

267/4561

Thursday, June 24, 2021

2:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5725 दिनांक: 24/06/2021

गावाचे नाव: लेंडरा

इन्सालेवजाचा अनुक्रमांक: नमन4-4561-2021

इन्सालेवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: गुरुमुर्ती कन्स्ट्रक्शनस तर्फे प्रो. प्रा. श्री. मोरेश्वर गोपाळराव काळे . .

मोदणी फी

₹. 30000.00

इन्सालेवजा फी

₹. 720.00

पुत्रांची संख्या: 36

DELIVERED

एकूण:

₹. 30720.00

आपणाम मूळ दस्त ,चंबनेल पिट,मूची-२ अंदाजे
2:50 PM ह्या वेळेस मिळेल.

.NGP4

बाजार मूल्य: ₹.72600000/-

मोबदला ₹.71736000/-

भरलेले मुद्रांक शुल्क: ₹. 36300000/-

सह दुय्यम/निबंधक वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: ₹.720/-

डीटी/धनादेश/पे ऑर्डर क्रमांक: 2406202103496 दिनांक: 24/06/2021

वैकिचे नाव व पत्ता:

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

डीटी/धनादेश/पे ऑर्डर क्रमांक: MH002633780202122E दिनांक: 24/06/2021

वैकिचे नाव व पत्ता:

24/6/21



CHALLAN
MTR Form Number-6



GRN	MH002633760202122E	BARCODE			Date	23/06/2021-17:32:13		Form ID	
Department: Inspector General Of Registration				Payer Details					
Registration Fee				TAX ID / TAN (If Any)					
Type of Payment: Ordinary Collections IGR				PAN No.(If Applicable)					
Office Name: NGPN,,JT NAGPUR NO 4 SUB REGISTRAR				Full Name		GURUMURTY CONSTRUCTIONS			
Location: NAGPUR									
Year: 2021-2022 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building					
0030063301: Amount of Tax			30000.00	Road/Street		MOUZA LENDHRA			
				Area/Locality		NAGPUR			
				Town/City/District					
				PIN		4 4 0 0 1 0			
				Remarks (If Any)					
				SecondPartyName=SHRI RAMCHANDRA GOPALRAO WYAWAHARE-					
				Amount In		Thirty Thousand Rupees Only			
Total			30,000.00	Words					
Payment Details: IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	69103332021062317978		2887557950	
Cheque/DD No.				Bank Date	RBI Date	23/06/2021-17:43:06		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID

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

Mobile No. 9423187991

7457 - This document is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.

24/10/21

नगन-४
४५६९ / २०२९
९ / ३६



पान-४	
४५६९	२०२९
२	२६



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. 23/2021
Date 3/02/2021

Received From Shri/Smt./M/s. Trurumunif Constructions

Residing at Nagpur

Market Value Rs. 7,26,00,000/-

Stamp duty of Rs. 3630000/- (in words Rs. Thirteen lakh thirty thousand only.)

Paid vide e-Challan No. 71H019955021202015 Date 30/3/2021

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 3630000/- (in words Rs. Thirteen lakh thirty thousand only.) with which instrument is chargeable
has been paid as per Article 5(a) of Schedule-I.

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

Nagpur 30/3/21
Date : 1/1/

Collector of Stamps
Nagpur City

ह अवेस मेखराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या
विषयान्वये निमित्त केलेले आहे. परंतु एक दस्त नोंदणीर
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९५८,
च्या अधिनियमतील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
भागपुर शहर

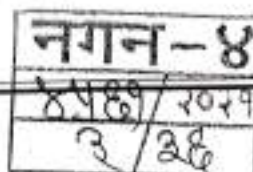


AGREEMENT OF DEVELOPMENT

VALUED AT RS. 7,17,36,000/- ONLY

(RUPEES SEVEN CRORE SEVETEEN LACS THIRTY SIX
THOUSAND ONLY)

THIS AGREEMENT OF DEVELOPMENT is made and executed at
NAGPUR on this 23 Day of JUNE, 2021 BETWEEN :

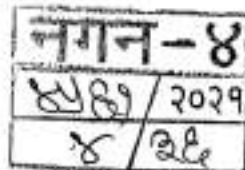


- (1) SHRI. RAMCHANDRA S/o LATE DR. GOPALRAO WYAWAHARE, Aged about 84 Years, Occupation - Medical Practitioner, (Income Tax Permanent Account No. AASPV2292D Aadhar Unique Identity No.631658512910 & Mobile No. 9423187591), Resident of Plot No. 155, Farmland Layout, Ramdaspath, Nagpur-440 010, Tahsil and District - NAGPUR (Maharashtra State) &
- (2) SHRI. MADHUSUDAN S/o LATE DR. GOPALRAO WYAWAHARE, Aged 77 Years, Occupation - Retired Engineer, (Income Tax Permanent Account No. AAFPW8832P, Aadhar Unique Identity No. _508864777065 & Mobile No. 9860364956), No. 155, Farmland Layout, Ramdaspath, Nagpur-440 010 Tahsil and District - PUNE (Maharashtra State), hereinafter both jointly called the OWNERS, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said OWNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

GURUMURTY CONSTRUCTIONS, A Proprietary Concern, having its Office at House No. 247, "Sheel Niwas", West High Court Road, Dharampath, Nagpur (Maharashtra State) and acting through its Proprietor SHRI. MORESHWAR S/o GOPALRAO KALE, Aged about 57 Years, Occupation - Business, (Income Tax Permanent Account No. ABCPK1427E & Aadhar Unique Identity No.857709889569), hereinafter called the DEVELOPER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PROPRIETARY CONCERN and its PROPRIETOR, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS the Owners hereinabovenamed jointly own and possess the property comprising ALL THAT Piece and parcel of land bearing Nazul Leasehold Plot No. 155 [Old Plot No. 154/2, 155/1] containing by admeasurement 6832.00 Sq. Ft. (OR 634.70 Sq. Mtrs.) of Mouza - LENDHRA TOGETHERWITH the existing Residential House standing thereon covering a total Built-up area of 370 Sq. Mtrs., including compound wall, all connections, fittings, electric and water meters, Half portion of water well and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 162, City Survey No. 1004 and Sheet No. (54)24/II of Mouza - Lendhra, situated at Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written, hereinafter referred to as the "said property"; AND

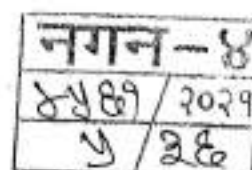


WHEREAS ALL THOSE Pieces and parcel of land bearing Nazul Leasehold Plot Nos. 154 & 155, situated at Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR, Originally belonged to Dr. Gopalrao S/o Ramchandra Wyawahare, having acquired the same by him from the Nazul Department on Leasehold Rights by an Indenture of Lease Dated 10-11-1945 for a term ending on 31-03-1975 and his name was accordingly mutated in all relevant records and also in the Property Card of City Survey, AND

WHEREAS Shri Gopalrao Ramchandra Wyawahare surrendered the Northern Half Portion of the said Plot No. 155 (lateron numbered as Plot No. 155/2) to the C.P. & Berar Housing society which was thereafter purchased by the Owner of adjacent Plot No. 156. At the request of said Dr. Gopalrao Ramchandra Wyawahare, the Southern Half portion of Plot No. 155 (numbered as 155/1) admeasuring 4554 Sq. Ft. and the Plot No. 154 admeasuring 9108 Sq. Ft. were amalgamated by the Nazul Authority into single Plot containing by total admeasurement 13662 Sq. Ft. (OR 1266.44 Sq. Mtrs.) vide Memo No. 10/VII-7 of 1946-47 dated 08-09-1947, AND

WHEREAS the said Dr. Gopalrao Ramchandra Wyawahare lateron constructed a Residential House on the said Nazul Leasehold Plot Nos. 154 & 155/1 covering a total Built-up area of 370 Sq. Mtrs., consisting of ground and first floor structure bearing Corporation House No. 162, City Survey No. 1004 and Sheet No. (54)24/II of Mouza - Lendhra, in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust/Nagpur Municipal Corporation vide his Building Permit No. CS/48/255 Dated 27/05/1947, AND

WHEREAS during the course of time the aforesaid Dr. Gopalrao Ramchandra Wyawahare and his sons Dr. Ramchandra Gopalrao Wyawahare and Shri. Madhusudan Gopalrao Wyawahare filed a Suit for Partition against one Shri. Gangadhar S/o Gajanan Wyawahare before the Hon'ble Civil Judge, Senior Division, Bhandara vide Civil Suit No. 9A of 1950. The said Suit for Partition was subsequently compromised and Compromise Decree was passed on 05-04-1966 and in terms of which the NORTHERN HALF PORTION of said amalgamated Plot No. 154, 155/1, having dimensions of 60'-2 1/2" North-South and 113'-6" East-West equal to 6832 Sq. Ft., was allotted to the exclusive share of Dr. Gopalrao Ramchandra Wyawahare and his aforesaid two sons namely (i) Dr. Ramchandra alias Sharad Gopalrao Wyawahare and (ii) Shri. Madhusudan Gopalrao Wyawahare, the Owner Nos. 1 and 2 hereinabovenamed jointly absolutely forever with heritable and transferable rights therein. The SOUTHERN HALF PORTION of said amalgamated Plot No. 154, 155/1, admeasuring 6832 Sq. Ft. was allotted to the exclusive share of Shri. Gangadhar Gajanan Wyawahare, AND



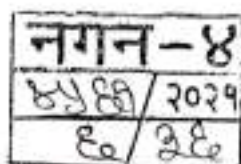
WHEREAS the aforesaid Dr. Gopalrao Ramchandra Wyawahare left for heavenly abode on 30/04/1989 and consequent upon his death/demise, the aforesaid property devolved upon his aforesaid two sons namely (i) Dr. Ramchandra alias Sharad Gopalrao Wyawahare and (ii) Shri. Madhusudan Gopalrao Wyawahare jointly by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the said Dr. Ramchandra alias Sharad Gopalrao Wyawahare and Shri. Madhusudan Gopalrao Wyawahare have now become the Joint/Co-Owners of the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records and also in the Property Card of City Survey vide Fatar Entry No. 1520 Dated 02-07-1994, AND

WHEREAS on expiration of the Original Term of Lease, the Nazul Department i.e. Collector, Nagpur on behalf of Governor of Maharashtra State lateron executed a Renewal Indenture of Lease in respect of the aforesaid Plot No. 154 & 155/1 containing by total admeasurement 13662 Sq. Ft. for a further term ending on 31-03-2005 in favour of (i) Dr. Ramchandra Gopalrao Wyawahare, (ii) Shri. Madhusudan Gopalrao Wyawahare and (iii) Shri. Gangadhar Gajanan Wyawahare jointly on 15-12-1986, AND

WHEREAS in terms of the Order dated 23-11-2005 passed by the Collector, Nagpur in Revenue Case No. 21/N.A.A.48/2005, granted the further renewal of Lease relating to Northern half portion of Plot No. 154, 155/1 admeasuring 6832 Sq. Ft. which is identified as Plot No. 155, AND

WHEREAS the Collector, Nagpur on behalf of Governor of Maharashtra State further extended the same for a further term/period commencing from 01-04-2005 and ending on 31-03-2035 by executing a Renewed Indenture of lease regarding the aforesaid property comprising Nazul Plot No. 154/2 & 155/1 in favour of (i) Dr. Ramchandra Gopalrao Wyawahare and (ii) Shri. Madhusudan Gopalrao Wyawahare, the Owners hereinabovenamed for their respective portion jointly on 23-05-2006 and the same is duly registered at the Office of the Sub Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 1516 on 23-05-2006, AND

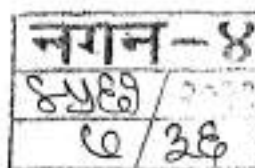
WHEREAS for various cogent reasons and other good causes, the Owners hereinabovenamed have now decided to develop their aforesaid property comprising Nazul Leasehold Plot No. 155 (Old Plot No. 154/2 & 155/1), situated at Farmland Layout, Ramdaspath, Nagpur in Tahsil and District - Nagpur into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein and to utilize the proceeds thereof in their best interests and for the benefits of their respective family members, AND



WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed, having expressed its desire, readiness and willingness to undertake the proposed work of development, the Owners after detailed negotiations with the Developer have now jointly decided to entrust the entire work of Development of the said property to Gurumurti Constructions, the Developer above named upon the following terms and conditions.

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

- (1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Piece and parcel of land bearing Nazul Leasehold Plot No. 155 (Old Plot No. 154/2, 155/1) containing by admeasurement 6832.00 Sq. Ft. (OR 634.70 Sq. Mtrs.) as per lease deed and Malmatta patrak of Mouza – LENDHRA TOGETHERWITH the existing Residential House standing thereon covering a total Built-up area of 370 Sq. Mtrs., including compound wall, all connections, fittings, electric and water meters, HALF PORTION OF WATER WELL and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 162, City Survey No. 1004 and Sheet No. (54)24/II of Mouza – Lendhra, situated at Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.
- (2) THAT in consideration for said grant of development rights, the Developer hereby agrees to pay consideration @ Rs 10500/- (Rs. Ten Thousand Five Hundred Only) per Sq. Ft. to the Owners. Total considerations as per area of lease deed is of Rs. 7,17,36,000/- (Rupees Seven Crore Seventeen Lac Thirty-Six Thousand Only). The total consideration of Rs. 7,17,36,000/- (Rupees Seven Crore Seventeen Lac Thirty-Six Thousand Only) shall be shared equally between Owner No. 1 and Owner No.2 i.e. Rs.3,58,68,000/- (Rupees Three Crore Fifty-Eight Lac Sixty-Eight Thousand Only) each. The Developer shall pay to the Owners an amount of Rs.2,02,76,000/- (Rupees Two Crore Two Lacs Seventy-Six Thousand Only) by cheque and the balance consideration of Rs.5,14,60,000/- (Rs Five Crore Fourteen Lacs Sixty Thousand Only) shall be adjusted against the cost of Four apartments of 1194/1235 sq.ft. of Carpet area and 1716 sq.ft. of super built-up area each to retained by the Owners. It is clarified that super built up area is inclusive of carpet area, wall thicknesses, balcony and proportionate share in common areas like passages, stair cases, covered parking etc. The apartments retained by Owners shall be constructed as per tentative and provisional building plan and specifications appended hereto as "ANNEXURE-A" and "ANNEXURE-B" respectively. Owners Shall be entitled/eligible to enjoy/use all common facilities and amenities, provided to other flat owners of the proposed apartment scheme. It is further clarified that



there is a technical possibility of the tentative plan undergoing minor changes or modifications at the instance of Planning Authority. The Builder/Developer assures the Owners that even if the super built up area of the apartments is reduced, the Owners shall be suitably compensated in proportion to the cost of the apartments mutually quantified.

Final Consideration shall be based on area of the plot which is considered for sanction purpose by Nagpur Municipal Corporation @ Rs 10500/- (Rs Ten Thousand Five Hundred Only).

(A CONSIDERATION PAYABLE TO OWNER NO.1 NAMELY SHRI. RAMCHANDRA GOPALRAO WYAWAHARE

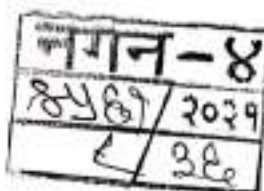
Total consideration payable to Owner No.1 Namely Shri.Ramchandra Gopalrao Wyawahare is Rs 3,58,68,000/- (Rs Three Crore Fifty-Eight Lac Sixty-Eight Thousand Only).

The Developer shall pay Rs 1,01,38,000/- (Rs One Crore One Lac Thirty-Eight Thousand Only) to Owner No.1 Namely Shri.Ramchandra Gopalrao Wyawahare and balance payment of Rs 2,57,30,000/- (Rs Two Crore Fifty-Seven Lac Thirty Thousand Only) shall be adjusted against the cost of 2(Two) 3 BHK apartments Nos.601 and 602 each admeasuring 1716 Sq.Ft. in Super Built up area and 1184 Sq.Ft. and 1235 sq.ft. in Carpet area respectively on 6th floor.

MANNER OF CHEQUE PAYMENT :-

Rs 1,01,38,000/- (Rs One Crore One Lac Thirty-Eight Thousand Only) shall be paid in following manner:

Rs. 10,00,000/- First Installment	(Rupees Rupees Ten Lacs Only) paid by the Developer to the Owner No. 1 by Cheque No. 369540 Dated.25/01/2021 Drawn on Nagpur Nagarik Sahakari Bank Ltd, Dharampeth Branch, Nagpur at the time of execution of instant Agreement of Development, the receipt whereof is hereby acknowledged by the Owner/s
Rs. 20,50,400/- Second Installment	(Rupees Twenty Lacs Fifty Thousand Four Hundred Only) agreed to be paid by the Developer to the Owner No. 1 at the time of execution of registered Agreement of Development upon completion of Adjudication proceeding.
Rs.20,33,600/- Third Installment	(Rupees Twenty Lacs Thirty-Three Thousand Six Hundred Only) agreed to be paid by the Developer to the Owner No.1 after sanction of Building Plan and at the time of handing over property to the Developer for Development



Rs. 30,50,400/- Fourth Installment	(Rupees Rupees Thirty Lacs Fifty Thousand Four Hundred Only) agreed to be paid by the Developer to the Owner No. 1 within 3 (Three) months from the date of payment of Third installment
Rs. 20,03,600/- Fifth Installment	(Rupees Twenty Lacs Three Thousand Six Hundred Only) agreed to be paid by the Developer to the Owner No. 1 within 5 (Six) months from the date of payment of Third installment

Rs. 1,01,38,000/- (TOTAL RUPEES ONE CRORE ONE LAC THIRTY-EIGHT THOUSAND ONLY)

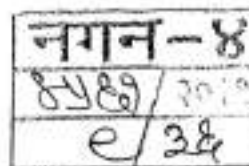
(B) CONSIDERATION PAYABLE TO OWNER NO.2 NAMELY SHRI. MADHUSUDAN GOPALRAO WYAWAHARE

Total consideration payable to Owner No.2 Namely Shri.Madhusudan Gopalrao Wyawahare is Rs 3,58,68,000/- (Rs Three Crore Fifty-Eight Lac Sixty-Eight Thousand Only). The Developer shall pay Rs 1,01,38,000/- (Rs One Crore One Lac Thirty-Eight Thousand Only) to Owner No.2 Namely Shri. Madhusudan Gopalrao Wyawahare and balance payment of Rs 2,57,30,000/- (Rs Two Crore Fifty-Seven Lacs Thirty Thousand Only) shall be adjusted against the cost of 2(Two) 3 BHK apartment No.701 and 702 admeasuring 1716 Sq.Ft. in Super Built up area and 1194 Sq.Ft. and 1235 Sq.ft.in Carpet area respectively on 7th floor.

MANNER OF CHEQUE PAYMENT :-

Rs 1,01,38,000/- (Rs One Crore One Lac Thirty-Eight Thousand Only) shall be paid in following manner

Rs. 10,00,000/- First Installment	(Rupees Rupees Ten Lacs Only) paid by the Developer to the Owner No. 2 by Cheque No.369541 Dated.25/01/2021 Drawn on Nagpur Nagarik Sahakari Bank Ltd, Dharampeth Branch, Nagpur at the time of execution of instant Agreement of Development, the receipt whereof is hereby acknowledged by the Owner/s
Rs. 20,50,400/- Second Installment	(Rupees Twenty Lacs Fifty Thousand Four Hundred Only) agreed to be paid by the Developer to the Owner No. 2 at the time of execution of registered Agreement of Development upon completion of Adjudication proceeding.



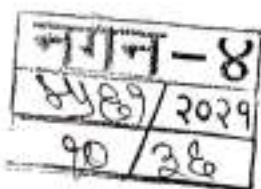
Rs. 20,33,600/- Third Installment	(Rupees Twenty Lacs Thirty-Three Thousand Six Hundred Only) agreed to be paid by the Developer to the Owner No.2 after sanction of Building Plan and at the time of handing over property to the Developer for Development
Rs. 30,50,400/- Fourth Installment	(Rupees Rupees Thirty Lacs Fifty Thousand Four Hundred Only) agreed to be paid by the Developer to the Owner No. 2 within 3 (Three) months from the date of payment of Third installment
Rs. 20,03,600/- Fifth Installment	(Rupees Twenty Lacs Three Thousand Six Hundred Only) agreed to be paid by the Developer to the Owner No.2 within 6 (Six) months from the date of payment of Third installment
Rs.1,01,38,000/-	(TOTAL RUPEES ONE CRORE ONE LAC THIRTY-EIGHT THOUSAND ONLY).

* THAT upon execution of instant Agreement of Development, The Developer shall submit the same before Registration Authority for adjudication proceedings, after fixation of Government valuation, document/Agreement of Development would be executed and registered in the office of Sub-Registrar Nagpur by both parties.

*THAT upon execution of instant Agreement of Development, the Owners shall apply to Nazul Department/Collector/competent authority for conversion of plot from Nazul leasehold status to freehold status . The expenses as may be required for the same shall be borne and paid by the Developer. In case conversion is delayed because of Government stay/policy and or any Act Government, Developer shall be entitled to seek permission for construction of Apartment Scheme by loading TDR/TOD from Nazul department by paying necessary charges.

*THAT upon conversion of plot from leasehold in to freehold, or NOC for constructions and loading of TOD/TDR from Nazul department, Developer shall submit building plan for sanction to Nagpur Municipal Corporation / Competent Authority for sanction of building plan. The expenses as may be required for the same shall be borne and paid by the Developer.

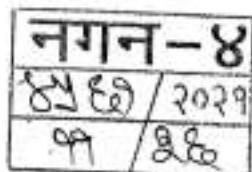
*THAT upon sanction of building plan the Owners shall vacate the property and hand over vacant property to Developer for construction of Apartment Scheme, within a period of 1 (One) / 2(Two) months.



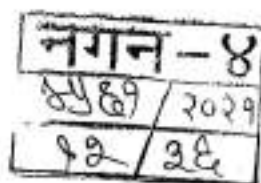
*THAT the Owners do hereby allow and permit the Developer to demolish the existing Building/Structure standing on the said Nazul Leasehold Plot No. 155 exclusively at its own costs and expenses. All the old building materials taken out after such demolition shall always belong to the Developer with a right of disposal upon the same.

*THAT the Developer shall be fully entitled to use and consume the electricity and Water from the existing connections for carrying out the building construction activities. However it shall be the sole liability and responsibility of the Developer to pay the Departmental Bills for the actual units consumed by it during the period of building construction activities and shall always indemnify the Owners against such payments.

- (3) THAT It is agreed between Owners and Developer that TIME IS THE ESSENCE OF THE CONTRACT. In case of default on payment of Installments as agreed above, Developer shall pay to the Owners interest @10% Per Annum on the amount for the period of default.
- (4) THAT the Developer shall be entitled to all the benefits with respect to the presently allowable proportionate F.A.R./F.S.I. applicable to the said plot of land. Similarly the Developer shall also be entitled to purchase at its cost and expenses and consume the Transferable Development Rights (TDR)/Transit Oriented Development (TOD) for construction of additional Floors on the said Plot of land from Maha Metro Rail Corporation /Appropriate Authority and to be use and utilize the said TOD on the said Plot of land. If the said Transferable Development Rights (TDR) or Transit Oriented Development (TOD) Rights so acquired could not be utilized in the said construction, then the Developer shall have full right to sell/transfer the same to any interested purchaser.
- (5) THAT the development will be free from encumbrances of all kinds whatsoever and also free from payment of Nazul Ground Rent, Corporation Taxes, Cesses, Electricity and Water Charges and all other outgoings etc. if any levied on the property hereby agreed to be developed and payable by the Owners up-to the date of handing over property to Developer for Development and thereafter all such dues shall be borne and paid by the Developer till the date of completion of the said scheme in all respects.
- (6) THAT the Owners covenant that they have clear and marketable title to the property and free from every encumbrances, inter alia charge or mortgage or dispute of whatsoever nature, should any defect or infirmity in the title be found or noticed or detected at any time in future, the same shall be rectified or removed by the Owners at their cost.

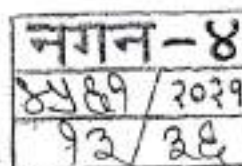


- (7) THAT the Owners further assure the Developer that the property hereby agreed to be developed is their separate property belonging to them alone having devolved the same upon them consequent upon the death of their father Late Dr. Gopalrao Ramchandra Wyawahare and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- (8) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed and Owners do hereby permit and empower the Developer to take all steps to verify the title of the Owners to the property, if so advised, invite objections to this Agreement of Development by issuing a public notice.
- (9) THAT The Owners shall hand over all original title documents of the said property to the Builder/Developer upon execution of the registered agreement.
- (10) THAT it is clearly understood and agreed by the Owners that the Developer intends to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. The Owners do hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear and Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. They also agree to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in the names of the Owners who in their turn agrees to return back to the Developer such sums as may be refunded to them by such Local Authorities/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.
- (11) THAT the Developer hereby assures the Owners that it shall obtain all the necessary Permissions/No Objection Certificates/Documents/Papers required for the proposed transaction of Development from various Government and Semi-Government Departments and Offices on behalf of the Owners exclusively from and out of its own costs and expenses and for which the Owners shall sign all necessary documents/papers required for procuring such permissions/documents/papers.
- (12) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried Building upon the said Plots of land hereby agreed to be developed and it shall have absolute right and full

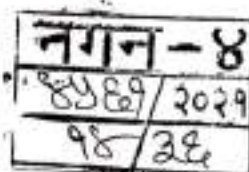


authority and power to develop the said Plots of land in accordance with the Plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces (Excluding 4 (Four) Apartments chosen to be retained by the Owners as mentioned above) in the proposed building along with the Undivided proportionate share and interest in the said Plots of land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

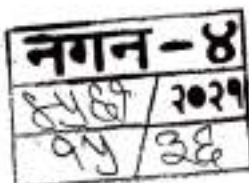
- (13) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer after getting the Plans, sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur. The Building Plans of the proposed Multistoried Building shall be submitted by the Developer to the concerned authority for its due sanction only after conversion of the aforesaid Plot of land from Leasehold to Freehold. The Developer shall be entitled to modify the building, its plan, area, floors, etc subject to maintaining the area of the Four flats to be retained by owners admeasuring 1716 sq.ft. super built up area each.
- (14) THAT the Owners do hereby allow and permit the Developer to display it's board at site at any time after execution of this Agreement.
- (15) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.
- (16) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces (excluding 4 (Four) Apartments chosen to be retained by the Owners as mentioned above) Together with the Undivided proportionate share and interest in the said Plots of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price there for and to retain and appropriate the same in it's absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.
- (17) THAT the apartments to be retained by Owners shall be constructed, completed and finished within a period of 24 (Twenty-Four) months and handed over to Owners, from the date property is handed over to the Developer for Development.



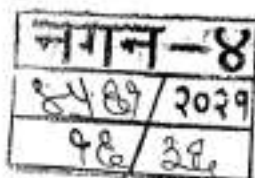
- (18) It is specifically agreed that if the DEVELOPER fails to deliver physical and vacant possession of the aforesaid apartments to the OWNERS as committed herein above in clause no. 17, then the DEVELOPER shall be liable to pay Rs.12000/- (Rs Twelve Thousand only) per month to each of OWNERS towards damages till the possession of apartments / flats is handed over to the OWNERS. These damages shall be in addition to the rent payable to the owners as per clause/para 35 of the instant agreement.
- (19) THAT it is clearly agreed, understood by the Owners that all the permissions, Consent etc. as may be required to be obtained from Nazul Department, Nagpur shall be obtained by the Developer. The expenses required for procuring such permission shall be borne and paid by the Developer.
- (20) THAT the Developer shall apply and register the proposed apartment scheme /Project with Maharashtra Real Estate Regulatory Authority well before commercial launch of the project.
- (21) THAT upon completion of the proposed apartment scheme, Developer shall apply for grant of Occupancy Certificate to the NAGPUR MUNICIPAL CORPORATION and obtain the same at the cost of Developer.
- (22) THAT the Developer hereby agrees to execute 4 separate Deed of Apartments in respect of the Apartments chosen to be retained by the Owners herein above named for their exclusive use and occupation. The expenses required for Registration of such Apartment Deeds viz. Stamp Duty, Registration Fees, Lawyer's Fees and other Misc. Expenses shall be borne and paid by the Developer.
- (23) THAT the Owners shall on receipt of the balance consideration and possession of the chosen 4 (Four) Apartments by the Owners from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plots of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price there for and it shall also get the same duly registered in accordance with the law in force.
- (24) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed shall be got prepared by the Developer at its own costs and the Owners agree to execute the same subject to such actual changes as the facts and events may warrant.



- (25) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Plots of land in favour of each such individual prospective buyer in all relevant records.
- (26) THAT the Owners shall simultaneously with the execution of Registered Development Agreement, separately execute Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds (Excluding the 4 Apartments chosen to be retained by the Owners as mentioned above), Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney. Notwithstanding anything herein contained the Attorney to be so appointed shall in no case however sign and execute any such Sale Deed(s) for and on behalf of the Owners unless and until Owners are paid entire monetary consideration and Four flats retained by them are complete and ready for possession.
- (27) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owners is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882 and as modified from time to time. Upon receipt of the entire agreed consideration and possession of the chosen Four Apartments, the Owners shall handover factual and legal possession of the said property, excluding the Four Apartments retained by Owners to the Developer.
- (28) THAT the Owners agree to pay and discharge all their Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction and shall always indemnify the Developer. It is further specifically agreed and understood that the GST (Goods and Service Tax) as may be levied or applicable on the 4 (Four) Apartments chosen to be retained by them as mentioned above shall be borne and paid by Developer.



- (29) THAT the Owners do hereby allow and permit the Developer to install a Transformer for supply of Electricity to the owners of the proposed Multistoreyed building as per the Rules and Regulations of the M.S.E.D.C.L., Nagpur. However the expenses required for such installation shall be borne and paid by the Developer to the concerned Department.
- (30) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed building. Expenses incurred for obtaining electric connection and share in common water meter for the apartment retained by Owners shall be paid by Developer.
- (31) THAT the Developer hereby assures that it shall always indemnify the Owners against any monetary liability in respect of any Agreement(s) that may be entered into by the Developer with prospective buyers and also in respect of violation of Building rules and Regulations for the time being in force and including also any Civil/Criminal liabilities or in respect of labour laws etc. arising out of this transaction. It shall be the sole responsibility of the Developer to pay and discharge all the liabilities arising out of the legal disputes with the prospective buyers before any Consumer Forum, Real Estate Regulatory Authority and/or any other Court or Authority and in no circumstances the Owners will be held responsible for any cost, expenses penalties of any nature whatsoever.
- (32) THAT the Developer shall be solely liable for loss of any building materials on site or in respect of personal injury to or the death of any person whomsoever arising out of or in the course of or caused by the carrying out the works of Construction and it shall always indemnify the Owners against such payments/compensations.
- (33) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply.
- (34) THAT if the F.S.I. in relation to the said Plot No. 155 is increased at any time in future, then in such event such increased F.S.I. shall always be shared equally between Developer and Owners.
- (35) THAT the Owners hereby allow and permit the Developer to obtain/borrow the Project Finance for the aforesaid proposed scheme from any Financial Institution and mortgaged the said property or any part thereof (Excluding 4 Apartments chosen to be retained by the Owners for their respective use) to it by way of security for the repayment of loan, if desired. The responsibility of repayment of the said loan shall be the Developer alone and the Owners at any cost shall not be responsible for the aforesaid loan amount Together with an interest accrued thereon.



- (36) THAT it is agreed between the parties that the Developer shall pay rent for accommodation of Owners for a period starting from the time, Owner gives vacant possession to The developer for dismantling of the existing structure and start of constructions activity, till the time flats to be retained by the Owners are complete in all respect and handed over to the Owners as stated in para 17. The rent per month is quantified at Rs 18,000/- (Rs Eighteen Thousand Only) per owner. The rent shall be paid by way of handing over of 24 postdated cheques for next 24 months in the name of each owner separately on the immediate date/month of receiving vacant possession of property by Developer from the Owners. The cost of the rent so paid shall be exclusive of the consideration to be paid to the Owners as stated in Para 2.
- (37) THAT there exists Conservancy lane admeasuring approximately 7.5 Ft x 40 Ft on the Eastern side of the property. This conservancy lane shall always remain in exclusive use and possession of the Owners. However Owners shall allow installation of common Generator set of the apartment scheme in this conservancy lane.
- (38) THAT the property hereby agreed to be developed is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- (39) THAT all expenses on account of preparation of this Agreement/Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.
- (40) THAT, the said project proposed by the Developer is finalized on the basis of following parameters.

Particulars	FSI	FSI (Sq.Mtrs.)	Valuation Percentage	Valuation
Existing FSI	1.10	698.17	-	-
ToD	0.90	571.25	@ 40% of Ready Reckoner	Rs. 1,27,27,584=54
Ancillary FSI	1.20	761.64	@ 10% of Ready Reckoner	Rs. 42,42,334=80
Total	3.20		-	Rs. 1,69,69,919.34

नगन-४
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- (41) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

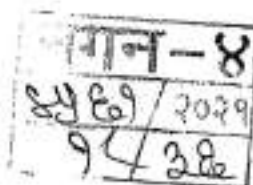
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Nazul Leasehold Plot No. 155 (Old Plot No. 154/2, 155/1) containing by admeasurement 6832.00 Sq. Ft. (OR 634.70 Sq. Mtrs.) as per lease deed and malmatta patrak of Mouza - LENDHRA TOGETHERWITH the existing Residential House standing thereon covering a total Built-up area of 370 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 162, City Survey No. 1004 and Sheet No. (54)24/II of Mouza - Lendhra, situated at Farmland Layout, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	LANE (CONSERVANCY),
ON THE WEST	-	9.00 MTRS. WIDE ROAD,
ON THE NORTH	-	NAZUL PLOT NO. 156
ON THE SOUTH	-	NAZUL PLOT NO. 154.



IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT 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.





Ramchandra Gopal Wyawahare

1) (RAMCHANDRA GOPAL WYAWAHARE)



Madhusudan Gopal Wyawahare

2) (MADHUSUDAN GOPAL WYAWAHARE)

OWNERS

FOR GURUMURTY CONSTRUCTIONS



Moreswar Gopalrao Kale

(MORESHWAR GOPALRAO KALE)

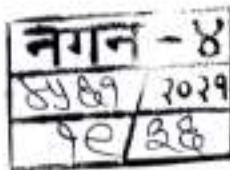
Proprietor

DEVELOPER

WITNESSES :

(1) *Kim V. Poon*

(2) *B. Mahesh*





नगन-४	
६५६९	२०२५
२९	३६





नगरपालिका

सह जिल्हा निबंधक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांचे कार्यालय,
नविन प्रशासकीय इमारत क्र.२, ए-विंग, तिसरा मज्जा, मिस्त्रील लाईन्स,
नागपूर-४४० ००१

दुरध्वनी क्रमांक ०७१२-२५३८७८०

e-mail ID: jlr.nagpurcity@maharashtra.gov.in

ता.क्र.का.१५/अभि.प्र.क्र.२३/२१/२०२१/८९/२०२१

दि.१८/०२/२०२१

अभिनिर्णय प्रकरण क्र.२३/२०२१

अभिनिर्णय

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

संदर्भ :- आपला दिनांक ०९/०२/२०२१ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

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

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारूप / निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

सदरच्या संलेखातील मालमत्ता ही मौजा-लेंड्रा, तह. नागपूर शहर, जि. नागपूर, मिट्टी मज्जे नं.१००४, गिट नं.(५४)२४/II, वार्ड नं.७२, सर्व्हेल नं.२०, विभाग नं.८, मनपा घर क्र.१६२ येथील नड्डल प्लॉट नं.१११ (जुना प्लॉट नं.१५४/२, १५५/१) हा असून खुली जागा क्षेत्र.६३४.७० चौ.मी. (६८३२ चौ.फु.) व बांधीय क्षेत्र. ३७० चौ.मी. इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मूल्यांकन करून मिळकतीबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर संलेखान्वये लिहून देणार हे लिहून देणार यांना त्यांचे मालकीच्या उक्त जागेचा विकास करण्याचे अधिकार देत असून, त्यासोबतल्यात विकासक हे जागा मालक यांना रोख मोबदला रु.२,०२,७६,०००/- देणार असून, उक्त मिळकतीवर बांधण्यात येणाऱ्या इमारतीमधील प्रत्येकी १७१६ चौ.फु. सुपर बिल्टअप क्षेत्राचे अपार्टमेंट क्र.६०१, ६०२, ७०१ व ७०२ असे एकूण ४ सदनिका देणार असल्याचे दस्तात नमूद आहे. तसेच विकासक हे दोन्ही जागा मालक यांना २४ महिन्यांचे या कालावधीकरिता प्रती महिना रु.१८,०००/- इतके भाडे अदा करणार आहे. म्हणून मोबदल्याची परिगणना खालील तक्त्यात नमूद केल्याप्रमाणे करण्यात येत आहे-

अ. क्र.	विकासक यांचेकडून जागा मालक यांना देणात येत असलेल्या मोबदल्याचे स्वरूप	दस्तात नमूद किंमत	जमीन मालकास मिळणाऱ्या हिस्स्याचे मोबदला मूल्य
१.	रोख मोबदला	-	रु.२,०२,७६,०००/-
२.	बांधीय क्षेत्राचे मूल्य (४ सदनिकांचे मूल्य)	रु.५,१४,६०,०००/-	रु.५,१४,६०,०००/-
३.	प्रती जागा मालक मासिक भाडे	प्रती माह रु.१८,०००/- X २	रु.८,६४,०००/-
	एकूण		रु.८,६४,०००/-

नगन-
४५६९/२०२१
२९/२६



म्हणून संलेखातील एकूण मोबदला रक्कम रुपये रु.७,२६,००,०००/- इतका असल्याचे दिमून येते.

या कार्यालयाने सन-२०२०-२१ चे बाजारमूल्य दर तक्त्यातील दर / अंमलबजावणी सूचना गृहीत धरून उक्त मिळकतीचे मूल्य (विकसनकर्त्याच्या हिश्याचे मूल्य) रुपये ७,१७,३६,०००/- इतके निश्चित केलेले आहे. दस्तात नमूद केलेल्या तपशिलाप्रमाणे जमीन मालक यांना मिळणारी मोबदला किंमत जास्त असल्याने महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २(भा) अन्वये उक्त मिळकतीचे बाजारमूल्य रु.७,२६,००,०००/- इतके निश्चित करण्यात येत आहे.

वरील प्रमाणे स्थावर मालमतेचे निश्चित केलेले बाजारमूल्य रु.७,२६,००,०००/- एवढ्या मूल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [चाचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रु.३६,३०,०००/- चा मुद्रांक शुल्क देय आहे. मूळ संलेखास रु.निरंक चे मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयाकरिता दाखल विकसन करारनाम्याच्या संलेखास रु.३६,३०,०००/- चा मुद्रांक शुल्क देय ठरतो. सबब, अभिनिर्णय देण्यात येत आहे.

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

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन अर्जावरील पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी मसुद्यात पूर्ण पुणे 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 देण्यात येत आहे.

३) 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.

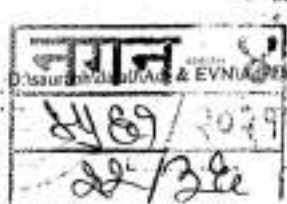
४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनिबंधक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.



मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

गुरुमुर्ती कंस्ट्रक्शन तर्फे प्रोग्रा
श्री. मोरेश्वर गोपाळराव काळे,
पत्ता- घर नं.२४७, शिव निवास, वेस्ट हायकोर्ट रोड,
धरमपेठ, नागपूर-४४० ०१२





CHALLAN
MTR Form Number-6



GRN	MH013955021202021E	BARCODE	[Barcode]		Date	25/03/2021-13:35:56	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM				
Office Name				NPJ1_JT DISTRICT REGI NAGPUR URBAN				
Location				NAGPUR				
Year				2020-2021 One Time				
Account Head Details				Amount In Rs.				
0630051701 Amount of Tax				3630000.00				
				Premises/Building				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				ADJ CASE NO. 23/2021				
				Amount In				
				Words				
				Thirty Six Lakh Thirty Thousand Rupees Only				
Payment Details				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN				
				Ref. No.				
				Bank Date				
				RBI Date				
				Bank-Branch				
				Scroll No. , Date				



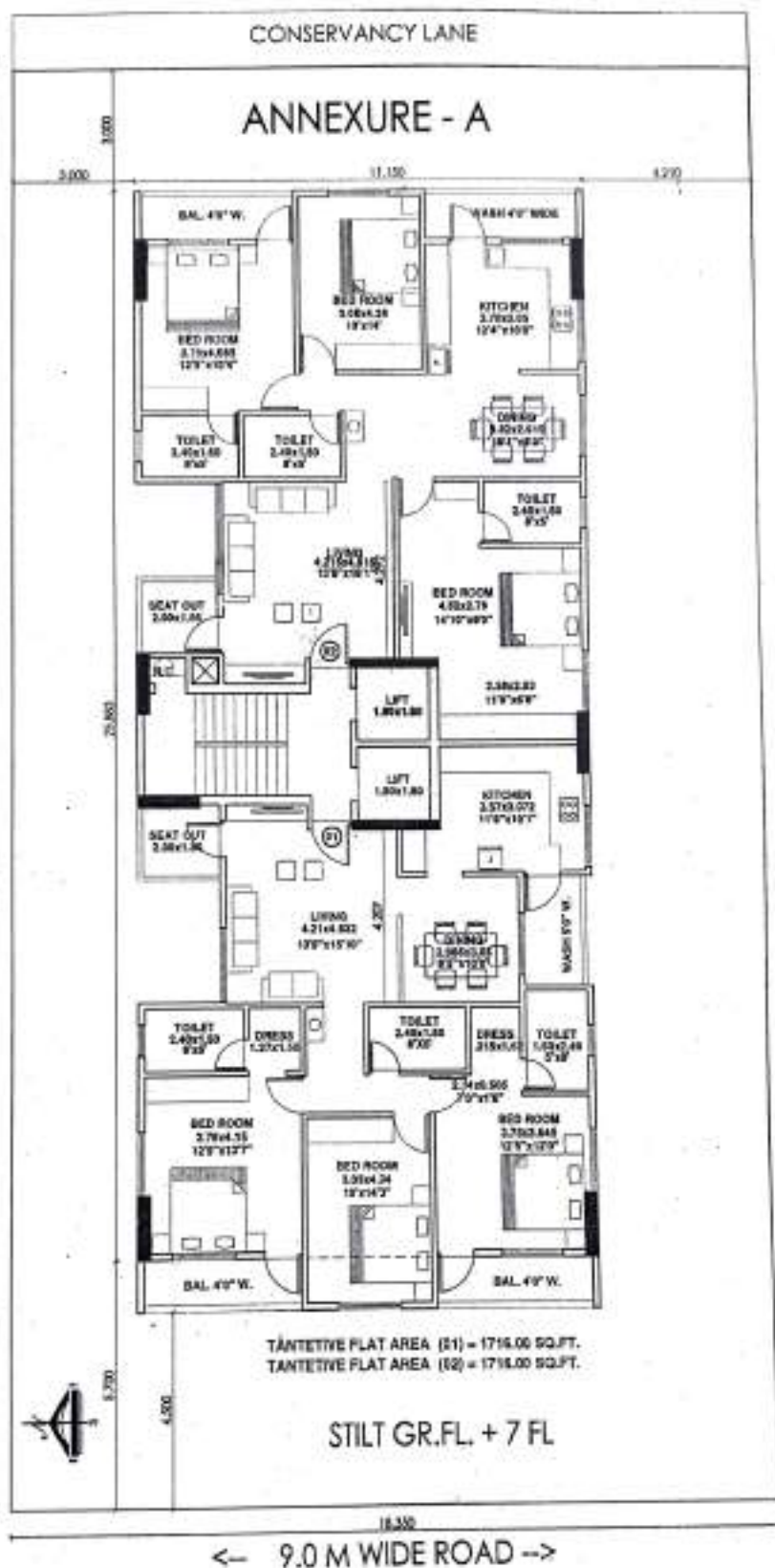
Department ID: 9822466106
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सर्वांचे चलन केवळ दुय्यम निष्पन्न कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी खदर घरणे लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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Total Defacement Amount					36,30,000.00

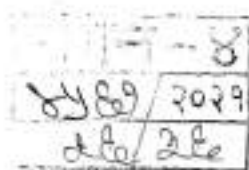
न-४
२५/२०२१
२४/२९





नगन -
२४९ / २४
२५ / २६





ANNEXURE-B
SPECIFICATIONS

1. Structure :-

Earthquake Resistant R.C.C. frame structure External walls non protected by balconies shall be made out of 230/150 brick masonry. All internal and external walls protected by balconies shall be made out of 100mm thick bricks masonry.

2. Plaster :-

- i) All Internal walls and ceiling shall be plastered with 12mm cement mortar.
- ii) External walls shall be plastered with sand faced cement mortar.

3. Flooring:-

Vitrified tile flooring in entire flat.

4. Doors:-

Main entrance door shall be of double teak wood doors with grill in front door.
All other doors of teakwood frame and solid core commercial flush shutter panel.

5. Windows:-

Anodized aluminum glazed windows with mosquito Net and MS grills.

6. Kitchen:-

Raised cooking platform in black granite with stainless still sink. Ceramic tile dado shall be provided

7. Bathroom and W.C. :-

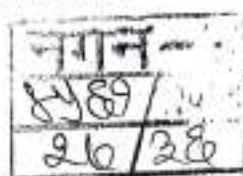
- i) Ceramic tile flooring and dado up to lintel level
- ii) SWR pipes for drainage line and CPVC pipes for water pipe line shall be used.
Standard quality fitting with white W.C. Seat/commode and wash basin of standard make shall be provided.

8. Entrance Lobby & Staircase:-

Entrance lobby and staircase shall be flooring with Granite and vitrified Tiles.

9. Electrical Fitting:-

- i) Concealed ISI mark electrical wiring and fittings. Modular switches in entire flat.



10. Painting:-

- i) The building shall be externally painted with exterior acrylic emulsion paint.
- ii) All rooms shall be painted with acrylic plastic emulsion paint with full surface preparation.
- iii) Doors and window grills shall be painted with synthetic enamel paint.

11. Water supply:-

Adequate capacity underground and overhead corporation water storage tanks for 24 hours water supply. Provision of dug/bore well with pump.

12. Lift:-

2 numbers 6 persons each Automatic V3F drive lift. (Eg-Kone)

13. Car Parking:-

Allotted mechanized pit car parking of two cars for each flat.

14. Power Backup:-

Power backup for lift and common areas.

15. Solar Geyser:-

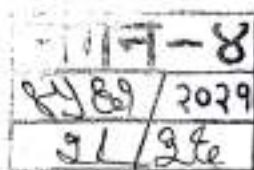
Common solar Geyser facility in every bathroom .

16. Parking tiles in parking area and interlocked paver block in peripheral area.

17. Security:-

- ii) CC TV Cameras monitoring facility .
- iii) EPBX Facility for two way communication between flat owners & Security

18. Rain water Harvesting facility.





स. नं. ८, वि. नं. १९९८, वि. १९९८-९९

००७

१००४

न. नं. ३०००
८. १. २०००

मोटा - ८३८८

आर. (१) १८३८

भूमापन कक्षा
१००४

सं. ८३८८

भूमापन
पत्रिका

भूमापन मंत्रालय, महाराष्ट्र शासन, नगर
भूमापन मंत्रालय, नगर, नगर, नगर
नगर, नगर, नगर, नगर

मुंबई

कारक सं. १९८०-
हस्ताक्षर मूल (प्रत्यक्ष
शाखाप्रमाण)

महाराष्ट्र शासन

पुणे - १८३८

पुणे - १८३८

पुणे - १८३८

दिनांक	कारक	पत्रिका सं.	नवीन कारक (वा) पुणे (१) पुणे (२)	नगर
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१९८१-८२	१८३८	१८३८	१८३८	१८३८
१९८२-८३	१८३८	१८३८	१८३८	१८३८
१९८३-८४	१८३८	१८३८	१८३८	१८३८
१९८४-८५	१८३८	१८३८	१८३८	१८३८
१९८५-८६	१८३८	१८३८	१८३८	१८३८
१९८६-८७	१८३८	१८३८	१८३८	१८३८
१९८७-८८	१८३८	१८३८	१८३८	१८३८
१९८८-८९	१८३८	१८३८	१८३८	१८३८
१९८९-९०	१८३८	१८३८	१८३८	१८३८

सत्यप्रतिनिधी

२१/०६/२४

२१/०६/२४
५०१/२४

नगर लिपीक
न. नं. ३०००
अ. ३, नगर

नगर-४
२०२१
२९/२९



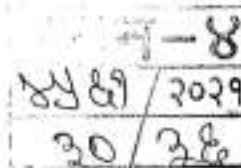


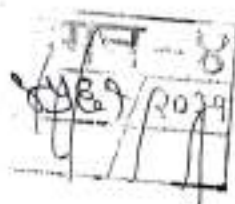
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Further Delayed Details

Page 1/7

Print Date: 2021-02-24 02:38:13





स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AAFPW8832P

नाम / NAME
MADHUSUDAN GOPALRAO WYAWAHARE

पिता का नाम / FATHER'S NAME
GOPALRAO RAMCHANDRA WYAWAHARE

जन्म तिथि / DATE OF BIRTH
19-01-1943

हस्ताक्षर / SIGNATURE

आयकर विभाग, रायचूर
COMMISSIONER OF INCOME TAX, RAICHUR

भारत सरकार
Government of India

मधुसूदन गोपाळराव व्यवाहार
Madhusudan Gopalrao Wyawahare

जन्म तारीख / DOB : 1901/1943

पुरुष / Male

5088 6477 7085

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

राजीव मधुकर भालेराव
Rajiva Madhukar Bhalerao

जन्म तारीख / DOB : 12/02/1960

पुल्लिंगी / MALE

6432 9668 5615

बाल्य - सामान्य माणसाचा अधिकार

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
ACEPB6032D

नाम / NAME
RAJIV MADHUKAR BHALERAU

पिता का नाम / FATHER'S NAME
MADHUKAR YADAV BHALERAU

जन्म तिथि / DATE OF BIRTH
12-02-1960

हस्ताक्षर / SIGNATURE

न-४
४५६९ / २०२९
३९ / २८

आयकर विभाग, रायचूर
COMMISSIONER OF INCOME TAX, RAICHUR



भारत सरकार

Ministry of Health and Family Welfare, Government of India

आधार क्रमांक: 1. आधार क्रमांक: 6316 5851 2910

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माझी आधार, माझी ओळख



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नगन-४
४४६९/२०२९
३२/३६





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

नोंदविलेला क्रमांक / Enrolment No 2189/32174/03990

To
मधुसूदन गोपाळराव गवसारे
Madhusudan Gopalrao Wyawahare
S/O: Gopalrao Wyawahare
plot no. 155 shree shree
farm land
behind S B I AT M new nandgaon
Shankar Nagar
Maharashtra 440010
9860364955

Ref: 220 / 21M / 283647 / 284357 / P



SB163627085FH



आपला आधार क्रमांक / Your Aadhaar No. :

5088 6477 7085

माझे आधार, माझी ओळख



भारत सरकार
Government of India

मधुसूदन गोपाळराव गवसारे
Madhusudan Gopalrao Wyawahare
जन्म तारीख / DOB : 19/11/1943
पुरुष / Male



5088 6477 7085

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



किरण वसंतराव परके
Kiran Vasantrao Parke
जन्म तारीख / DOB : 17/08/1954
पुंसलिंग / MALE



5179 4537 3624

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



राजीव मधुकर भालेराव
Rajiva Madhukar Bhalerao
जन्म तारीख / DOB : 12/02/1960
पुंसलिंग / MALE



6432 9668 5615

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मोरेश्वर गोपाळराव काले
Mureshwar Gopalrao Kale
जन्म तारीख / DOB : 09/09/1961
पुंसलिंग / MALE
Mobile No: 9822466106

8577 0988 9569

VID : 9154 5479 2506 8916

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA

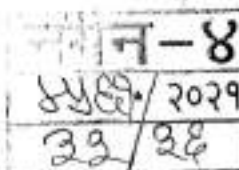


रामचंद्र गोपाळराव गवसारे
Ramchandra Gopalrao Wyawahare
जन्म तारीख / DOB : 05/07/1937
पुंसलिंग / MALE



6316 5851 2910

आधार - सामान्य माणसाचा अधिकार





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
C/O रामचंद्र गोपाळराव गवारी,
साधने हॉस्पिटल देवता स्वामि
साधन, नाराकेशरी वार्ड, भंडारा,
महाराष्ट्र, 441904

Address:
C/O Ramchandra Gopalrao
Waryahare, WYAWHARE
HOSPITAL DEWATA SWARUP
SADAN, NARAKESARI
WARD, Bhandara, Bhandara,
Maharashtra, 441904



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bhandara-441 904



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
हाउस नं. 798/30218, प्लॉट नं. 8, पेट्रोल पंप मध्ये,
सुरेंद्र नागर, विवेकानंद नागर, नागपूर,
महाराष्ट्र - 440015

Address:
House No. 798/A/8, Plot No. 8,
Behind Petrol Pump, Surendra
Nagar, Vivekanand Nagar, Nagpur,
Maharashtra - 440015



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bhandara-441 904



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: मधुकर भालकर, प्लॉट नं. 98,
श्री सनेह संवर्धक सोसायटी, जयप्रकाश नागर,
440025

Address:
S/O: Madhukar Bhalkar, plot
no. 98 sneh sanwardhak society,
jyaprakash nagar, Khambha,
Nagpur, Maharashtra, 440025



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1800 300 1947

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Bhandara-441 904



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
प्लॉट नं. 11, वान्धा रोड, साहस क्रिकेट ग्राउंड
यॉगशेम लेआउट, स्नेह नागर, नागपूर,
महाराष्ट्र, 440015

Address:
Plot No. 11, Wantha Road, Near
Sahas Cricket Ground,
Yogshem Lay-out, Sneh Nagar,
nagpur, Nagpur, Maharashtra,
440015

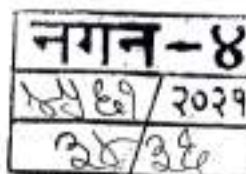


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267/4561

मुम्बई 24 जून 2021 2:33 म.न.

दस्त गोपबारा भाव-1

नगन4

34/38

दस्त क्रमांक: 4561/2021

दस्त क्रमांक: नगन4 /4561/2021

बाजार मूल्य: रु. 7,26,00,000/-

सोबवना: रु. 7,17,36,000/-

अन्यते मुद्रांक शुल्क: रु.36,30,000/-

ड. नि. मात. ड. नि. नगन4 यांचे कार्यालयात

अ. क्र. 4561 वर दि.24-06-2021

रोजी 2-23 म.न. वा. हजर केला.

पावनी:5725

पावनी दिनांक: 24/06/2021

मावरकरबाराचे नाव: गुरुमूर्ती कमलकमलम तर्फे प्रो. डा. पी. कोरेखर गोपाळराव काळे .

गोवणी फी

रु. 30000.00

दस्त हजाराळणी फी

रु. 720.00

गुहांची संख्या: 36

एकूण: 30720.00

दस्त हजर करण्याची मही.

सह दुय्य निबंधक वर्ग-2
नागपूर शहर क्र. 8सह दुय्य निबंधक वर्ग-2
नागपूर शहर क्र. 8

वस्तुनाचा प्रकार: विकसनकारणनामा

मुद्रांक शुल्क: (दोन) कोषाव्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोषाव्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशात विकसन प्रशासिकाच्या हद्दीत असलेल्या कोषाव्याही शमीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमलेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

जिह्वा क्र. 1 24 / 06 / 2021 02 : 23 : 40 PM ची वेळ: (मादरीकरण)

जिह्वा क्र. 2 24 / 06 / 2021 02 : 30 : 09 PM ची वेळ: (फी)



24/06/2021 2:37:12 PM

दस्तावेज क्र.4561/2021

दस्तावेज प्रकार : विक्रय करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:गुरुमूर्ती कान्हुकजनन तर्फे प्रो.डा. श्री. मोरेश्वर गोपाळराव काळे पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: 247, शिव विद्यालय, वेस्ट हाय कोर्ट रोड, धर्मपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ABCPK1427E	विहृत देशात वय :-57 स्वाक्षरी:-		
2	नाम:श्री. रामचंद्र गोपाळराव आवहारे , पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: 155, फार्मलॅण्ड लेआउट, रामदासपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AASPV2292D	विहृत देशात वय :-84 स्वाक्षरी:-		
3	नाम:श्री. मधुसूदन गोपाळराव आवहारे , पत्ता:प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: 155, फार्मलॅण्ड लेआउट, रामदासपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AAFPW8832P	विहृत देशात वय :-77 स्वाक्षरी:-		

परीन दस्तऐवज करून देणार तपासणीत विक्रय करारनामा चा दस्त ऐवज करून दिव्याचे कसुत करतात.
मिळका क्र.3 ची वेळ:24 / 06 / 2021 02 : 33 : 15 PM

ओळख:-

घातमीन दस्तऐवज अने निवेदीन करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीत ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम:श्री. राजीव मधुकुन भावेराव , वय:60 पत्ता:नागपूर पिन कोड:440002		
2	नाम:किरण पलके , वय:55 पत्ता:वेह नगर, नागपूर पिन कोड:440025		

मिळका क्र.4 ची वेळ:24 / 06 / 2021 02 : 34 : 22 PM

मिळका क्र.5 ची वेळ:24 / 06 / 2021 02 : 35 : 05 PM नोंदणी पुस्तक 1 मध्ये
प्रमाणित करण्यात येते की, या दस्तऐवजात
एकूण 3E पाने आहेत

सहस्रमुख निबंधक कार्यालय
नागपूर शहर क्र. 8
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	सहस्रमुख निबंधक, वर्ग-2 नागपूर शहर क्र. 8	Amount	Used At	Deface Number	Deface Date
1		Certificate	46000901		3830000	SD		
2		DHC	2406202103496		720	RF	2406202103496D	24/06/2021
3		eCertificate	1002633780202122E		30000	RF	0001264006202122	24/06/2021

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

9 नंबराचे दुकाचे
64E9 नंबरी नोंदला

सहस्रमुख निबंधक, वर्ग-2,
नागपूर शहर क्र. 8,
24/06/2021