

274/1644

पावती

Original/Duplicate

Tuesday, March 22, 2022

नोंदणी क्र.: 39म

5:57 PM

Regn.: 39M

पावती क्र.: 2282 दिनांक: 22/03/2022

गावाचे नाव: वारंगा

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-1644-2022

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: श्री अंजनेय डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक अनिल श्यामराव आह्नकर ,

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, खंबने

6:16 PM ह्या वेळेस मिळेल.

NGR10

बाजार मुल्य: रु. 18757500/-

मोबदला रु. 17100000/-

भरलेले मुद्रांक शुल्क : रु. 937900/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2203202216609 दिनांक: 22/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014108030202122E दिनांक: 22/03/2022

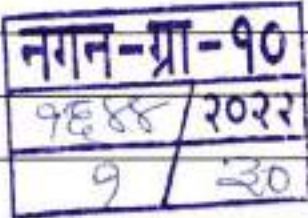
बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH014108030202122E	BARCODE			Date	05/03/2022-15:27:57		Form ID	25.1				
Department Inspector General Of Registration					Payer Details								
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)								
					PAN No.(If Applicable)								
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		SHRI ANJANEYA DEVELOPERS PVT LTD						
Location NAGPUR													
Year 2021-2022 One Time					Flat/Block No.								
Account Head Details			Amount In Rs.								Premises/Building		
0030046401 Stamp Duty			937900.00		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=SHRI VINOD RAMESH DONGRE-								
					Amount In		Nine Lakh Sixty Seven Thousand Nine Hundred Rupees						
					Words		Only						
Total			9,67,900.00										
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN		Ref. No.		69103332022030514036		2733187616		
Cheque/DD No.					Bank Date		RBI Date		05/03/2022-15:46:12		Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID

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.

NOTE:- This document is valid for the purpose of the tender only. It is not to be used for any other purpose. The tenderer is responsible for the validity of the document.

[Signature]

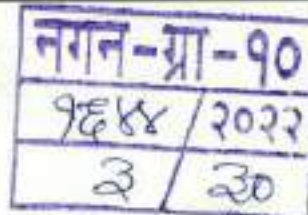
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2203202216809	Date 22/03/2022
Received from Purchaser, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 22/03/2022
Bank CIN 10004152022032214292	REF No. IGANFVJLP7
This is computer generated receipt, hence no signature is required.	

नगल-ग्रा-१०
१६४४/२०२२
२/२०



SALE DEED**VALUED AT RS. 1,71,00,000=00 ONLY****(RUPEES ONE CRORE SEVENTY ONE LAKH ONLY)****VALUATION AS PER ANNUAL STATEMENT OF RATES****(ASR) RS. 1,87,57,500=00 ONLY)***Zone/Item No. 6 N.A. Rate Rs. 4,500/- psm 50% (ASR 2021-22)*

THIS DEED OF SALE is made on this 22nd Day of MARCH, 2022,
 BETWEEN: **SHRI. VINOD S/o RAMESH DONGRE**, Aged 37 Years, Occupation –
 Business & Agriculturist, PAN ARTPD8436H & AADHAR UID 7337 4291 8351,
 Resident of Ghuti, Tahsil and District - NAGPUR, hereinafter called the **VENDOR**,
 which expression shall unless repugnant to the context or meaning thereof always
 mean and include the said **VENDOR**, as well as his heirs, legal representatives,
 executors, administrators, successors and assigns of the **ONE PART**.

AND

Contd. . .

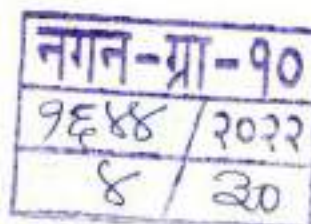
SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED, a Company duly Incorporated under the Companies Act, 1956, having its Office at M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010, Income Tax PAN AACCS4263L and acting through its Authorised Signatory **ANIL S/o SHYAMRAOJI 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. 119/2 of MOUZA - WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 3.98 Yearly, Khate No. 145, 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**' belongs to the Vendor named hereinabove; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 119/2 of MOUZA - WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 1.45 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, Dheeran Dhondaba Madavi, as recorded owners thereof; AND

WHEREAS the aforesaid Shri. Dheeran Dhondaba Madavi lateron jointly transferred/sold the aforesaid property in favour of Shri. Vinod Ramesh Dongre, the Vendor named hereinabove, by a Sale Deed Dated 23-01-2013, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 510 on even date and the said Deed is duly signed (i) Mrs. Mamta Dheeraj Madavi, (ii)

Contd. .



Mrs. Nirmala Laxman Parateki, (iii) Mrs. Sushila Sukhala Varthi, (iv) Mrs. Ushmata Narayan Tekam, (v) Smt. Nalubai Madhulal Kidhram, and (vi) Mrs. Niranjan Hansraj Sahakate in the capacity of Consentor. As a result therefore the Vendor has now become the full owner of the aforesaid property comprising Khasra No. 119/2 with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

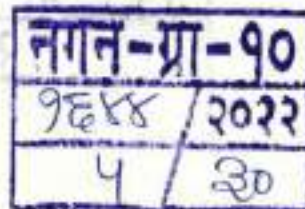
WHEREAS for cogent reasons and other good causes the aforesaid Vendor has now decided to sell the said property to any willing buyer and to utilise the Sale Proceeds in his own interests and for the benefits of his family members; AND

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 now agreed to sell the aforesaid entire property to the Purchaser for a total valuable consideration of **Rs. 1,71,00,000/- (Rupees One Crore Seventy One Lakh)** Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) THAT in pursuance of agreement and in consideration of the sum of **Rs. 1,71,00,000/- (Rupees One Crore Seventy One Lakh)** Only paid by the Purchaser to the Vendor in the manner appearing here in below the receipt whereof the Vendor acknowledge, the Vendor does hereby grant, convey and assign by way of Sale to the Purchaser the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 119/2 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 3.98 Yearly, Khate No. 145, 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.

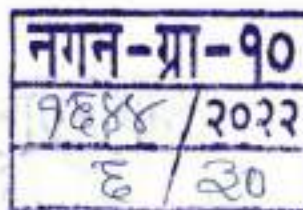
Contd. .



MANNER OF PAYMENT :

Rs. 11,00,000=00	(Rupees Eleven Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 347061 Dated 01.12.2021 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 14,00,000=00	(Rupees Fourteen Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 347090 Dated 18.12.2021 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 351417 Dated 30.12.2021 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 8,56,880=00	(Rupees Eight Lakh Fifty Six Thousand Eight Hundred Eighty) Only paid by the Purchaser to the Vendor by Cheque No. 351427 Dated 10.01.2022 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 48,569/-	(Rupees Forty Eight Thousand Five Hundred Sixty Nine Only) Deducted by the Purchaser from the Sale Consideration Paid to Vendor (i.e. Vinod Dongre) towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 29,51,431=00	(Rupees Twenty Nine Lakh Fifty One Thousand Four Hundred Thirty One) Only paid by the Purchaser to the Vendor by Cheque No. 359381 Dated 22/09/2022 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 20,00,000=00	(Rupees Twenty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 359382 Dated 22/09/2022 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Contd. .



Rs. 28,75,500=00 (Rupees Twenty Eight Lakh Seventy Five Thousand Five Hundred) Only paid by the Purchaser to the Vendor by Cheque No. 359386 Dated 22/01/2023 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 43,67,620=00 (Rupees Forty Three Lakh Sixty Seven Thousand Six Hundred Twenty) Only paid by the Purchaser to the Vendor by Cheque No. 359387 Dated 30/01/2023 Drawn on Bank of India, Sitabuldi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

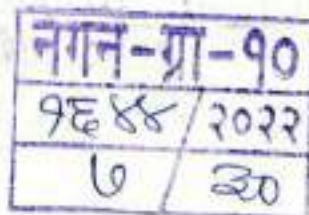
Rs. 1,71,00,000=00 (TOTAL RUPEES ONE CRORE SEVENTY ONE LAKH ONLY).

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

i) THAT the Vendor undertakes and assures the Purchaser that he has good, valid and marketable title and absolute right and full authority to sale/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 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.

Contd. .



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 whatsoever.

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.

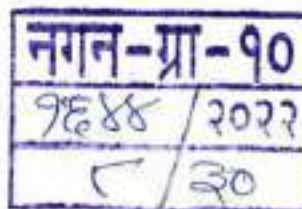
vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition at the time of execution of this Sale Deed.

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.

Contd..



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.

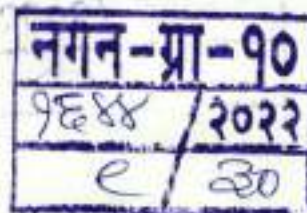
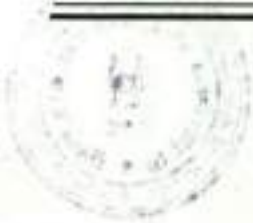
(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same are found to be false, then the parties shall be liable for action contemplated under Section 82 of Registration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

(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.

Contd. .



SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 119/2 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 3.98 Yearly, Khate No. 145, 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:

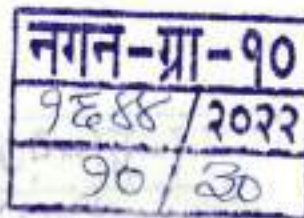
ON THE EAST - BY SURVEY/KHASRA NO. 120 & 126,
 ON THE WEST - BY SURVEY/KHASRA NO. 118,
 ON THE NORTH - BY SURVEY/KHASRA NO. 135,
 ON THE SOUTH - BY SURVEY/KHASRA NO. 109/1.

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			 (VINOD RAMESH DONGRE) <u>VENDOR</u>

Contd. ,



02			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>

नगन-ग्रा-१०
१६४४/२०२२
११/३०



नगन-ग्रा-१०
१६४४/२०२२
१२/३०





वायव्य समुद्रा साग (अधिकार अभिलेख पत्रक)

[संसाधन स्थिति पर आधारित] अधिकतर अधिकतम प्रतिशत। [संसाधन स्थिति पर आधारित] प्रतिशत, १५% प्रतिशत प्रतिशत ३५% प्रतिशत ४

संख्या :- ५३५९११)

संस्कृत :- नागवध (प्रामाण्य)

निष्कर्ष :- सांगण्ड्य

भारत सरकार का दस्तावेज संख्या : 119/2

भे-शङ्खना पाटली : भोगबटालार पर्व - I

होताचे स्थानिज नाव :

[illegible]

गाय नमूना द्वारा (पिछाची नोंदवही)

[महाराष्ट्र उद्योग महामंडळ अधिकाऱ्या अभिलेख अर्जासोबतचा (लया बाबत व लॉजिस्टिक्स सेवा) नियम, १९७१ घातील दिवस १५]

संख्य :- ५३५९११)

अनुसूची :- नागपुर (ग्रामीण)

वित्त :- बाण्डा

અધ્યાપક શ્રેયાંક બે ડબ્બીયાળ : 119/2

[illegible]

*a = German noun water; *v = very little; *t = some little

²² 'आ इन्द्रजित्वा प्रवीणतमो योऽपि मामानुजः' इत्येवमिति।

दिनांक :- 17/09/2022

bioRxiv preprint doi: <https://doi.org/10.1101/2022.11.14.511411>; this version posted November 14, 2022. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

| मास :- ३० दिनेक लागि मात्र

कक्षा की संख्या : _____

गाम अधिकारी
त.सा.क. 68 म/१२/१७
नं. १२२७७ जि. नागपुर



OP-TR-1111
9909

नगन-ग्रा-१०	
१६४४	२०२२
१४	२३०



स्टेशन रोड, सदर, नागपूर - ४४०००१.

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

जा. क्रमांक :- नर/भान/नामप्रविष्टा/११९५१

दिनांक : २८/११/२०२१.

प्रति,

विनोद रमेश डोंगरे

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

विषय :- मौजा वारंगा, खमरा क. ११९/२, तह. नागपूर (ग्र.), जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक २२/११/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागानी अधिसूचना क्र. डिपीएस-२४९६/प्र.क्र.१२२(अ)/२०१९/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. डिपीएस-२४९६/प्र.क्र.१२२(ब)/ई.पी./२०१९/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. डिपीएस-२४९६/प्र.क्र.१२२(ब)/ई.पी./२०१९/नवि-९ दिनांक ०५/१०/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



N
SCALE : N.T.S.
S. NO. - 119
MOUZA - WARANGA
TAHSIL - NAGPUR (RURAL)

ब) झोन दाखला / प्रमाणपत्र :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत/जागेचे पोटभाग उपलब्ध नसल्यामुळे-संपूर्ण खमन्याचा 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), Water Body "

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 मार्शकता उद्भवल्यास मुल मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) मरत दाखला वगैरे नमूद जावक क्रमांक किंवा नमूद केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.

६) अर्जदाराचे मालकी माहिती पुरविल्याने सिव्हील सप्लाय सेक्टर दाखला रद्द समजण्यात येईल.

नागपूर-प्रा-१०
१६४४/२०२२
१५/२०

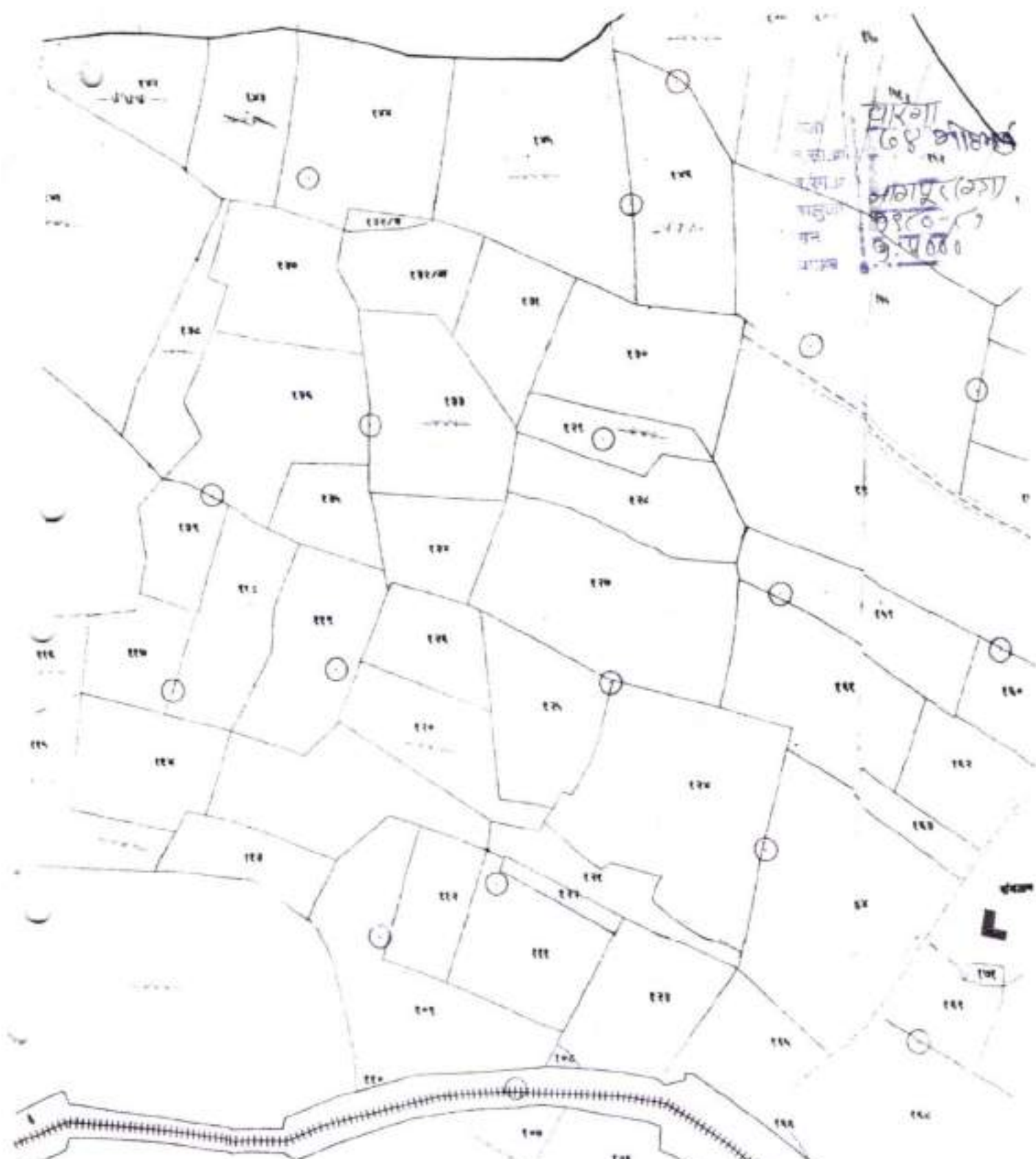


[Signature]
मेयर प्रचुनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण

नगन-ग्रा-१०	
१६४४	२०२२
१६	२०





पारंग
 68 बीघा
 आवासीय (अना)
 1986-87
 9. पृष्ठ 1

सत्यप्रतिलिपी

नगन-ग्रा-90
 9888/2022
 90 के0



ग्राम अधिकारी
 व.स.क. 68 बीघा
 10/11/21

नगन-ग्रा-१०	
१६४४	२०२२
१८	३०



ખા. કુ. ૬૬/૨૦૨૨
તલાહી કાર્યો મોહગાવ
ત. સા. કુ. ૬૪ મોહગાવ
દિ. ૨૨/૦૨/૨૦૨૨

હાથબાંધ

ગ્રામ અધિકારી સા. કુ. ૬૪ મોહગાવ, તહસીલ નાગપુર
જિલ્લા નાગપુર કડુન હાથબાંધ દેખાવુ ચેતે કી મૌજા વારંગા
ચેમીલ ગટ કુ. ૭૪૯/૨ પ્લોતદાર નામે શ્રી. જિનોદ રમેશ ડોંગરે
રા. છુટો, આરાજી ૭.૪૨ હે. માર. ખમા ૩.૯૮ રુ. હી ખમિન
રૂબરૂ માટે.

સદર પી રેતી ખમિન ખસૂન યા મચ્ચે કુટલમહી
મજબૂક વાપર નાહી કિંવા મજબૂક ખાલેલી નાહી. સદ્દયા
રેત ખમિન ખસૂન રૂબરૂ વાપર માટે.

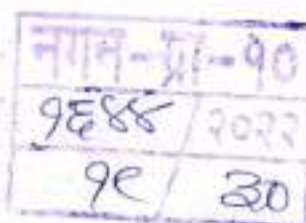
કરિના સઘવ હાથબાંધ દેખાવુ ચેત માટે.

સઘઃ - મોહગાવ

દિ. - ૨૨/૦૨/૨૦૨૨.



સહી
સાક્ષી કુ. ૬૪ મોહગાવ
તહસીલ
દિનાંક ૨૨/૩/૨૨



नगन-ग्रा-१०
१६४४ / २०२२
२० / २०



भारत सरकार
GOVERNMENT OF INDIA

विनोद रमेशराव दोंगरे
Vinod Ramesh Rao Dongare
जन्म तारीख/ DOB: 03/07/1985
पुरुष / MALE

7337 4291 8351

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: रमेशराव दोंगरे, आर्य
नगर, मु नागपूर पो
मानकपुर, जरीपटका,
नागपूर,
महाराष्ट्र - 440014

Address:
S/O: Ramesh Rao Dongare, aya
nagar, AT nagpur post manakpur,
Jaripada, Nagpur,
Maharashtra - 440014

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No.1947,
Bangalore-560 001

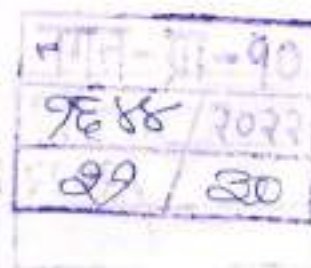
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINOD RAMESHRAO DONGRE
RAMESHRAO RANGRAO DONGRE

03/07/1985
Permanent Account Number
ARTPD8436H

Signature



भारत सरकार
GOVERNMENT OF INDIA

अनिल श्यामराजी आशतंकर
Anil Shyamraoji Ashtankar
जन्म तारीख/DOB: 24/10/1966
लिंग/ GENDER: MALE

5952 9421 0062
VID : 9139 2600 4374 5235

माझे आधार, माझी ओळख

आयकर विभाग पत्रबाल प्राधिकरण
INCOME TAX DEPARTMENT LETTER BAL AUTHORITY OF INDIA

पत्रबाल
S/O श्यामराजी आशतंकर, प्लॉट नं. 813/ए, आर वी एफ
ऑफिस जवळ, दान्दिगा शेडर नगर, नगूर
महाराष्ट्र - 440010

Address :
S/O Shyamraoji Ashtankar, Plot No. 813/E, Near
RCF Office, Dandiga Layout Sharker Nagar,
Shamkar Nagar S.O, Nagpur,
Maharashtra - 440010

5952 9421 0062
VID : 9139 2600 4374 5235

1947
www.incometax.gov.in
www.ard.gov.in
P.O. Box No. 1947
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ANIL SHYAMRAJOJI ASHTANKAR

SHYAMRAJOJI SADA SHIVRAO
ASHTANKAR
24/10/1966
Permanent Account Number
AJUPA1926B

नगन-ग्रा-१०
१६४४/२०२२
२२/२०





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नॉटणी क्रमांक/Enrolment No : 1104/10055/03193

To: Gaudan Ashok Warkhe
राजेश अशोक वारके
S/O Ashok Warkhe
H NO 756, CUTTINGHEAD, KATOL NAGAR
Kashinad P.O.
Nagpur
Maharashtra - 440013

Date: 12/08/2011

Ref No: 00012594 00008021 00008411 44001304



UB 04018461 1 IN

आपला आधार क्रमांक / Your Aadhaar No :

5571 8051 6934

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



राजेश अशोक वारके
Gaudan Ashok Warkhe
आई : राजेश अशोक वारके
Mother : Raj Ashok Warkhe
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male

5571 8051 6934



आधार - सामान्य माणसाचा अधिकार



THE GOVERNMENT OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL NO: MH01 1818003454
Valid Till: 24-01-2023 (NT)

DOB: 08-01-1980



AUTHORISATION TO DRIVE ALL VEHICLES
OF VEHICLES THROUGHOUT INDIA
CDV
DL NO: 08-01-1980



DL NO: 08-01-1980

Name: DAYANAND C KURUDKAR
S/O: D C CHINTAMAN KURUDKAR
POST: 46 D TAPOLAR COMPLEX WARDHA ROAD
SOMALWADA NAGPUR
NAGPUR 440013
Signature & ID of Issuing Authority: MH01

DOB: 08-01-1980

Dayanand C Kurudkar
Issued on: 08-01-1980

नगन-ग्रा-९०
१६४४/२०२२
२३/२०



3

11/11/22



नगन-ग्रा-१०	
१६४४	२०२२
२४	२०





CHALLAN
MTR Form Number-6



GRN	MH014108030202122E	BARCODE			Date	05/03/2022-15:27:57		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 PVT LTD			
Location NAGPUR										
Year 2021-2022 One Time					Flat/Block No.					
Account Head Details				Amount in Rs.	Premises/Building					
0030046401 Stamp Duty				937900.00	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=SHRI VINOD RAMESH DONGRE-					
Total					9,67,900.00	Amount in Words		Nine Lakh Sixty Seven Thousand Nine Hundred Rupees		
					Words		Only			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	69103332022030514036		2733187616	
Cheque/DD No.					Bank Date	RBI Date	05/03/2022-15:46:12		07/03/2022	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		100 , 07/03/2022			

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.

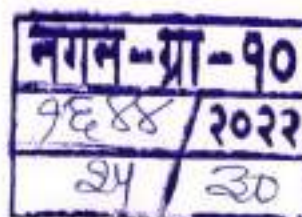
सदर चालन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

Signature Not
Verified

Digitally signed by 08
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.03.22
17:58:24 IST
Reason: Secure
Document
Location: India

Challan Defaced

Sr. No.	Reason - Secure Doorman Location, India	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-274-1644	0007259790202122	22/03/2022-17:57:11	IGR539	30000.00
2	(IS)-274-1644	0007259790202122	22/03/2022-17:57:11	IGR539	937900.00
Total Defacement Amount					9,67,900.00



नगन-ग्रा-१०	
१६४४	२०२२
२६	३०



११-१२-२०२२
११०४

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)				
मूल्यांकनाचे वर्ष :	2022			
जिल्हा :	नागपूर			
तालुका :	नागपूर (ग्रामीण)			
गावाचे नाव :	मौजा :वारंगा खसरा नं 119/2			
मूल्य विभाग/उपमूल्य विभाग :	-			
मिळकतीचा क्रमांक	खसरा नं 119/2			
मिळकतीचे क्षेत्र	4100 चौ. मीटर	Bulk Land		
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.4100/-			

टिप - 16ब नुसार मूल्यांकन

100	500	2050	1025000
90	1500	1845	2767500
80	2000	1640	3280000
60	6000	1230	7380000
50	4200	1025	4305000
एकुण मूल्यांकन		14200	18757500

नगन-ग्रा-१०
१६४४ / २०२२
२७ / ३०



नगन-ग्रा-१०	
१६४४	२०२२
२५	२०



274/1644

मंगळवार, 22 मार्च 2022 5:57 म.नं.

दस्त गोपबारा भाग-१

लंगन (गुआ)

22-20

दस्तावेज क्रमांक: 1644/2022

दस्त क्रमांक: नगन(ग्रा) /1644/2022

बाजार मूल्य: रु. 1,87,57,500/-

मोबदला: रु. 1,71,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,37,900/-

दु. नि. सह, दु. नि. नगन(द्या) यांचे कार्यालयात

अ. क्र. 1644 वर दि. 22-03-2022

रोजी 5:55 म.नं. बा. हजर केना.

पावली:2282

पावती दिनांक: 22/03/2022

सादरकरगाराचे नाव: श्री अंजनेय डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे
संचालक अनिल क्यामराब आष्टनकर .

मोदणी की

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

दस्त हज्ज करणाच्याची सही:

एकुणः 30600.00

राज्य शासन विभाग, कमी-२,
राज्य शासन विभाग, कमी-२, नागपुर



आ. पुस्तक निदेशक, मन्त्री-२
नागपुर राष्ट्रीय उ. १०, नागपुर

दस्तावेज प्रकार: विक्रीपत्र

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

शिका सं. 122 / 03 / 2022 05 : 55 : 37 PM ची वेळ: (सादरीकरण)

शिका कं. 2 22 / 03 / 2022 05 : 56 : 52 PM ची वेळ: (पी)

नगन-ग्रा-१०
१६४४ / २०२२
२९ / ३०





22/03/2022 5:59:21 PM

इसत नोपबारा भाग-2

नगन(रा)

30/30

इसत क्रमांक:1644/2022

इसत क्रमांक :नगन(रा)/1644/2022

इसतका प्रकार :-बिक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायानिच	अंगठ्याचा उमा
1	नाम:विनोद रमेश डोंगरे पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाम: , ब्लॉक नं. , रोड नं.: घुडी, नागपुर, महाराष्ट्र, नागपुर, पिन नंबर:ARTPD8436H	मिहून देवार वय :-37 स्वाक्षरी:-		
2	नाम:श्री अंजनेय डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक अनिल व्यासराव अष्टनकर . पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाम: , ब्लॉक नं. , रोड नं.: एम-27, दुसरा माळा, विजयेश प्लाजा, सेंट्रल बाजार रोड, रामदासपेठ, नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:AACCS4263L	मिहून देवार वय :-54 स्वाक्षरी:-		

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