

Receipt (pavl)

273/4317

Thursday, July 14, 2022

12:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5568 दिनांक: 14/07/2022

गावाचे नाव: नागलवाडी त.मा.क्र.6

दस्तऐवजाचा अनुक्रमांक: हगन-4317-2022

दस्तऐवजाचा प्रकार : विकसनकरारनामा

मादर करणान्याचे नाव: शिवाजी होम्स इन्फ्रा चे भागीदार प्रविण विनायक राऊत . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

DELIVERED

एकूण:

रु. 30560.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:50 PM ह्या वेळेस मिळेल.

सह मुख्य निबंधक दग-२ HGN

हिंणणा

वाजार मूल्य: रु.30278000 /-

मोवदला रु.30278000/-

भरलेले मुद्रांक शुल्क : रु. 1514000/-

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1407202201077 दिनांक: 14/07/2022

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004898347202223E दिनांक: 14/07/2022

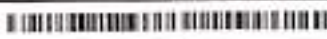
विक्रेते नाव व पत्ता:





CHALLAN
MTR Form Number-6



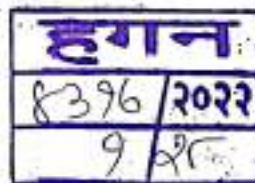
GRN	MH004698347202223E	BARCODE			Date	13/07/2022-11:09:33	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name HGN_HINGNA SUB REGISTRAR				Full Name		Shivaji Homes Infra		
Location NAGPUR								
Year 2022-2023 One Time				Flat/Block No.		Kh No 19/2		
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			100.00		Road/Street		Mouza-Nagalwadi	
0030063301 Registration Fee			30000.00		Area/Locality		Hingna	
					Town/City/District			
					PIN		4 4 1 1 1 0	
					Remarks (If Any)			
					SecondPartyName=Hitesh Vasani-			
Total			30,100.00		Amount In		Thirty Thousand One Hundred Rupees Only	
					Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		00040572022071327668 IK0BTWHYW0
Cheque/DD No.				Bank Date		RBI Date		13/07/2022-11:24:10 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 :

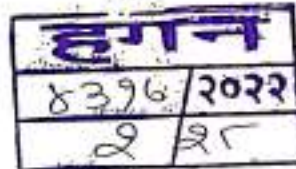
Mobile No. : 9823630809

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

सादर चालण केवळ दुर्य्यन निबंधक कार्यालयात मोदणी कपाडाच्या दस्तांसाठी लागू आहे. मोदणी म कपाडाच्या दस्तांसाठी सादर चालण लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1407202201077	Date 14/07/2022
Received from Developer, Mobile number 9823630809, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.	
Payment Details	
Bank Name SBIN	Date 14/07/2022
Bank CIN 10004152022071401008	REF No. IGANYDPQ06
This is computer generated receipt, hence no signature is required.	



Received Adjudication Fee
Rs.100/- (One Hundred Only)
Receipt No. 71/0028/4605202223E
Dt. 03/06/2022

Collector of Stamps
Nagpur (Rural)

M.V./Consideration Rs. 30278000/-
No. ADJ/4600902/ 112/ 2022
Office of The Collector of Stamps
Nagpur (Rural)
Date: 03.06.2022
Received from Shri. Shivaji Homes
Indra
Stamp Duty of Rs. 1513200/-
(Rs. Fifteen Lakh Thirteen Thousand and Two Hundred only)
vide e-Challan, GRN-MH004293822302223E
Dt. 03.06.2022

Certified Under Section 32 of the
Maharashtra Stamp Act 1958, that the full
stamp duty of Rs. 1513200/-
(Rs. Fifteen Lakh Thirteen Thousand and Two Hundred only)
with which the Instrument is Chargeable has
been paid under Article 5(3-3)

This Certificate is subject to provision
of Sec. 53 A of Maharashtra Stamp Act 1958.

Dt. 03.06.2022

Collector of Stamps
Nagpur (Rural)

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम १९५८ अन्वये अराबलेल्या
कलमान्वये निर्गमित केलेले आहे. परंतु, उक्त वस्तू नोंदणी
करीता, नोंदणी अधिकार्यासमोर दाखल झाल्यास, नोंदणी
अधिनियम १९०८ च्या अधिनियमातील तरतुदीनुसार नोंदणी
अधिकारी दस्त नोंदणीची जाबबदादी करतील.

हगन
8396/2022
8/25



7-11-22
2209

AGREEMENT OF DEVELOPMENT

FOR RS. 3,02,78,000/- ONLY

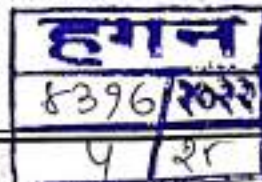
**(RUPEES THREE CRORE TWO LAKH SEVENTY EIGHT
THOUSAND ONLY)**

MARKET VALUE RS. 2,97,04,000/- ONLY



THIS AGREEMENT OF DEVELOPMENT is made on this 14th Day of JULY 2022 BETWEEN (1) SHRI. HITESH S/o HARIDAS VASANI (PAN – AAMPV6880F) (Aadhar No. 5677 6005 3456), Aged 45 Years, Occupation – Agriculturist, Resident of 26, 8th Mile, Amravati Road, Behind Bank of India, Dawlamethi, Drugdhamna, Nagpur, Tahsil and District – NAGPUR, (2) MRS. HEENA W/o AJAY BARALIYA (PAN – BMSPB7501G) (Aadhar No. 5634 3926 7345), Aged 49 Years, Occupation – Agriculturist and Housewife, Resident of 'Raghukul', Near Chhota Ayachit Mandir, Kumbharpura, Mahal, Nagpur-440032, Tahsil and District – NAGPUR, (3) MRS. BHARTI W/o KAMLESH THAKKAR (PAN – AFPPT0289J) (Aadhar No. 2538 5574 8815), Aged 47 Years, Occupation – Agriculturist and Housewife, Resident of 13/4, Dr. P.K.B. Road, Haora Corporation, Haora (West Bengal)-711101, (4) MRS. NEETA W/o HETAL KARIYA (PAN – AEIPV0148J) (Aadhar No. 9633 8672 0513), Aged 43 Years, Occupation – Agriculturist and Housewife, Resident of B-405, Sai Shivam, CHS Ltd., Cabin Road, Behind National Dairy, Sai Nagar, Thane-401105, (5) SMT. NIRANJANA W/o HARIDAS VASANI (PAN – ALKPV5415B) (Aadhar No. 5446 3939 3496), Aged 71 Years, Occupation – Agriculturist and Household, Resident of 26, 8th Mile, Amravati Road, Behind Bank of India, Dawlamethi, Drugdhamna, Nagpur, Tahsil and District – NAGPUR, hereinafter all 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



SHIVAJI HOMES INFRA, (PAN – AEPFS1783K) A Partnership Firm having its Office at Mahindra Smruti, 8, Chitale Marg, Behind Amarjyoti Palace, Dhantoli, Nagpur-440012, acting through its Partners **(1) SHRI. PRAVIN S/o VINAYAK RAUT, (PAN – AENPR2635F) (Aadhar No. 825909211201)** Aged 41 Years, Occupation – Business, Resident of Flat No. 71, First Floor, Yashodha Nagar Phase-II, Near St. Josef School, Jaljala Road, Nagpur-440036, Tahsil and District – NAGPUR **AND (2) HITESH S/o HARIDAS VASANI (PAN – AAMPV6880F) (Aadhar No. 5677 6005 3456),** Aged 45 Years, Occupation – Agriculturist, Resident of 26, 8th Mile, Amravati Road, Behind Bank of India, Dawlamethi, Drugdhamna, Nagpur, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Agricultural land bearing Kh. No. 19 of Mouza – NAGALWADI, having an area of 5.18 Hecter, Rental Rs. 16.00 held in Bhogwatdar Class-1 Rights, situate at Village – Nagalwadi, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR, belongs to Shri. Nilesh S/o Vasant Vasani and others, being their ancestral property; AND

WHEREAS the said Shri. Nilesh S/o Vasant Vasani and others between have executed the Partition Deed on 31-01-2022 and as per the said Partition Deed, the said land bearing Kh. No. 19 is renumbered as Kh. No. 19/1, 19/2 and 19/3 and the Kh. No. 19/2 is comes in the share of the Owners hereinabovenamed. As a result therefore the said Owners hereinabovenamed have now jointly become the exclusive, absolute and full Owner of Kh.No. 19/2 of Mouza – NAGALWADI, having an area of 1.945 Hectors, out of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint name in all relevant records; AND

WHEREAS the said Owners have now jointly decided their share to develop the Kh. No. 19/2 having an area of 1.945 Hectors Rental Rs. 6.01/- into a **RESIDENTIAL LAYOUT** by carving out various Plots of different sizes therein; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed, who is a reputed and well experienced Developer of the City having expressed its desire, readiness and willingness to undertake the proposed work of Development, the Owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.



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

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT Agricultural land after carving a division of Kh.No. 19/2 of Mouza – NAGALWADI, having an area of 1.945 Hectors, Rental 6.01/- held in Bhogwadkar Class-1 Rights, situate at Village – NAGALWADI, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 3,02,78,000/- (Rupees Three Crore Two Lakh Seventy Eight Thousand) Only, which the Developer has specifically agreed to pay to the Owners in the following manner :-

MANNER OF PAYMENT :

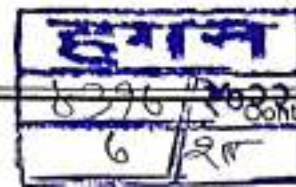
Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand) Only paid by the Developer to Shri. Hitesh H. Vasani by Cheque No. 000004 Dated 07-01-2022 Drawn on Fincare Small Finance Bank, Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 6,00,000/- (Rupees Six Lakh) Only paid by the Developer to Shri. Hitesh H. Vasani by Cheque No. 132784 Dated 07-01-2022 Drawn on Bank of India, Branch Trimurti Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 50,000/- (Rupees Fifty Thousand) Only paid by the Developer to Mrs. Heena A. Baraliya by Cheque No. 000006 Dated 07-01-2022 Drawn on Fincare Small Finance Bank, Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 50,000/- (Rupees Fifty Thousand) Only paid by the Developer to Mrs. Heena A. Baraliya by Cheque No. 123786 Dated 07-01-2022 Drawn on Bank of India, Branch Trimurti Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

Rs. 50,000/- (Rupees Fifty Thousand) Only paid by the Developer to Mrs. Bharti K. Thakkar by Cheque No. 000007 Dated 07-01-2022 Drawn on Fincare Small Finance Bank, Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.

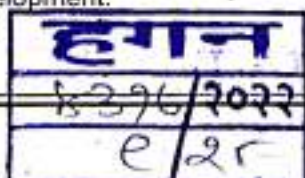


Rs. 50,000/-	(Rupees Fifty Thousand) Only paid by the Developer to Mrs. Bharti K. Thakkar by Cheque No. 123787 Dated 07-01-2022 Drawn on Bank of India, Branch Trimurti Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 50,000/-	(Rupees Fifty Thousand) Only paid by the Developer to Mrs. Neeta H. Kariya by Cheque No. 000008 Dated 07-01-2022 Drawn on Fincare Small Finance Bank, Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 50,000/-	(Rupees Fifty Thousand) Only paid by the Developer to Mrs. Neeta H. Kariya by Cheque No. 123788 Dated 07-01-2022 Drawn on Bank of India, Branch Trimurti Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 25,000/-	(Rupees Twenty Five Thousand) Only paid by the Developer to Smt. Niranjana H. Vasani by Cheque No. 000005 Dated 07-01-2022 Drawn on Fincare Small Finance Bank, Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 25,000/-	(Rupees Twenty Five Thousand) Only paid by the Developer to Smt. Niranjana H. Vasani by Cheque No. 123785 Dated 07-01-2022 Drawn on Bank of India, Branch Trimurti Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Owners.
Rs. 2,87,78,000/-	(Rupees Two Crore Eighty Seven Lakh Seventy Eight Thousand) Only agreed to be paid by the Developer to the Owners within 36 Months from the date of Registration of Agreement of Development.
Rs. 3,02,78,000/-	(TOTAL RUPEES THREE CRORE TWO LAKH SEVENTY EIGHT THOUSAND ONLY).

THAT the Developer hereby assures the Owners that it shall get the aforesaid property converted from Agricultural Use to Non-Agricultural Use exclusively from and out of its own funds and expenses. However the Owners shall extend all the necessary and reasonable co-operation to the Developer in this behalf.



- (3) THAT the Owners assure the Developer that the property hereby agreed to be sold/developed is their ancestral property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- (4) THAT the Development will be free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Gram Panchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby agreed to be sold/developed and payable by the Owners upto the date of execution of this Agreement.
- (5) 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.
- (6) 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.
- (7) THAT the Owners shall on receipt of the balance sale consideration deliver the actual physical possession of the property hereby agreed to be developed to the Developer or its nominee(s). Till then the factual and legal possession shall always be with the Owners.
- (8) THAT it is clearly understood and agreed by the Owners that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a layout by carving out various Residential Plots of different sizes therein. The Owners do hereby agree to sign the proposed/revised Layout Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Layout 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 NMRDA/Nagar Parishad/Gram Panchayat in the name 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/NMRDA/Nagar Parishad /Gram Panchayat.
- (9) THAT it is clearly understood and agreed by the Owners that they shall deliver a vacant and peaceful possession of the aforesaid property to the Developer or its nominee(s) at the time of Registration of the Sale Deed(s) of their respective Individual Plots out of proposed Layouts.
- (10) THAT the Owners shall in no way obstruct or interfere in the Development activities as may be undertaken by the Developer after execution of this Agreement of Development.



(11) THAT the Owners do hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(12) THAT the Developer shall have full liberty to advertise for the sale of Residential Plots out of the proposed layout 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 therefor and to retain and appropriate the same in its absolute discretion. The Owners shall not be entitled to share any part of the same, nor shall she question the accountability thereof in any manner whatsoever.

(13) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge encumbrance, claim, demand etc. the Owners agree with the Developer and/or the prospective buyers to get the same freed discharged from all such burdens.

(14) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the Development work by carving out various Residential Plots upon the said land hereby agreed to be developed and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Local Authorities/NMRDA/Nagar Parishad /Gram Panchayat and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various Plots of different sizes out of the proposed layout to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(15) THAT on receipt of the balance sale consideration as stated above, the Owners shall execute various Sale Deeds each relating to the Residential Plots out of the said proposed layout 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 therefor and they shall also get the same duly registered in accordance with the law in force and after receipt of entire consideration the Owners will not have any rights on the said property and all common area and amenities will belong to the Developer.

(16) 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.

(17) THAT the Owners shall execute an Irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements to Sell, Sale Deeds and all other kinds of documents on their behalf 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 sold/developed and this Power will not be withdrawn or revoked by the Owners until the transaction 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 such Sale Deed for and on behalf of the Owners unless they confirms from them (Owners) that they have already received the balance sale consideration from the Developer.

(18) THAT in case the Owners fail or neglect to fulfill and observe all or any of the obligations on their part as contained hereinabove or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this Contract by instituting legal proceedings against the Owners and in such event the Owners shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice to get the Sale Deed(s) executed in its favour or in favour of its nominee(s), being the prospective buyers.

(19) THAT the permission to commence and carry on the Development work by carving out various Residential Plots of different sizes therein hereby granted by the Owners is merely in the nature of a LICENSE within the meaning of Section 53(A) of the Transfer of property Act, 1882.

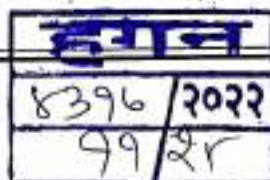
(20) THAT the Owners agree to pay and discharge all his Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction.

(21) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at Nagpur.

(22) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provision of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(23) THAT the Developer shall start the work of Development of the proposed layout within 1(ONE) Month from the date of sanction of Plans from Local Authorities/NMRDA/Nagar Parishad/Gram Panchayat.

(24) THAT on registration of the Sale Deed(s), the Owners agree to render necessary assistance in obtaining the mutation of the respective Residential Plot in favour of each such individual prospective buyers in all relevant records.

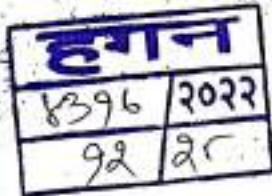


(25) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed Layout.

(26) THAT the Developer also agrees to pay Sales Tax or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, and shall always keep the Owner indemnified against the same.

SCHEDULE REFERRED TO ABOVE

ALL THAT Agricultural land after carving a division of Kh.No. 19/2 of Mouza – NAGALWADI, having an area of 1.945 Hectors, Rental 6.01/- held in Bhogwatdar Class-1 Rights, situate at Village – NAGALWADI, P.S.K. 6 in Tahsil – Hingna and District – NAGPUR and bounded as under :



ON THE EAST - KH. NO. 20.
ON THE WEST - KH. NO. 15 AND 17.
ON THE NORTH - KH. NO. 19/1.
ON THE SOUTH - KH. NO. 19/3.



IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT at HINGNA in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashish M. Naqpure - 98232630809

WITNESSES :



(1) *[Signature]*
(Hitesh Haridas Vasani)



1)

(HITESH HARIDAS VASANI)



(2)

[Signature]
Bharti Kamlesh Thakkar



2)

[Signature]
(MRS. HEENA AJAY BARALIYA)



3)

[Signature]
(MRS. BHARTI KAMLESH THAKKAR)



Contd. . .

4)

Neeta
(MRS. NEETA HET/LKARIYA)



5)

N. H. Vasani
(SMT. NIRANJANA HARIDAS VASANI)
OWNERS



FOR SHIVAJI HOMES INFRA ,

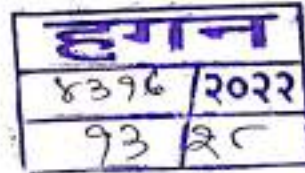
1)

P. Vinayakrao Raut
(PRAVIN VINAYAKRAO RAUT)



2)

H. Vasani
(HITESH HARIDAS VASANI)
DEVELOPER



हगन	
8396	2022
98	25





अहवाल दिनांक : 01/06/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३.५.६ आणि ७]
गाव :- नागलवाडी त.सा.क्र.६ व तालुका :- हिंगणा जिल्हा :- नागपूर
(536127)

भूमापन क्रमांक व उपविभाग : 19/2

शेताचे स्थानिक नाव :

भू-धारणा पद्धती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. के.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक ह. आर. पो.मी. अ) लागवड योग्य क्षेत्र ब) पोटा-खराब क्षेत्र (लागवड अयोग्य) एकूण पो.ख. 0.00.50 एकूण क्षेत्र 1.94.50 आकारणी 6.01 जमीन किंवा विशेष आकारणी	1242	हिना अजय वरातिया हितेश हरिदास वसानी भारती कमलेश ठक्कर विरजना हरिदास वसानी निता हेतल करिया सामाईक क्षेत्र	1.9450 6.01	कुळाचे नाव व खंड इतर अधिकार पत्तित फेरफार : नाही. शेताचा फेरफार क्रमांक : 1690 व दिनांक : 01/06/2022
जमिनी फेरफार क्र.				शेताचे जमीन भूमापन चिन्ह :



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]
गाव :- नागलवाडी त.सा.क्र.६ व तालुका :- हिंगणा जिल्हा :- नागपूर
(536127)

भूमापन क्रमांक व उपविभाग : 19/2

पिकांखालील क्षेत्राचा तपशील															लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
मिश्र पिकांखालील क्षेत्र										निर्भळ पिकांखालील क्षेत्र								
घटक पिके व प्रत्येकांखालील क्षेत्र																		
वर्ष	हंगाम	खाता क्रमांक			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र						
(१)	(२)	(३)			(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)				
					ह.आर. पो.मी.	ह.आर. पो.मी.			ह.आर. पो.मी.	ह.आर. पो.मी.		ह.आर. पो.मी.						

टीप :- *४ - पिकांचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळावे."
दिनांक :- 01/06/2022
सांकेतिक क्रमांक :- 2709001101101000006202211

(गाव :- अजय सुभाष सोलव)
तलाठी साक्षात :- नागलवाडी त.सा.क्र.६ बसत :- हिंगणा जि :- नागपूर



हगन
४३१६/२०२२
१६/२८



स्टेशन रोड, सदर, नागपूर - ४४०००१.

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

जा. क्रमांक :- नर/भान/नामप्रविष्टा/१५२९५

दिनांक : ०४/०४/२०२२.

प्रति,

श्रीमती हिना दिनेश वसानी व इतर सातबाराप्रमाणे
फ्लॅट नं. १०४, भागवती पॅलेस, सुभाष नगर, शास्त्री लेआऊट,
नागपूर-४४००१६.

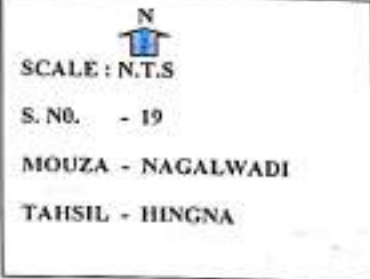
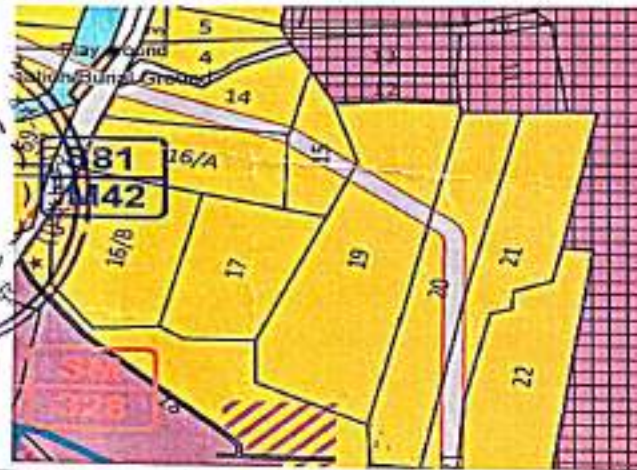
विषय :- मौजा नागलवाडी, खसरा क. १९, तह. हिंगणा, जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक ०१/०४/२०२२ रोजीचा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

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

अ) भाग नकाशा :-



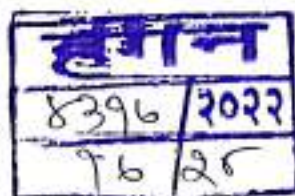
ब) झोन दाखला / प्रमाणपत्र :-

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

सेक्टर :- West A Sector.

झोन :- "निवासी, अल्पशः Existing Residential in Industrial, 18.00 M. Wide Proposed Road"

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



प्र. नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण

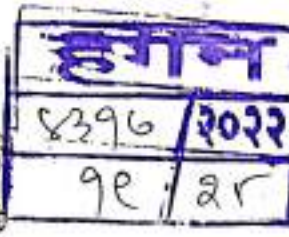
हगन	
8396	2022
95	25



ह- ११३
50001



महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग

सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी, नागपूर ग्रामीण यांचे कार्यालय,

नविन प्रशासकीय इमारत क्र.2, ए-विंग, तिसरा माळा, सिव्हील लाईन्स, नागपूर-440 001

दुरध्वनी क्र.(0712) 2548823

E mail ID-jdr.nagpur@igrmaharashtra.gov.in

जावक क्र.:का.क्र.-6/अभिनिर्णय प्र.क्र.112/2022/2749/2022

दिनांक 30.06.2022

अभिनिर्णय प्रकरण क्रमांक :- 112 / 2022

-: अभिनिर्णय :-

विषय :- महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 31 खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दि. 07.06.2022 रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकित अर्जासोबत दाखल केलेला विकसन करारनामा (AGREEMENT OF DEVELOPMENT) चा अनिष्पादित दस्त, तसेच प्रकरणासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे विषयांकित प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचे प्रारूप / निष्पादित न केलेला दस्त यावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

प्रस्तुत संलेखाची पडताळणी केली असता, सदरचा संलेख विकसन करारनामा (AGREEMENT OF DEVELOPMENT) चा आहे. यात लिहून देणार (जमीन मालक) 1) श्री. हितेश हरीदास बसानी 2) श्रीमती हिना अजय बसानी 3) श्रीमती भारती कमलेश ठाकर 4) श्रीमती निता हेतल करिया 5) श्रीमती निरंजना हरीदास बसानी हे असून, दुस-या भागातील लिहून देणार (विकसक) SHIVAJI HOMES INFRA तर्फे भागीदार 1) श्री. प्रविण विनायक राजत 2) श्री. हितेश हरीदास बसानी हे आहेत. दाखल संलेख अनिष्पादित असून, निरंक मुद्रांक शुल्क लावून सादर केलेला आहे.

सदरच्या संलेखातील मिळकत ही, मौजा नागलवाडी (प्रभाव क्षेत्र), ता. हिंगणा, जि. नागपूर येथील खसरा क्रमांक 19/2, आराजी 1.945 हे.आर इतकी आहे. सदर संलेखात मोबदला रक्कम रु. 3,02,78,000/- इतके असल्याचे नमुद केले आहे.

सदर प्रकरणी अभिनिर्णयाकरिता दाखल दस्त हा विकसन करारनामा चा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करून मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहायक नगररचनाकार सहायक यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सनर यांनी दि. 21.06.2022 रोजी मुल्यांकन अहवाल सादर केलेला असून, सन 2022-23 चे मार्गदर्शक सुचना व वार्षिक बाजारमूल्य दर तक्त्यातील वर गृहीत धरून संलेखात नमुद स्थावर मिळकतीचे मुल्यांकन रु. 2,97,04,000/-

निर्धारित केले आहे. तथापी, दस्तात नमुद मोबदला रु. 3,02,78,000/- मूल्यांकनापेक्षा जास्त असल्याने बाजारमूल्य रु. 3,02,78,000/- निश्चित केलेले आहे.

वरिल प्रमाणे निर्धारित होणारे बाजारमूल्य रु. 3,02,78,000/- यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुसूची 1 चे अनुच्छेद 5(g-a) (वाचा 25(b)(III)) प्रमाणे 5% दराने रु. 15,13,900/- चा मुद्रांक शुल्क देय आहे. दाखल संलेखास देय मुद्रांक शुल्क रक्कम रु. 15,13,900/- ई-चालनव्दारे दस्तात नमुद पक्षकारांच्या नावे ग्रासप्रणालीच्या (<https://gras.mahakosh.gov.in/echallan/frindex.php>) या संकेतस्थळावरून NPJ2_JT DISTRICT REGI NAGPUR RURAL या कार्यालयाचे नावावर लेखाशिर्ष 0030051701 मध्ये शासन जमा करण्याबाबत व सदर चालन पुढील कार्यवाहीकरिता या कार्यालयास उपलब्ध करून देण्याबाबत अभिनिर्णयाचा आदेश पारित करण्यात येत आहे.

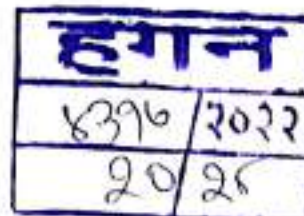
1. सदर दस्तावर मुद्रांक शुल्क शासन जमा केल्यानंतर सदरचा संलेख महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 32 खाली प्रमाणित करून देण्यात येईल.
2. सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये कोणत्याही प्रकारचे फेरबदल / खाद्यखंड करता येणार नाही.
3. हा निर्णय महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53(अ) खालील तरतुदीचे अधिन राहून देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले मुद्रांक शुल्क मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासुन 60 दिवसांमध्ये विहीत अपील फी शासन जमा करून मा. मुख्यनियंत्रक, महसूल प्राधिकारी, महाराष्ट्र राज्य पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53(1-अ) अन्वये आपणास अपील दाखल करता येईल.
4. महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 28 मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क / मूल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल, असे प्रतिफल सर्व तथ्ये व परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमूद केलेल्या आहेत, असे अर्जदारांनी प्रतिज्ञापत्राव्दारे खात्री करून दिली आहे. कलम 28 चे तरतूद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम -62 अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देत आहे.
5. कलम 28 चे अनुपालन न केल्याचे अविध्यात निदर्शनास आल्यास, महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 46 व महाराष्ट्र जमिन महसूल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.
6. उपरोक्त आदेशातील मिळकतीचे बाजारमूल्य मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासुन 60 दिवसांमध्ये विहीत अपील फी शासन जमा करून, मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 32(ब) अन्वये अपील दाखल करता येईल.



(एस. ए. तरासे)
मुद्रांक जिल्हाधिकारी
नागपूर ग्रामीण

SHIVAJI HOMES INFRA तर्फे भागीदार श्री. प्रतिष्ठा विनायक राऊत, रा. फ्लॅट नं. 71, पहिला माळा, यशोदा नगर फेज-2, सेंट जोसेफ स्कूल जवळ, जयनारायण रोड, नागपूर - 440036 ह्यांना माहिती व उचित कार्यवाहीकरिता सन्नेह अवेधित.

प्रतिलिपी : सह दुय्यम निबंधक, वर्ग-2, हिंगणा यांना माहिती व नियमानुसार उचित कार्यवाहीकरिता अवेधित.



आयकर विभाग
INCOME TAX DEPARTMENT
HITESH HARIDAS VASANI
HARIDAS GOWARDHANDAS VASANI
27/10/1975
Permanent Account Number
AAMPV6880F
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
HEENA A BARALIYA
HARIDAS GOWARDHANDAS VASANI
02/05/1971
Permanent Account Number
BMSPB7501G
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
BHARATI THAKKAR
HARIDAS GOWARDHANDAS VASANI
17/06/1973
Permanent Account Number
AFPTT0289J
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
NEETA KARIYA
HARIDAS VASANI
19/09/1977
Permanent Account Number
AEIPV0148J
Signature
भारत सरकार
GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER
AENPR2634F
NAME
PRAVIN VINAYAK RAUT
FATHER'S NAME
VINAYAK RAUT
DATE OF BIRTH
28-10-1980
SIGNATURE
COMMISSIONER OF INCOME TAX - 1, NAGPUR

आयकर विभाग
INCOME TAX DEPARTMENT
शिवजी होमस इंफ्रा
Permanent Account Number Card
AEPFS1783K
NAME
SHIVAJI HOMES INFRA
Date of Incorporation/Formation
28/10/2021
17123521

आयकर विभाग
INCOME TAX DEPARTMENT
NANALAL DHARMANING SONCHHATRA
NANALAL H VASANI
ALKPV5415B
GOVT. OF INDIA

हगन
8396/2022
29/25



हगन	
8396	2022
22	25



F15	
5055	



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O. Haridas Vasani, 26, 8th mile Anandnagar road,
Sector 10, Gandhinagar, Nagpur, Maharashtra - 440023

Address:

S/O. Haridas Vasani, 26, 8th mile Anandnagar road,
Sector 10, Gandhinagar, Nagpur, Maharashtra - 440023



5677 6005 3456

VID : 9190 1496 7228 0549

1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
GOVERNMENT OF INDIA



प्रियेश हरिदास वासनी
Hitesh Haridas Vasani
जन्म तारीख/DOB: 27/10/1975
पुरुष/ MALE
Mobile No: 9960788848



5677 6005 3456

VID : 9190 1496 7228 0549

माझे आधार, माझी ओळख



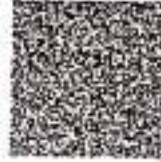
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O. Vinayakrao Raut, Flat No. 71, 1st Floor, Jyoti
Khand, Near St. Joseph School, Yashoda Nagar, Phase II,
Nagpur (Urban), Maharashtra - 440036

Address:

S/O. Vinayakrao Raut, Flat No. 71, 1st Floor, Jyoti
Khand, Near St. Joseph School, Yashoda Nagar, Phase II,
Nagpur (Urban), Maharashtra - 440036



1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
GOVERNMENT OF INDIA



प्रवीण विनायकराव राउत
Pravin Vinayakrao Raut
जन्म तारीख/DOB: 28/10/1980
पुरुष/ MALE



8259 0921 1201

VID : 9190 0765 2428 0378

मेरा आधार, मेरी पहचान

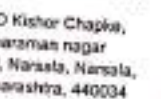


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O. Piyush Kishor Chapke, 25-26/5,
Narsala Road, Narsala, Maharashtra - 440034

Address: S/O. Piyush Kishor Chapke,
25-26/5 Narsala Road, Narsala, Maharashtra - 440034



1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
GOVERNMENT OF INDIA

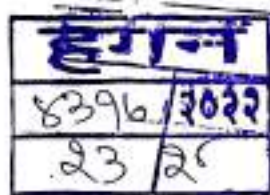


पिपुष किशोर चापके
Piyush Kishor Chapke
जन्म वर्ष / Year of Birth : 1995
पुरुष / Male



5005 4106 1134

आधार - सामान्य माणसाचा अधिकार



MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH11 20060929932 DOJ: 11-12-2006
Valid Till: 10-12-2026 (NT)



DLD 26-02-2021
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
CDV DOJ
LMV 11-12-2006
MCWG 11-12-2006

FORM 7
RULE 16 (2)



Name: PANKAJ KHANKAR
S/O of: DILIP
Add: 28 CHANESHWAR NAGAR MANEWADA ROAD
NAGPUR
NAGPUR (M CORP) NAGPUR MH
PIN: 440027

Signature & ID of
Issuing Authority: MH11

Signature/Thumb
Impression of Holder



भारत सरकार
Government of India



मिशन हार्डिन वरुण
Mission Hardin Varun
जन्म तारीख : DOB : 7-01-1941
पति / Husband



5446 3939 3496

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता : प्लॉट नं. 28, प्रभाकराई रोड,
वीर प्रेम इंडिया सॉल्यूशन्स प्रा.
लिमिटेड, नवमहा नगर (थाने), महाराष्ट्र,
महाराष्ट्र - 401105

Address: प्लॉट नं. 28, प्रभाकराई रोड,
वीर प्रेम इंडिया सॉल्यूशन्स प्रा.
लिमिटेड, नवमहा नगर (थाने), महाराष्ट्र,
महाराष्ट्र - 401105

5446 3939 3496



1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



नीला हेमल करिया
Neela Hemal Kariya
जन्म तारीख / DOB : 19/09/1977
महिला / FEMALE



9633 8672 0513

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
बी 405 साई शिवम सी एस एस
लिमिटेड, काबिन रोड, बॅक
नॅशनल डायरी, साई नगर,
थाने, ठाणे, महाराष्ट्र,
महाराष्ट्र - 401105

Address:
B-405 Sai Shivam C.H.S.
Limited, Cabin Road, Behind
New National Dairy, Sai Nagar,
Thane, Thane, Maharashtra,
Maharashtra - 401105



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
GOVERNMENT OF INDIA



हार्दस थक्कर
Hardas Thakkar
पिता : हरिदस वसंत
Father : HARIDAS VASANT
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male



2538 5574 8815

आधार - मातृत्व मान्यतेचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
W/O कमलेश थक्कर, 13/4/8, डी
एच.ए.सी. (हाउस, राउडा)
(विशेषीकृत कॉलोनी),
राउडा, राउडा, पश्चिम बंगाल, 711101

Address:
W/O Kamlesh Thakkar, 13/4,
D.H.A.C. ROAD, Haora
Corporation, Haora, Haora,
West Bengal, 711101



help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
GOVERNMENT OF INDIA



हीना अजय बरालिया
Heena Ajay Baraiya
जन्म तारीख / DOB : 02/05/1971
महिला / FEMALE



5634 3926 7345

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
W/O: अजय बरालिया, राहुकुल,
नेार चिहोटा अयाचा मंदिर,
कुम्हारपुरा, महाक नगर,
401105

Address:
W/O: Ajay Baraiya, Rahukul,
Near Chhoti Ayacha Mandir,
Kumharapura, Mahak Nagpur,
401105



पत्ता:
डिप्टी. सी.एस.सी. रोड, न्यू नॅशनल
डायरी, साई नगर, ठाणे, महाराष्ट्र,
महाराष्ट्र - 401105

Address:
D. S. S. Road, Behind
New National Dairy, Sai Nagar,
Thane, Thane, Maharashtra,
Maharashtra - 401105

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

₹ 30100.00

हयन
8396/2022
24/25
Detachment No. _____ Date _____

Print Date 14-07-2022 12:34:29

273/4317

दस्त गोपवारा भाग-1

हसन

२६-२८

गुनिवार, 14 जुलै 2022 12:31 म.व.

दस्त क्रमांक: 4317/2022

दस्त क्रमांक: दस्त /4317/2022

साजारा मुल्य: ₹. 3,02,78,000/-

मोवदला: ₹. 3,02,78,000/-

भरणेचे मुद्रांक भुल्य: ₹. 15,14,000/-

उ. नि. मद्र. द. नि. इतल मारने कार्यावधान

अ. नं. 4317 वर दि. 14-07-2022

वेळी 12:29 म.व. वा. इतर केसा.

पावणी: 5568

पावणी दिनांक: 14/07/2022

सादरकरणातून नाव: शिवाजी होम्स इन्फ्रा चे भागीदार प्रविण बिनायक राऊत . .

मोदणी फी

₹. 30000.00

इम्न ज्ञानाळणी फी

₹. 560.00

मोदणी माल्या: 28

इम्न इतर करणाऱ्यांनी मारी:

एकुण: 30560.00

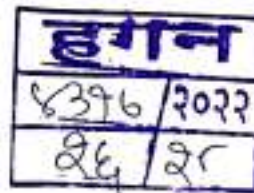
सह मुख्य निबंधक वर्ग-२
हिंगणासह मुख्य निबंधक वर्ग-२
हिंगणा

इन्नाचा प्रकार: विकसनकारनामा

मुद्रांक भुल्य: (मक) कोणत्याही महानगरपालिकेच्या इदीत किंवा स्थानगत इमनेच्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा उप-खंड (डोन) मध्ये नमूद न येलेल्या कोणत्याही नावनी क्षेत्रात

मिष्टा क. 1 14 / 07 / 2022 12 : 29 : 30 PM ची वेळ: (मावरीकरणा)

मिष्टा क. 2 14 / 07 / 2022 12 : 30 : 15 PM ची वेळ: (फी)





1-10/7/2022 12:35:46 PM

दम्प वीरवार भाग-2

दम

26-25

दम क्रमांक:4317/2022

दम क्रमांक:4317/2022

दमनामा दम - विरवारभागाभागा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांना प्रकर	छायाचित्र	अंगठ्याचा दम
1	नाम:जिवानी होम इन्फा वे भागीदार प्रविण विनायक राजुत .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 71 कलादा मगर पेन 2, जवनाळा रोड नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AEPFS1783K	विहून देणार वय :-41 स्वाधरी:- <i>[Signature]</i>		
2	नाम:जिवानी होम इन्फा वे भागीदार जिनेश हरिदास बसानी .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 26-8 अटवा मैन अकरावली रोड, इवनामेटी नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AEPFS1783K	विहून देणार वय :-45 स्वाधरी:- <i>[Signature]</i>		
3	नाम:जिनेश हरिदास बसानी .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 26, अटवा मैन अकरावली रोड, इवनामेटी नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AAMPV6880F	विहून देणार वय :-45 स्वाधरी:- <i>[Signature]</i>		
4	नाम:हीना अरुण बगलिया .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: मृगुल, आचलिन घडिर जवळ, कुभापुरा महाल नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: BMSPB7501G	विहून देणार वय :-49 स्वाधरी:- <i>[Signature]</i>		
5	नाम:भागनी कमलेश ठाकर .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 13/4, पीकेपी रोड, हावडा पश्चिम बंगाल, पश्चिम बंगाल, हुबडा. पिन संख्या: AFPPT0289J	विहून देणार वय :-47 स्वाधरी:- <i>[Signature]</i>		
6	नाम:मीना हेमल बारीका .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: सी 405, माई शिवम, माई नगर ठाणे, महाराष्ट्र, ठाणे. पिन संख्या: AEIPV0148J	विहून देणार वय :-43 स्वाधरी:- <i>[Signature]</i>		
7	नाम:निरंजना हरिदास बसानी .. पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 26, अटवा मैन अकरावली रोड, इवनामेटी, महाराष्ट्र, नागपूर. पिन संख्या: ALKPV5415B	विहून देणार वय :-71 स्वाधरी:- <i>[Signature]</i>		

वरील दमपत्रे करून देणार न्यायाधीन विरवारभागाभागा चा दम एवज करून दिल्याचे कबुल करताना,
जिल्हा क्र.3 ची वेळ: 14/07/2022 12:33:41 PM

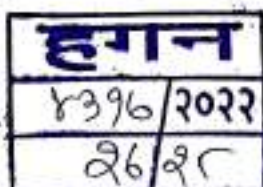
शेवटचा:-

प्राणीय दमम असे निवेदीन करताना की ते दमपत्रे करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकारांचे नाव व पत्ता

- नाम:चक्र दिवीय घातोरकर ..
वय:33
पत्ता:मावेवाडा नागपूर
पिन संख्या:440027

- नाम:पिपुष किशोर बाबरे ..
वय:26
पत्ता:नरगाडा नागपूर
पिन संख्या:440027



सह दुय्यम निबंधक वग-2

हिंमणा

छायाचित्र

अंगठ्याचा दम



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shivaji Homes Infra	eChallan	00040572022071327668	MH004898347202223E	100.00	SD	0002469114202223	14/07/2022
2		Certificate	ADJ/4600902/112/2022	4600902	1513900	SD		
3		DHC		1407202201077	560	RF	1407202201077D	14/07/2022
4	Shivaji Homes Infra	eChallan		MH004898347202223E	30000	RF	0002469114202223	14/07/2022

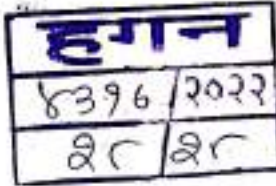
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4317 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



९ नंबराचे बुकाचे
८३९६ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण २ पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
हिंमणा
दि १४ माहे ०६ जून २०२२