2/10/2022 पावती Original/Duplicate

Friday, October 07, 2022 नोंदणी क्र. :39म

12:43 PM Regn. 39M

पावती क्र. 10468 दिनांक: 07/10/2022

गावाचे नाव: उमरगांव

दस्तऐवजाचा अनुक्रमांक: पवन7-9086-2022

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. आनंद डिव्हलपर्स तर्फे भागीदार कु. 1 आनंद केशवरामजी चुरट , ,

मोबदला रु.	4,30000.00
बाजार भावाप्रमाणे रु.	4,49850.00
पावती क्रमांक :24	
एकूण	₹ 30480.00

आपणास मूळ दस्त ,कलम 59 प्रमाणे सादर करण्याची वेळ 07/10/2022 12:58 PM ही वेळ देण्यात येत आहे.

DELIVERED

सह दुय्यम निबंधक, पालघर ३

दस्त हाताळणी फी ₹.29150.00

पृष्ठांची संख्या: 69

एकूण: ₹.29180.00

मोबदला रु.4300000/-

भरलेले मुद्रांक शुल्क : रु. 258000/-

1) देयकाचा प्रकार : DHC पहा रक्कम रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 06102022120007 दिनांक 07/10/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008836868202223E दिनांक 07/10/2022

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH008934805202223E	BARCODE		Date	06/10/2022-11:33:03	Form ID	25.1

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR
Location	NAGPUR
Year	2022-2023 One Time

Account Head Details		Amount In Rs.
0030046101	Stamp Duty	5089500.00
0030063301	Registration Fee	30000.00
Total		51,19,500.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AITFA7891D
Full Name	MS ANAND REALTORS
Flat/Block No.	Khasra No. 40
Premises/Building	
Road/Street	Mouza UMARGAON
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 1 2 0 4

Remarks (If Any)

PAN2=ACTPT5752F~SecondPartyName=ASHOK WASUDEORAO

THAKRE~CA=10179000~Marketval=0

Amount In Words	Fifty One Lakh Nineteen Thousand Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA

FOR USE IN RECEIVING BANK

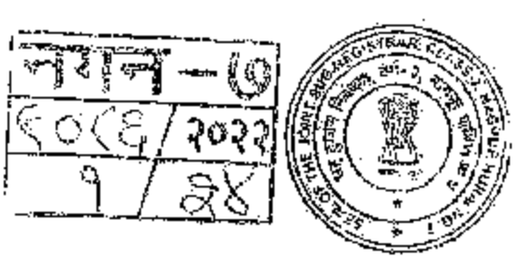
Cheque-DD Details		Bank CIN	Ref. No	00040572022100643625	IK0EXKCXS2
Cheque/DD No.		Bank Date	RBI Date	06/10/2022-11:34:34	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850880879

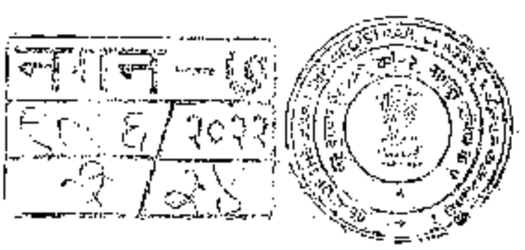
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाचे दस्तासाठी लागू आहे, नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Print Date 06-10-2022 11:34:11

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0613232212007	Date	06/10/2022
Received from M/S ANAND REALTORS, Mobile number 9850880878, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	06/10/2022
Bank CIN	10004502822403613094	REF No.	IGM0KVAZ0L
This is computer generated receipt hence no signature is required			



SALE DEED FOR Rs. 10,17,90,000/- ONLY

(RUPEES TEN CRORE SEVENTEEN LAKH NINETY THOUSAND ONLY)

MARKET VALUE RS. 2,61,62,000 /- ONLY

Zone no.2 Page No 1396

THIS DEED OF SALE is made and executed at NAGPUR on this 7th Day of OCTOBER, 2022 BEMEEN - **(1) MR. ASHOK S/o WASUDEORAO THAKRE**, Aged About 67 years, Occupation — Agriculturist, (Income Tax PAN — ACTPT8752F) (Aadhaar No. 2240 9518 8857) (Mobile No. 9850014666) and **(2) MR. KISHOR S/o WASUDEORAO THAKRE**, Aged About 64 years, Occupation - Agriculturist, (Income Tax PAN - AAMPT9745M) (Aadhaar No. 2432 8670 5701) Both Residents of House No. 352, Thakre Bhawan, New Shukrawari Road, Bhutiya Darwaja New Shukrawari, Nagpur, Pin Code No. 440032 Tahsil and District — NAGPUR, hereinafter both jointly called the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said VENDORS, as well as their respective heirs, legal representatives, executors, administrators, successors and assignees of the ONE PART

AND

M/S ANAND REALTORS, a Partnership Firm, having its Office at Divyani Heights-02, Flat No. 101, Plot No. 72, Behind Maull Motor Showroom, Umred Road, Gajanan Nagar, Nagpur, Pin code No. 440024 (Income Tax PAN - ABTFA7891D) acting through its Partners **(1) MR. ANAND S/o KEWALRAMJI CHURAD**, Aged about 40 Years, Occupation - Business & Agriculturist, (Aadhaar No. 7310 8331 8183) (Mobile No. 9850880878), Resident of Plot No. 196, New Subhedar Layout, Near NIT Ground, Nagpur, Pin code No. 440024, Tahsil and District - NAGPUR, **(2) MR. TUKARAM S/o VYANKATRAO GODE**, Aged about 63 Years, Occupation - Business & Agriculturist, (Aadhaar No. 9002 8321 8667) (Mobile No. 8668614498), Resident of At Post Medha, Nagpur, Pin Code No. 441201, Tahsil Bhiwapur District — NAGPUR and **(3) MR. KAILASH S/o GANGADHAR THAKRE**, Aged about 39 Years, Occupation - Business & Agriculturist, (Aadhaar No. 6921 8104 9294) (Mobile No 9881884018), Resident of House No 139, Vihirgaon Umred Road, Nagpur, Pin Code No. 441204 Tahsil Nagpur Rural and District - NAGPUR AND **(4) MR. SUNIL S/o GULABRAO KODE**, Aged about 45 Years, Occupation - Business & Agriculturist, (Aadhaar No 9617 2640 4966) (Mobile No. 8329667339) Resident of Plot No. 73, Hudkeshwar Road, Near Big Hanuman Temple, Salai, Godhani, Nagpur, Pin Code No. 441204, Tahsil Nagpur Rural and District — NAGPUR, hereinafter called the **PURCHASER**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP**

नागपूर - ७
२०८६/२०२२
३/३४

FIRM and its PARTNERS, as well as; their respective heirs, legal representatives, executors Administrators, successors and assigns of the OTHER PART.

WHEREAS the Vendors hereinabove named jointly own and possess and in possession of the property comprising ALL THAT Piece and parcel of Agricultural land bearing Khasra No. 40, having an area 3:80 Hectare R. (i.e. 9:39 Acres) [as per "K" Prat the area of the said land is 3.1686 Hectare R. i.e 7.83 Acres). Rental Rs 14.60/-, held in Occupancy Class-1 Rights, Khata No. 345 of Mouza — UMARGAON, Patwari Halka No 36 TOGETHERWITH all types of Trees/ Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village — Umargaon in Tahsil — Nagpur (Rural) and District — NAGPUR and more particularly described in the Schedule hereunder written, AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra NO. 40, having an area of 3:80 Hectare R., Rental Rs. 14.60/- held in Occupancy Class-1 Rights, Khata No 345 of Mouza — UMARGAON, Patwari Halka No- 36 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village — Umargaon in Tahsil — Nagpur (Rural) and District — NAGPUR, originally belonged Smt. Vatsalabai Wasudeorao Thakre, as a recorded Owner thereof being her separate property, having purchased the same by her from (1) Mr. Shamlal Konduji Ahir, (2) Mrs. Mohanabai Konduji Ahir and (3) Mr Ramlal Konduji Ahir, by a Sale Deed Dated 20.05.1965, which is registered in the Office of the Joint Sub Registrar, Nagpur in Book No. 1 at Registered Sr. No, 3209/1965 on 20.05.1965; AND

WHEREAS during her life time the aforesaid Smt. Vatsalabai Wasudeorao Thakre executed her LAST WILL AND TESTAMENT on 01.12.2014 and thereby she bequeathed the aforesaid entire property to her two sons namely (1) Mr. Ashok Wasudeorao Thakre and (2) Mr Kishor Wasudeorao Thakre absolutely forever with heritable and transferable rights therein and the said Will is also Notarized by the Notary Adv. Anilchandra M Babhulo, at Notarial Reg Entry No. 2516/14 on 01.12.2014; AND

WHEREAS the said Smt. Vatsalabai Wasudeorao Thakre left for heavenly abode on 13.12.2014 (her husband Mr. Wasudeorao Thakre died on 12.11.1998) and consequent upon her demise, her two sons namely (1) Mr. Ashok Wasudeorao Thakre and (2) Mr Kishor Wasudeorao Thakre, the Vendors named hereinabove jointly have now become an exclusive, absolute Owner of the aforesaid entire property with heritable and transferable rights therein and the same is accordingly

mutated in their names in all relevant records in terms of the aforesaid WILL Dated 01.12.2014; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell their aforesaid property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefit of their respective family members; AND

WHEREAS the Vendors being thus desirous of selling their aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations have agreed to sell the same to the Purchaser for a total consideration of Rs.10,17,90,000/- Only (Rupees Ten Crore Seventeen Lakh Ninety Thousand Only) i.e. Rs.1,30,00,000/- per Acre upon the following terms and conditions

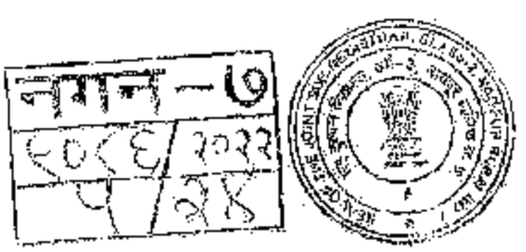
NOW THEREFORE THIS DEED OF SALE WITNESSED AS FOLLLOWS: -

1. THAT in consideration of a total sum of Rs.10,17,90,000/- Only (Rupees Ten Crore Seventeen Lakh Ninety Thousand Only) i.e. Rs.1,30,00,000/- per Acre to be paid by the Purchaser to the Vendors in the manner appearing herein below, the receipt whereof the Vendors do hereby acknowledged, the Vendors as the full and absolute joint owners in possession thereof do hereby grant, convey, assure, assign and transfer by way of sale to the Purchaser the said property comprising ALL THAT piece and parcel of Agricultural Land admeasuring 3.1686 Hectare R (i.e. 7.83 Acres as per "K" Prat) being the portion of land bearing Kh. No.40, admeasuring 3.80 Hectares R i.e. (i.e 9.39 Acres) of MOUZA - UMARGAON, Patwari Halka No.36, Rental Rs.14.60 held in Occupancy Class-I Rights, Khate No.345, Togetherwith all types of trees, shrubs, passage, right of pathways, water courses, and all other easementary rights appurtenant and belonging thereto, situated in Village Umargaon in Tah. Nagpur (Rural) & Dist. NAGPUR and more particularly described in the schedule here under 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, Cesses and all other out goings etc. levied on the property hereby sold and payable up to date.

SCHEDULE REFERRED TO ABOVE

(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 40,** having an **area of 3.80 Hectare R. (i.e. 9.39 Acres)** [as per "K" Prat the area of the said land is 3.1686 Hectare R. i.e. 7.83 Acres in actual possession], Rental Rs.



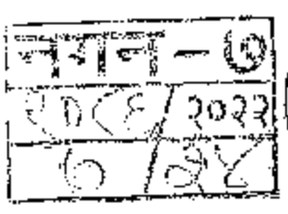
14.60/-, held in Occupancy Class-1 Rights, Khate No. 345 of **Mouza – UMARGAON**, Patwari Halka No. 36 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village – Umargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:-

ON THE EAST	-	15.00 METERS WIDE ROAD.
ON THE WEST	-	VIHIRGAON, UMARAGAON SHIV.
ON THE NORTH	-	VIHIRGAON, UMARAGAON SHIV.
ON THE SOUTH	-	KH NO. 39, 41 AND 43.

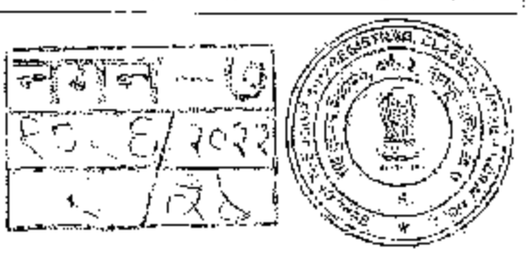
MANNER OF PAYMENT:

Rs.1,00,000/-	Rupees One Lakh Only paid by the Purchaser to the Vendors by Cheque No. 053761 Dated 23.11.2020 Drawn on Samrudhi Credit Co-operative Bank Ltd., Wanjari Nagar, Branch Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.51,00,000/-	Rupees Fifty One Lakh Only paid by the Purchaser to the Vendors by Cheque No. 053801 Dated to 10.12.2020 Drawn on Samrudhi Credit Co-operative Bank Ltd. Wanjari Nagar, Branch. Nagpur the receipt whereof is hereby acknowledged by the Vendors.
Rs.10,00,000/-	Rupees Ten Lakh Only paid by the Purchaser to the Vendors by Cheque No 478958 Dated 03.06.2021 Drawn on Samrudhi Credit Co-operative Bank Ltd Wanjari Nagan Branch Nagpur the receipt whereof is hereby acknowledged by the Vendors
Rs.10,00,000/-	Rupees Ten Lakh Only paid by the Purchaser to the Vendors by Cheque No 478959 Dated 07.07.2021 Drawn on Samrudhi Credit Co-operative Bank Ltd Wanjari Nagan Branch, Nagpur the receipt whereof is hereby acknowledged by the Vendors
Rs.10,00,000/-	Rupees Ten Lakh Only paid by the Purchaser to the Vendors by Cheque No 478960 Dated 12.08.2021 Drawn on Samrudhi Credit Co-operative Bank Ltd Wanjari Nagan Branch, Nagpur the receipt whereof is hereby acknowledged by the Vendors
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No. 093889 Dated 25.08.2021 Drawn on Samrudhi Credit Co-operative Bank Ltd., Wanjari Nagar, Branch, Nagpur the receipt whereof is hereby acknowledged by the Vendors.
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No. 093890 Dated 27.08.2021 Drawn on Samrudhi Credit Co-operative Bank Ltd., Wanjari Nagar.

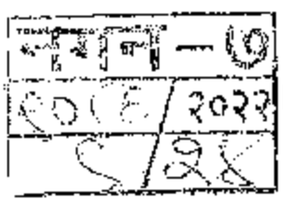
	Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No. 083886 Dated 30.08.2021 Drawn on Samrudhi Credit Co-operative Bank ltd. Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No 083885 Dated 30.08.2021 Drawn on Samrudhi Credit Co-operative Bank ltd . Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.10,00,000/-	Rupees Ten Lakh Only paid by the Purchaser to the Vendors by Cheque No 478961 Dated 10.09.2021 Drawn on Samrudhi Credit Co-operative Bank Ltd., Wa Wanjari njan Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No 083887 Dated 22.09.2021 Drawn on Samrudhi Credit Co-operative Bank ltd. Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No 083888 Dated 22.09.2021 Drawn on Samrudhi Credit Co-operative Bank ltd, Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No 083928 Dated 25.01.2022 Drawn on Samrudhi Credit Co-operative Bank ltd, Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No. 083932 Dated 16.02 2022 Drawn on Samrudhi Credit Co-operative Bank ltd. Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No. 083934 Dated 23.02 2022 Drawn on Samrudhi Credit Co-operative Bank ltd , Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors



Rs.25,00,000/-	Rupees Twenty Five Lakh Only paid by the Purchaser to the Vendors by Cheque No. 085325 Dated 03.03.2022 Drawn on Samrudhi Credit Co-operative Bank ltd , Wanjari Nagar, Branch, Nagpur the receipt whereof is hereby acknowledged by the Vendors
Rs.18,50,000	Rupees Eighteen Lakh Fifty Thousand Only paid by the Purchaser to the Vendors by Cheque No 085330 Dated 05.04.2022 Drawn on Samrudhi Credit Co-operative Bank Ltd Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.10,00,000/-	Rupees Ten Lakh Only paid by the Purchaser to the Vendors by Cheque No. 085333 Dated 28.04.2022 Drawn on Samrudhi Credit Co-operative Bank Ltd, Wanjari Nagar Branch, Nagpur the receipt whereof is hereby acknowledged by the Vendors
Rs.21,50,000/-	Rupees Twenty One Lakh Fifty Thousand Only paid by the Purchaser to the Vendors by Cheque No 085335 Dated 13.05.2022 Drawn on Samrudhi Credit Co-operative Bank ltd Wanjari Nagar, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs.9,00,000/-	Rupees Nine lakhs Only paid by the Purchaser to the Vendors by RTGS Transfer vide UTR No ICICR52022062300322541 on 20.08.2022 from ICICI Bank, Nandanwan Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs.6,00,000/-	Rupees Six lakhs Only paid by the Purchaser to the Vendors by RTGS Transfer vide UTR No ICICR52022082400362056 on 21.08.2022 from ICICI Bank, Nandanwan Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs.5,00,000/-	Rupees Five lakhs Only paid by the Purchaser to the Vendors by RTGS Transfer vide UTR No ICICR52022092000329259 on 20.09.2022 from ICICI Bank, Nandanwan Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000266 Dated 04.10.2022 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Cheque No. 000267 Dated 04.10.2022 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Cheque No. 000268 Dated 04.10.2022 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the



	Vendors.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Cheque No. 000269 Dated 04.10.2022 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000270 Dated 25.12.2022 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors subject to realization of cheque.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000271 Dated 25.12.2022 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors subject to realization of cheque.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000272 Dated 27.02.2023 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors subject to realization of cheque.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000273 Dated 27.02.2023 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors subject to realization of cheque.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000274 Dated 25.03.2023 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.50,00,000/-	Rupees Fifty Lakh Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000275 Dated 25.03.2023 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.52,86,500/-	Rupees Fifty Two Lakh Eighty Six Thousand Five Hundred Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000276 Dated 25.03.2023 Drawn on ICICI Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.52,86,500/-	Rupees Fifty Two Lakh Eighty Six Thousand Five Hundred Only paid by the purchaser to the Vendors by Post Dated Cheque No. 000277 Dated 25.03.ss2023 Drawn on ICICI



	Bank the receipt whereof is hereby acknowledged by the Vendors.
Rs.17,000/-	Received in cash from time to time for miscellaneous expenses.
Rs.10,17,90,000/-	**Total Rupees Ten Crore Seventeen Lakh Ninety Thousand Only**

This Sale Deed shall be valid subject to realization of the aforesaid post dated Cheques and in case of dishonour of any cheque, this Sale Deed shall be treated as cancel ipso-facto. Timely payment is the essence of this sale deed

(2) THAT the Vendors do hereby covenant with the Purchaser as follows:-

(i) THAT the Vendors have good, valid and marketable title to the property e Agricultural land hereby sold and they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

(ii) THAT the Vendors further assure the Purchaser that the Property i.e. Agricultural land hereby sold is their separate property belonging to them alone having acquired the same by them by way of WILL and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect Of the same

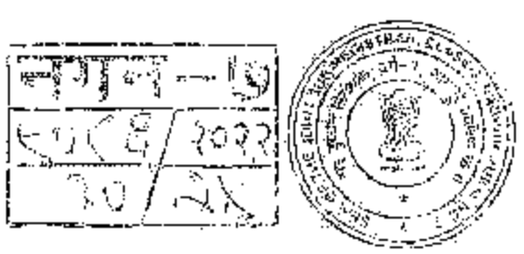
(iii) THAT the property/Agricultural land hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever

(iv) THAT the Vendors at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and their respective heirs legal representatives, executors, successors and assigns etc as may reasonably be required

(v) THAT the Vendors have paid upto this date all dues with respect to Agricultural

Assessment, Cesses and all other charges and all other outgoings etc levied on the Agricultural Land hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments

(vi) THAT the Vendors have this day delivered the actual and physical possession of the entire Agricultural land to the Purchaser alongwith crop, trees, shrubs etc standing thereon at the time of Registration of this Sale Deed.



(vii) THAT the Vendors will support any application made by the Purchaser for mutation of its name in all the relevant records as regards the Agricultural Land/property hereby sold and render necessary assistance obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records

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

(ix) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason or any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

(x) THAT the Vendors have delivered all the Original/relevant documents relating to the Agricultural land hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(3) THAT THE PURCHASER(S) DOES HEREBY CONVENANT WITH THE VENDORS AS FOLLOWS:

i) THAT the Purchaser shall from the date hereof always pay regularly Land Revenue, Cesses other outgoings etc. whatsoever assessed on the said portion of land bearing Kh. No.40 of Mouza – Umargaon.

ii) THAT the Vendors have delivered the Original copies of the title deeds to the Purchaser at the time of registration of the Sale Deed.

iii) THAT the Purchaser have satisfied himself with respect to the Vendors' title to the said property bearing Kh.No.40of Mouza – Umargaon hereby sold, as good, valid and marketable and he has satisfied himself about the area of the said Land and about the dimensions of the said land and about the Vendors right to execute this Sale Deed in favour of the Purchaser As is Where is, As is What is and Whatever there is basis

iv) That the Purchaser has purchased this property after satisfying himself about the ownership rights of the Vendors to sale the property hereby sold to him as per section 41 of The Transfer of Property Act.

v) THAT all expenses on account of preparation and execution of this Sale Deed including the cost or Stamp Duty and Registration Fees payable thereon have been bore and paid by the Purchaser.

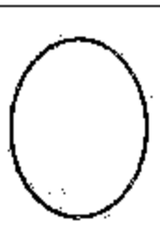
SCHEDULE REFERRED TO ABOVE

(AGRICULTURAL)

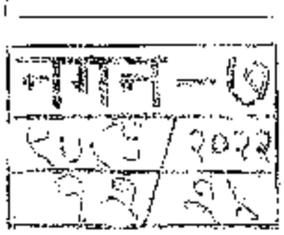
ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 40,** having an **area of 3.80 Hectare R. (i.e. 9.39 Acres)** [as per "K" Prat the area of the said land is 3.1686 Hectare R. i.e. 7.83 Acres in actual possession], Rental Rs. 14.60/-, held in Occupancy Class–1 Rights, Khate No. 345 of **Mouza – UMARGAON,** Patwari Halka No. 36 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village – Umargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:-

ON THE EAST	-	15.00 METERS WIDE ROAD.
ON THE WEST	-	VIHIRGADN, UMARAGAON SHIV.
ON THE NORTH	-	VIHIRGADN, UMARAGAON SHIV.
ON THE SOUTH	-	KH NO 39, 41 AND 43.

IN WITNESS WHEREOF THE VENDORS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
01			1) (ASHOK WASUDEORAO THAKRE)
02			2) (KISHOR WASUDEORAO THAKRE)

VENDORS

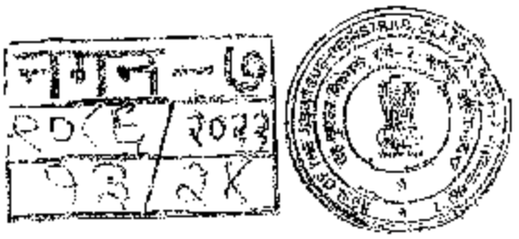


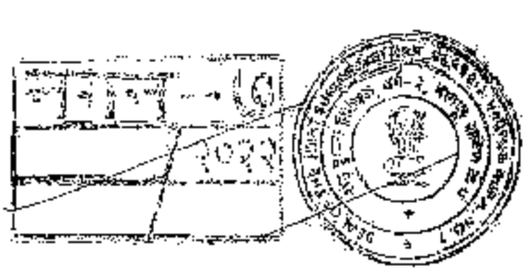


SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
03			FOR M/s ANAND REALTORS Partners PURCHASER 1) (ANAND KEWALRAMJI CHURAD)
04			2) (TUKARAM VYANKATRAO GODE)
05			3) (KAILASH GANGADHAR THAKRE)
06			4) (SUNIL GULABRAO KODE) Partners PURCHASER

WITNESSES :-

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE
01			(CHANDRASHEKHAR M. RAUT) WITNESS NO. 1
02			(RAVINDRA G. KODE) WITNESS NO. 2





अहवाल दिनांक : 17/01/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख [illegible] नियम [illegible]]

गाव :- [illegible] (535865) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 40

भू-धारणा पद्धती : भोगवटादार वर्ग - 1 [illegible]

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फेरफार	कुळ, खंड व इतर अधिकार
क्षेत्र एकक हे.आर.चौ.मी.	[illegible]	[illegible]	3.80.00	11.60		[illegible]	[illegible]
3.80.00	345	[illegible]				[illegible]	[illegible]
पोटखराब 3.80.00		[illegible]				[illegible]	[illegible] ...18/2020-21 [illegible] 12/04/2022 [illegible]
एकूण 3.80.00		[illegible]	3.80.00	11.60			[illegible] (1000)
आकारणी 11.60							[illegible] 1000 [illegible] 27/07/2021
[illegible]							
[illegible] (1000) (1000)							[illegible]

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख [illegible] नियम [illegible]]

गाव :- [illegible] (535865) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 40

वर्ष	हंगाम	खाते क्रमांक				मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	निर्भेळ पिकाखालील क्षेत्र	[illegible]	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
(१)	(२)	(३)				(४)	(५)	(६)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी.	हे.आर. चौ.मी.		हे.आर. चौ.मी.	हे.आर. चौ.मी.		हे.आर. चौ.मी.		
2021-22	खरीप	345				[illegible]		0.7000							
		345				[illegible]		3.0000							
	[illegible]	345										[illegible]	0.1000		

[illegible] तलाठी [illegible] डिजिटल स्वाक्षरी [illegible]

[illegible] 2700088006108370000922022142

[illegible] तलाठी [illegible]
[illegible] नागपूर (ग्रामीण)

[illegible] (9) ([illegible] / 2022) (95 / 96)

https://mahaferfar1.enlightcloud.com/DDM/Pg1rm712 9.8.2022

वर्ष:2022-23 सात-बारा अकॅ-६ 9/8/2022

वारण जमिनीची नोंदवही (कुळिक)

(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव: इनगाव तालुका: राजापूर (राजापूर) जिल्हा: रत्नागि

हक्क नमुना सहा मंडील रॉल	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीयोग्य				एकूण
		आगवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			नि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 345	अशोक पांडुरंगराव खरके , किशोर पांडुरंगराव खरके .								
गाळाईक खत	40	3.80.00	0.0000	3.80.00	14.6	0	0	0	14.6
	एकूण	**3.80.00**	**0.0000**	**3.80.00**	**14.6**	**0**	**0**	**0**	**14.6**

"सदर दाखल्याची खातरजमा केली असता सदर दाखला बरोबर आहे."

दिनांक :- 08/09/2022

सांकेतांक क्रमांक :- 27090009010837000092022343

(गाव :- नोंद कार्यालय सातारा)

तलाठी साजा :- ता. राजापूर, जि. रत्नागिरी

सही/-

ता. राजापूर (जि.रत्नागिरी)

नोंदणी - ५
२०२६/२०२३
२५/२४



Scanned with CamScanner

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.

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

जा. क्रमांक :– नर/भान/नामप्रविप्रा/१९०९० दिनांक : १२ /०९/२०२२.

प्रति,

श्री अशोक वासुदेवराव ठाकरे व इतर सातबाराप्रमाणे
घर क्र. १५२, ठाकरे भवन, न्यू शुक्रवारी रोड, भुतिया दरवाजा महाल,
नागपूर ४४०००२.

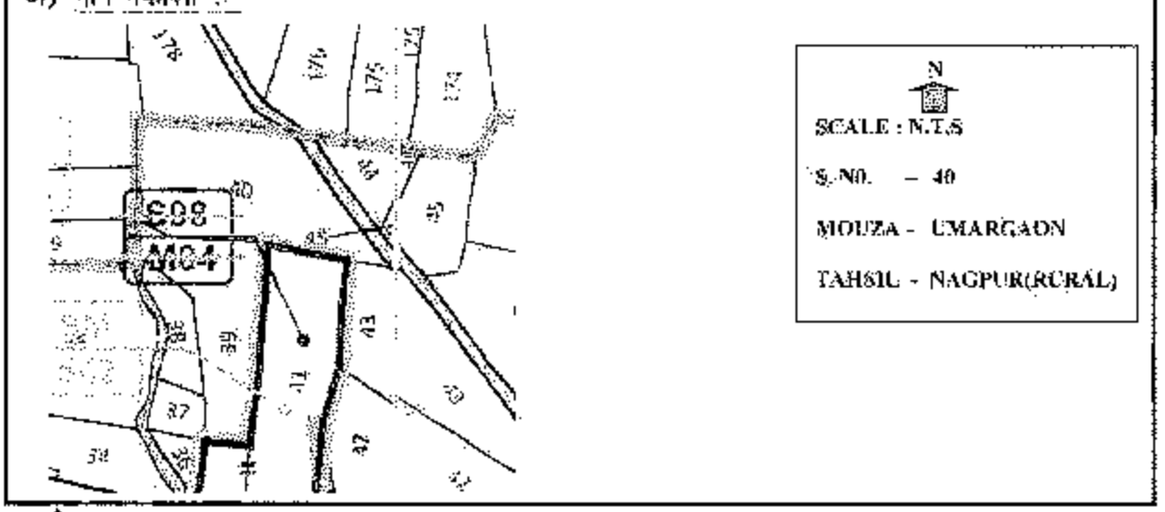
विषय :– मौजा **उमरगांव**, खसरा क्र. ४०, तह. नागपूर ग्रा., जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :– आपला अर्ज आवक क्र. ११६३ दिनांक २९/०८/२०२२ .

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस–३४१६/प्र.क्र.१२२(अ)/२०१६/एस.एस./नवि-९, दिनांक ०५/०९/२०१८ आणि अधिसूचना क्र. टिपीएस–३४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागश: अंशत: तसेच अधिसूचना क्र. टिपीएस–३४१६/प्र.क्र.१२२(क)ई.पी./२०१६ नवि–९ दिनांक २१/०२/२०१९ अन्वये मंजूर झालेल्या क्षेत्राचे विकास योजना मंजूर.

अ) भाग नकाशा :–



ब) झोन दाखला / प्रमाणपत्र :–

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

सेक्टर :– अर्बन सेक्टर बाहेर.

झोन :– "कृषी, लगत रस्ता"

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

२) सदरहू झोन दाखला हा तात्पुरती स्वरूपाचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

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

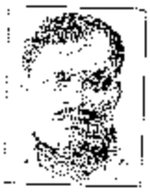
४) उपरोक्त भूखण्ड/क्षेत्राबाबत कोणतीही शंका अथवा साशंकता दुरुभवलयास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला वरील नमूद आवक क्रमांकाच्या दिनांकापासून केवळ तीन महिन्यापर्यंत ग्राह्य धरल्या जाईल.

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

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण

भारत सरकार
GOVERNMENT OF INDIA



कैलाश गंगाधर ठाकरे
Kailash Gangadhar Thakre
जन्म तिथि / DOB: 01/12/1983
पुरुष / MALE
Mobile No.: 9881884018

6921 8104 9294

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
तलाठी कार्यालय, मु पो विहिरगाव तह जिल्हा नागपुर, विहिरगाव, नागपुर, महाराष्ट्र - 441204

Address:
talathi karyalay, mu po vihirgaon tah jilha nagpur, Vihirgaon, Nagpur, Maharashtra - 441204

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

भारत सरकार
GOVERNMENT OF INDIA



आनंद केवलरामजी चुरड
Anand Kewalramji Churad
जन्म तारीख / DOB : 10/04/1980
पुरुषांनी / MALE

7310 8331 8183

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
एस/ओ केवलरामजी चुरड, प्लॉट नं.१९५, न्यू शुभोदय लेआउट, एनआईटी ग्राउंड जवळ, न्यू शुभोदय नगर, अयोध्या नगर, नागपुर, महाराष्ट्र, 440024

Address:
S/O. Kewalramji Churad, Plot No.195, New Shubhedar Layout, Near NIT Ground, New Shubhedar Nagar, Ayodhya Nagar, Nagpur, Maharashtra, 440024

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

भारत सरकार
GOVERNMENT OF INDIA



तुकाराम वामनराव गोडे
Tukaram Vamanrao Gode
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

9002 8321 8667

आधार — सामान्य मानसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: [illegible], नागपूर, महाराष्ट्र, 441201

Address: Mudhal Mokha Manor, Nagpur, Maharashtra, 441201

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भारत सरकार
GOVERNMENT OF INDIA



चंद्रशेखर मुरलीधर राऊत
Chandreshekhar Murlidhar Raut
जन्म तारीख / DOB: 11/06/1977
पुरुष / MALE
Mobile No.: 9822949885

2620 8187 0450

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
[illegible], प्लॉट नं. 20, [illegible], नागपूर, [illegible], महाराष्ट्र, 440009

Address:
S/O Murlidhar Raut, Plot number 20, [illegible], Shankar layout, Sarvoday nagar, [illegible], Nagpur, Maharashtra - 440009

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

[illegible] २०२२

भारत सरकार
GOVERNMENT OF INDIA



रविंद्र गुलाबराव कोडे
Ravindra Gulabrao Kode
DOB: 02/09/1980
Gender: Male

6715 9673 4814

आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O गुलाब [illegible], प्लॉट नं. 73, हरदेश्वर रोड, साई कृपानगर मे हिंदू जनरल, साळई गोधनी, सालई गोधनी, नागपुर, महाराष्ट्र, 441204

Address:
S/o Gulabrao Kode, Plot No. 73, Hardeshwar Road, Near Big Hanuman Temple, Salai Godhni, Salaigodhni, Nagpur, Maharashtra, 441204.

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

Government of India

Kishore Wasudeorao Thakure

DOB: 04/04/1958

Male

2432 8670 5701

मेरा आधार, मेरी पहचान

Unique Identification Authority of India

Address: S/O: Wasudeo Thakre, House No.332, Thakre Bhawan, New Shukrawari Road Bholiya Darvaja, New Shukrawari, Nagpur City, Nagpur City, Nagpur, Maharashtra, 440002

2432 8670 5701

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

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: वासुदेव ठाकरे, मकान नं:332, ठाकरे भवन, न्यू शुक्रवारी रोड भोलिया दरवाजा, न्यू शुक्रवारी, नागपुर सिटी, नागपुर सिटी, नागपुर, महाराष्ट्र, 440002

Address:
S/O: Wasudeo Thakre, House No.332, Thakre Bhawan, New Shukrawari Road Bholiya Darvaja, New Shukrawari, Nagpur City, Nagpur City, Nagpur, Maharashtra, 440002

आम आदमी का अधिकार - Aam Aadmi ka Adhikar

Government of India

Vasudeo Rao

DOB: 1 [illegible]

MALE

9617 2040 4986

VID: 9178 1543 8863 3959

Address:
S/O Wasudeo Rao, Flat No. 20, Lakhotiya Road, Near Old Electricity Office, Tirodia, Sarai Mohalla, Bela Gondhani, Nagpur, Gondhani - 441304

9617 2040 4986

VID: 9178 1543 8863 3959

PERMANENT ACCOUNT NUMBER

AAMPT8745A

NAME

KISHORE WASUDEORAO THAKRE

FATHER'S NAME

WASUDEORAO JAGOBAJI THAKRE

DATE OF BIRTH

04-04-1958

SIGNATURE

COMMISSIONER OF INCOME-TAX, NAGPUR

PERMANENT ACCOUNT NUMBER

ACTPT8752F

NAME

ASHOK WASUDEORAO THAKRE

FATHER'S NAME

WASUDEORAO JAGOBAJI THAKRE

DATE OF BIRTH

15-11-1955

SIGNATURE

COMMISSIONER OF INCOME-TAX, NAGPUR

आयकर विभाग

INCOME TAX DEPARTMENT

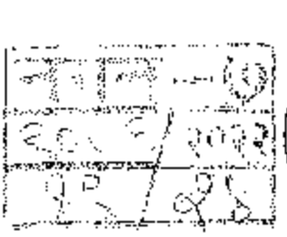
भारत सरकार

GOVT. OF INDIA

Permanent Account Number Card

ABTPA7891D

SIGNATURE





मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन)

Valuation ID : 202210007987 07 October 2022, 11:02:43 AM

नमुना ८

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	नागपूर
तालुका :	नागपूर (ग्रामीण)
गावाचे नाव :	उमरगांव ;7
क्षेत्राचे नांव :	Rural
विभागाचे नाव :	2
सर्व नंबर/गट नंबर	40
मूल्यदर	Rs2140 /-
मिळकतीचा प्रकार	खुली
कमिनीला प्रस्तावित वापर	शिरायत शेत जमिन
दुरुस्तीचा दर	630 % on 2140 = Rs.13482 /- Change of Zone
मिळकतीचे क्षेत्र	3.8 हेक्टर
मोजमापनाचे एकक	हेक्टर

Zone Change Primary Notification: Yes

Rules Applicable	22 (b) ,16 (a)

1 500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =1070/-

500चौ.मीटर क्षेत्रासाठी मूल्य = 500 * 1070

= 535000/-

2 1500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90.56 % मूल्य दर =963/-

1500चौ.मीटर क्षेत्रासाठी मूल्य = 1500 * 963

= 1444500/-

3 2000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =856/-

2000चौ.मीटर क्षेत्रासाठी मूल्य = 2000 * 856

= 1712000/-

4 6000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =749/-

6000चौ.मीटर क्षेत्रासाठी मूल्य = 6000 * 749

=4494000/-

5 28000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =642/-

28000चौ.मीटर क्षेत्रासाठी मूल्य = 28000 * 642

= 17976000/-

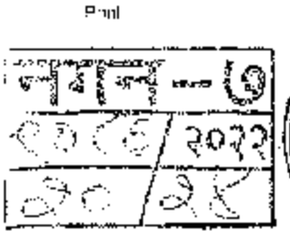
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य + मिळकतीचे क्षेत्र (5) मूल्य

=(535000) + (1444500) + (1712000) + (4494000) + (17976000)

= Rs.26161500/-

- रु दोन कोटी एकसष्ठ लाख एकसष्ठ हजार पाचशे /-

Name Print





CHALLAN

MTR Form Number-6

GRN	MH005834808202223E	BARCODE		Date	08/10/2022-11:33:03	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABTFA7891C
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	M/S ANAND REALTORS
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Khasra No. 40
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	5069500.00	Road/Street	Mauza-UMARGAON
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 2 0 4
		Remarks (If Any)	
		PAN=AACTBT6752F~SecondPartyName=ASHOK WASUDEORAO	
		TIA-RE-CA=1011/90000~MarketVal=0	
5119500.00			
		Amount In Words	Fifty One Lakh Nineteen Thousand Five Hundred Rupe es Only
Total	51,19,500.00		

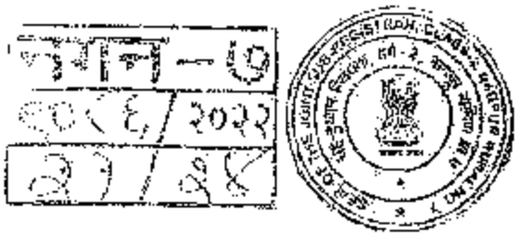
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00004057202210006439825	IK0BXK0XS2
Cheque/DD No.		Bank Date	RBI Date	08/10/2022 11:24:34	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850880878

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Complete challan comprising CIN and Remittance details will be updated in Department Database after bank confirmation.

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	IGR1-270-0086	00043859132022223	07/10/2022-12:43:17	IGR389	30000.00
2	IGR1-270-0086	00043859132022223	07/10/2022-12:43:17	IGR389	5069500.00
			Total Defacement Amount		51,19,500.00

Print Date 07-10-2022 12:44:13



270/9086
शुक्रवार,07 ऑक्टोबर 2022 12:43 म.नं.

दस्त गोषवारा भाग-1

नगन7 22125
दस्त क्रमांक: 9086/2022

दस्त क्रमांक: नगन7 /9086/2022

बाजार मूल्य: रु. 2,61,61,500/- मोबदला: रु. 10,17,90,000/-

भरलेले मुद्रांक शुल्क: रु.50,89,500/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयात

अ. क्र. 9086 वर दि.07-10-2022

रोजी 12:36 म.नं. वा. हजर केला.

पावती: 10868 पावती दिनांक: 07/10/2022

सादरकर्त्याचे नाव: मे. आनंद रिअलटर्स तर्फे भागीदार क्र. 1 आनंद केवलरामजी चुरड

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 480.00

पृष्ठांची संख्या: 24

एकूण: 30480.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग २
नगर नगरपालिका क्र. १

सह दुय्यम निबंधक वर्ग २
नगर नगरपालिका क्र. १

दस्ताचा प्रकार: बिक्रीचा

मुद्रांक शुल्क: (नोंदणी) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्राकरिता किंवा नगरपंचायत (दोन) मधील समुद्र किनारपट्टीस लागून असलेल्या अशा कोणत्याही क्षेत्राकरिता.

सिद्धा क्र. 1 07/10/2022 12:35:40 PM ची वेळ: (सादरीकरण)

सिद्धा क्र. 2 07/10/2022 12:36:28 PM ची वेळ: (फी)

07/10/2022 12:51:27 PM

दस्त गोषवारा भाग-2

नगर7 23/28

दस्त क्रमांक:9086/2022

दस्त प्रमांक:नगर7/9088/2022

दस्ताचा प्रकार :-डिस्क्लोजर

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक वासुदेवराव ठाकरे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: फ्लॅट क्र. 352, ठाकरे भवन, म्यु शुक्रवारी रोड, धनिया दरवाजा, म्यु शुक्रवारी, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ACTPT8752F	लिहून देणार वय :-67 स्वाक्षरी:-		
2	नाव:किशोर वासुदेवराव ठाकरे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: फ्लॅट क्र. 352, ठाकरे भवन, म्यु शुक्रवारी रोड, धनिया दरवाजा, म्यु शुक्रवारी, नागपूर, महाराष्ट्र, नागपूर पॅन नंबर:AAMPT8745M	लिहून देणार वय :-64 स्वाक्षरी:-		
3	नाव:मे. आनंद रिअलटर्स तर्फे भागीदार क. 1 सोनेद केशवराव भांडारी चुतर्वे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: फ्लॅट क. 1506, म्यु सुगंधार लेगाऽऽ, एम आय डी सी सेक्टर नवरुळ, नागपूर, महाराष्ट्र, नागपूर, पॅन नंबर:ABTFA7891D	लिहून देणार वय :-40 स्वाक्षरी:-		
4	नाव:मे. आनंद रिअलटर्स तर्फे भागीदार क. 2 सुनंदा नाना व्यवहारे गोडे . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: प्लॉट नं. 1506, म्यु सुगंधार लेगाऽऽ, एम आय डी सी सेक्टर, नवरुळ, नागपूर, महाराष्ट्र, नागपूर, पॅन नंबर:ABTFA7891D	लिहून देणार वय :-63 स्वाक्षरी:-		
5	नाव:मे. आनंद रिअलटर्स तर्फे भागीदार क. 3 कैलास रामाजर ठाकरे . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: फ्लॅट क. 139, हिंदुस्तान उमरेड रोड, नागपूर महाराष्ट्र, नागपूर. पॅन नंबर:ABTFA7891D	लिहून देणार वय :-39 स्वाक्षरी:-		
6	नाव:मे. आनंद रिअलटर्स तर्फे भागीदार क. 4 सुनिल गुलाबराव कोडे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: प्लॉट क. 73, हुडकेश्वर रोड पॅनल हनुमान नगर हिवळ, गजानन, गोधनी, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABTFA7891D	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी दिलेली सही ही दस्त नोंदणी करुन देण्याचे कबुल केलेले.
सेवा क.3 ची वेळ:07 / 10 / 2022 12 : 39 : 42 PM

सह दुय्यम निबंधक, वर्ग-2

शेरा:-
दस्तामध्ये नोंदणी करुन घेणाऱ्या व्यक्तीचा फोटो व बोटाचे ठसे घेण्यात आलेले आहेत. सदर दस्ताबाबत काही आक्षेप असल्यास सदर दस्त नोंदणी झाल्यापासून ४ महिन्याचे आत न्यायालयात दावा दाखल करावा.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार किशोर वासुदेवराव ठाकरे	07/10/2022 12:48:29 PM	किशोर वासुदेव ठाकरे M XXXX XXXX 8857	
2	लिहून देणार किशोर वासुदेवराव ठाकरे	07/10/2022 12:42:12 PM	किशोर वासुदेवराव ठाकरे M XXXX XXXX 5701	

3	लिहून घेणार वे. आनंद रिअलटर्स तर्फे भागीदार क्र. 1 आनंद वेलणकरवाडी पुणे	07/10/2022 12:41:56 PM	आनंद वेलणकरवाडी पुणे M XXXX XXXX 8183	
4	लिहून घेणार वे. भागीदार रिअलटर्स तर्फे भागीदार क्र. 2 सुकन्या अशोक गोडे	07/10/2022 12:40:56 PM	सुकन्या अशोक गोडे M XXXX XXXX 8667	
5	लिहून घेणार वे. आनंद रिअलटर्स तर्फे भागीदार क्र. 3 केलाश वरदीचंद ओसवाल	07/10/2022 12:40:26 PM	केलाश वरदीचंद ओसवाल M XXXX XXXX 9294	
6	लिहून घेणार वे. आनंद रिअलटर्स तर्फे भागीदार क्र. 4 सुनिल सुखवनाथ सोनी	07/10/2022 12:40:09 PM	सुनील सुखवनाथ सोनी M XXXX XXXX 4986	

सेवक क्र: 4 दी वेळ: 07 / 10 / 2022 12 : 43 : 34 PM

Payment Details

sr	Purchaser	Type	Verification No/Vendor	GRN/Licence	Amount	Used At	Details Number	Details Date
1	MS ANAND REALTORS	eChallan	0004057202210064825	MH008834808202223E	5089500.00	SD	0004385812202223	07/10/2022
2		DHC		0610202212007	480	RF	06102022120070	07/10/2022
3	MS ANAND REALTORS	eChallan		MH008834808202223E	30000	RF	0004385813202223	07/10/2022

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

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1. Verify Stamp Duty Challan for correctness through thumbnail (4 pages on a side) displayed after scanning.
2. Get your certificate after seller registration.

For feedback, please write to us at feedback.isarita@gmail.com