकारणी				
इतर परीक्षार क्र. (399)				

गाव नमुना वारा (पिकाची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही। तयार करणे व सुस्थितीत ठेवणे। नियम, १९७१ यातील नियम २९।

गाव :- वारंगा (535911)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपावेभाग : 126

			पिकाखालील क्षेत्राचा तपशील			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचा साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			
			घटक पिके व प्रत्येकाखालील क्षेत्र						
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
			ह.आर. चौ.मी.	ह.आर. चौ.मी.	ह.आर. चौ.मी.	ह.आर. चौ.मी.	ह.आर. चौ.मी.	ह.आर. चौ.मी.	ह.आर. चौ.मी.
2021-22	संपूर्ण वर्ष	740							घातू पट 1.1218

टीप : +v - मिश्रणाचा संकेत क्रमांक : +x - जल सिंचित : +y - अजल सिंचित

“या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळाले -
दिनांक :- 11/10/2021
सांकेतिक क्रमांक :- 2709000901088500001020211114

गाव अधिकारी

व.सा.क्र. 108-मो.मो.मो.

व.सा.क्र. 108-मो.मो.मो.

व.सा.क्र. 108-मो.मो.मो.

व.सा.क्र. 108-मो.मो.मो.

नगन-गा-९०

१०३६/२०२१

२१०/६६

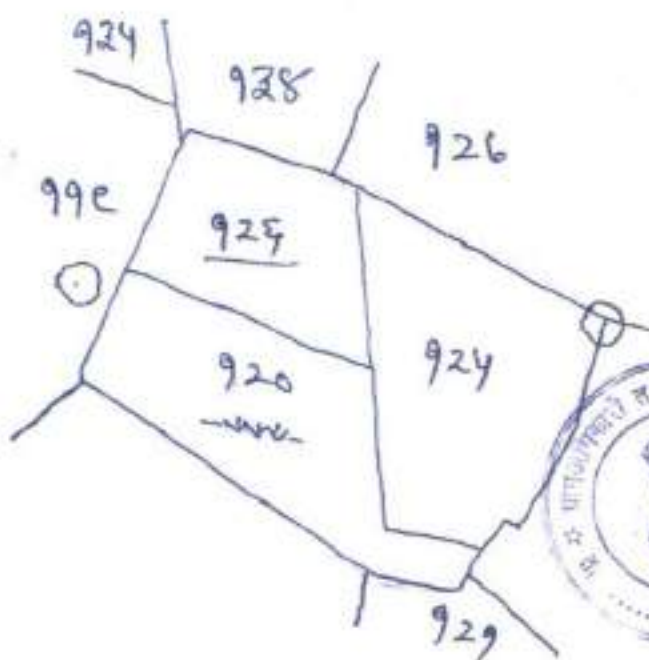


11-10-2021

नगन-ग्रा-१०	
१०३९	२०२२
२१	४६



०१-११-२०२२
११-११-२०२२
११-११-२०२२
११-११-२०२२



वारंदा
 ६४
 नांगर (ग्रा)
 १९८८-८९
 १:५०००



ग्राम अधिकारी...
 स. सा. क. ६४-१९८८-८९
 तह... वि. नांगर

नगन-ग्रा-१०
 १०३९ / २०२२
 २९ / ४६

