

868/473

पावती

Tuesday, January 19, 2021

3:46 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 720 दिनांक: 19/01/2021

गावाचे नाव: अंबाझरी

दस्तऐवजाचा अनुक्रमांक: नगन5-473-2021

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: ए.आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर लेखराज महादेवराव भोयर...

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 41

रु. 30000.00

रु. 820.00

रु. 30820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:04 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 17428000/-

मोबदला रु. 15519000/-

भरलेले मुद्रांक शुल्क: रु. 871400/-

NGP5

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु. 820/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1801202113926 दिनांक: 19/01/2021

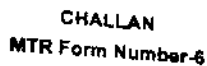
बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010299060202021E दिनांक: 19/01/2021

बँकेचे नाव व पत्ता:

[Handwritten signature]



Department ID : _____ Mobile No. : 7972821404
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल द्रव्य निबंध कार्यालयात नोंदणी कचवयाच्या दस्तासाठी लागू आहे. नोंदणी न कचवयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-५	
५०३	२०२१
९	४९



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1801202113926

Date 18/01/2021

Received from A I C D INFRAVENTURES THROUGH PARTNER LEKHRAJ M BHOYAR, Mobile number 0000000000, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.

Payment Details

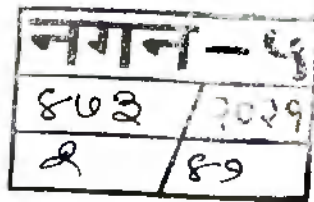
Bank Name BKID

Date 18/01/2021

Bank CIN 10004152021011812536

REF No. 108503247

This is computer generated receipt, hence no signature is required.



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. 06/2021
Date 5/1/2021

Received From Shri. M. S. AICP Infrastructure through Partner Lekhraj M. Bhoyar
Residing at Nagpur
Market Value Rs. 1,74,28,000/-
Stamp duty of Rs. 8,71,400/- (in words Rs. Eight Lakh Seventy one Thousand Four hundred only.
Paid vide e-Challan No. MH0101674-2202021 E. date 15/01/2021

Certified under Section 32(1) (b) of the M.S. Act, 1958
that the full duty of Rs. 8,71,400/- (in words Rs. Eight Lakh Seventy one Thousand
Four hundred only.) with which instrument is chargeable
has been paid as per Article 5(9-a) of Schedule-I.

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

Nagpur 15/1/21
Date :

Collector of Stamps
Nagpur City

ह आदेश मेहाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या
निवमान्यवे निष्पत्ति केलेले आहे. परंतु उक्त वस्त नोंदणीसाठी
नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८
च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी वस्त नोंदणीची
कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर



BEFORE THE SUB-REGISTRAR, NAGPUR

AGREEMENT OF DEVELOPMENT

VALUED AT RS. 1,55,19,000/- ONLY

(RUPEES ONLY)

MARKET VALUE AT RS. 1,74,28,000/-

Stamp Duty Rs. 8,71,400/- /- & Reg. Fee Rs. 30,000/-

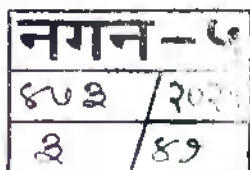
**(Item No. 23-368/35, Page No. 620 @ Rs. 18,700/- of Mouza
- Ambazari)**

THIS AGREEMENT OF DEVELOPMENT is made and
executed at Nagpur on this 19th Day of January, 2021 BETWEEN

[Signature]

[Signature]

[Signature]



A.I.C.D. INFRAVENTURE, A Partnership Firm, having its Office at 67, Abhyankar Nagar, Nagpur, Tahsil and District - Nagpur Pin Code 440024, (PAN - ABSFA0859J)

Through its Partners

(1) SHRI LEKHARAJ MAHADEORAO BHOYAR,

Aged about 34 years, Occupation - Business,
Resident of Plot No. 163, Dattatray Nagar, Nagpur,
Tahsil and District - Nagpur, Pin Code 440024
(ADHAAR NO. 3491 4124 2899)

(2) SHRI NITIN MADHUKARRAO BARAPATRE,

Aged about 35 years, Occupation - Business,
(ADHAAR NO. 2627 6828 6435)

(3) SOU. SAPANA NITIN BARAPATRE,

Aged about 34 years, Occupation - Business,
(ADHAAR NO. 5506 1217 5226)

Both Resident of Durga Nagar, Bank Colony, Manewada Road, Nagpur, Tahsil and District - Nagpur Pin Code 440027

Hereinafter referred to as **"THE DEVELOPER / PROMOTTER"**,

(which expression unless it is repugnant to the context or meaning thereof shall always mean and include its successors and assigns)

...PARTY OF THE FIRST PART

AND

1) SHRI. DR. VIJAY RAMCHANDRA DEOTALE

Aged about 56 years, Occupation-Doctor(Medical Services),
Resident of Soit, Tah- Warora, District - Chandrapur
Pin Code 442907,
(PAN- ABNPD7320C),
(ADHAAR NO. 4242 8582 0734)

2) SHRI. JAY RAMCHANDRA DEOTALE,

Aged About 43 years, Occupation - Service,
Resident of 249 Hill road, Ambazari, Nagpur, Tahsil &
District - Nagpur, Pin Code 440010,
(PAN - AHRPD4662M),
(ADHAAR NO. 3200 5182 9668)

803	89
8	89



3) SAU. VIDYA SANJAY MUNGHATE,

Aged About 52 years, Occupation - Housewife,
Resident of Shriram Apartment, Akashwani Road,
Opp. LTV School, Mitra Nagar, Chandrapur,
Tahsil & District - Chandrapur, Pin Code 442401,
(PAN - AMGPM9519E),
(ADHAAR NO. 7817 2019 5820)

.....Hereinafter called the **"PLOT OWNER/ ASSIGNOR**

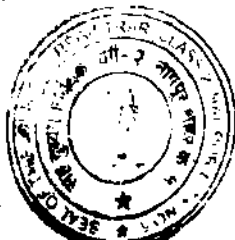
(Which expression unless it be repugnant to the context or meaning thereof, shall always mean and include their heirs, legal representatives, executors, administrators, successors and assigns).....**PARTY OF THE SECOND PART**



WHEREAS, ALL THAT piece and parcel of land bearing N.I.T. LEASE HOLD Plot No. 249, containing by admeasurements 645.59 sq. Mtrs. (6960 SQ. FT.), being a portion of the entire land bearing Kh. No. 50/1, 53/1 of civil station expansion scheme of N.I.T. Mouza Ambazari, having City Survey No. 169, Sheet No. 35, Municipal Corporation House No. 64/B, within the limits of Nagpur Municipal Corporation ward No. 73, division West situated at Ambazari Nagpur, in Tahsil and District Nagpur, the said property belong to N.I.T. and same has been allotted to Shri. Ramchandra Janardhan Deotale on lease hold right for the period of 30 years with renewal right. Accordingly N.I.T. executed has Lease Deed which is duly registered in the office of Sub-Registrar, Nagpur-1 at sr. No. 706 on 18.08.1973 for the period of 28/7/1972 to 31/3/2003.

WHEREAS the original lease holder shri. Ramchandra Janardhan Deotale died on 15/9/1986. Leaving behind his legal heirs i.e one married daughter Sou. Vidya Sanjay Munghate and two sons Shri. Dr. Vijay Ramchandra Deotale & shri. Jay Ramchandra Deotale as successors . However the said lease being expired on 31/3/2003 it has renewed by N.I.T. for further period of 30 years in the name of said successors/plot owners as per Lease Deed which is duly registered in the office of Sub-Registrar, Nagpur-1 at sr. No. 777 on 18.08.1973 for the period

नगन-५	
६०३	२०२५
५	८९



of 14/1/2015 and on the basis of said lease deed said property is duly mutated in the name of successors/ plot owners with the office of City Survey, Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur and all other revenue department as owner thereof. Thus the right title and interest regarding the said plot no. 249 now stands exclusively in the name of 1) Shri. Dr. Vijay Ramchandra Deotale 2) shri. Jay Ramchandra Deotale 3) Sou. Vidya Sanjay Munghate

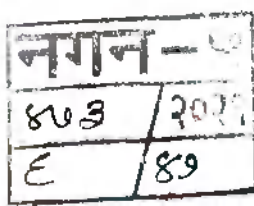
WHEREAS due to the lack of expertise and sufficient funds the PLOT OWNERS/ ASSIGONORS are not able to carry out the work of development on their own. Hence the PLOT OWNERS/ ASSIGONORS have decided to entrust the said plot and for the development to the above named Developers.

- a) After due discussion and deliberations between the parties hereto the Assigners/Plot Owners have agreed to entrust the said plot and the developer has also agreed to develop the said property of the Assigners/ Plot Owners and also use any additional F.S.I. or T.D.R./ Paid F.S.I./ Fungible F.S.I. which would be available for construction therein
- b) The parties herein to deem it expedient to reduce into writing the terms and condition mutually agreed by and between them. In pursuance of the same now the parties herein have decided to execute the development agreement to consolidated the terms and condition agreed by and between them

NOW THEREFORE THIS DEVELOPMENT AGREEMENT

WITNESSTH AS UNDER :-

(1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT piece and parcel of land bearing Plot No. 249, containing by admeasurements 645.59 sq. Mtrs. (6960 SQ. FT.), being a portion of the entire land bearing Kh. No. 50/1,53/1 of civil station expansion scheme of N.I.T. at Mouza Ambazari , having City Survey No. 169, Sheet No. 35, Municipal Corporation House No. 64/B, within the limits of Nagpur Municipal Corporation ward No. 73, division West situated at Ambazari



Nagpur , in Tahsil and District Nagpur and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is 75,00,000/- (Rupees Thirty Five Lac) Only, which the Developer has specifically agreed to pay to the Owner and to adjust in the following manner.

MANNER OF PAYMENT:-

Rs. 25,00,000/- (Rupees Twenty Five Lac Only) paid by the Developer to the **SHRI. Dr. VIJAY RAMCHANDRA DEOTALE** (Owner no. 1) by Cheque No. 000021 dated 19-01-2021, Drawn on RBL Bank Limited, Nagpur, at the time execution of this development agreement the receipt whereof is hereby acknowledged by the Owner NO. 1.

Rs. 25,00,000/- (Rupees Twenty Five Lac Only) paid by the Developer to the **SHRI. JAY RAMCHANDRA DEOTALE** (Owner no. 2) by Cheque No. 000022 dated 19-01-2021, Drawn on RBL Bank Limited, Nagpur, at the time execution of this development agreement the receipt whereof is hereby acknowledged by the Owner NO. 2.

Rs. 25,00,000/- (Rupees Twenty Five Lac Only) paid by the Developer to the **SOU VIDHYA SANJAY MUNGHATE** (Owner no. 3) by Cheque No. 000023 dated 19-01-2021, Drawn on RBL Bank Limited, Nagpur, at the time execution of this development agreement the receipt whereof is hereby acknowledged by the Owner NO. 3.

Rs. 75,00,000/- (TOTAL RUPEES SEVENTY FIVE LAC ONLY).

=====

[Handwritten signatures and stamps]

The besides the aforesaid cash consideration the developer has further specifically agreed to construct at his own costs 3 (Three) Residential Apartment bearing APARTMENT NO. 102 on the First Floor approximately covering a built up area 100.37 sq. Mtrs. in the name of **SHRI. JAY RAMCHANDRA DEOTALE** (Owner no. 2) and APARTMENT NO. 202 on the Second Floor approximately covering a built up area 100.37 sq. Mtrs. in the name of **SOU VIDHYA SANJAY MUNGHATE** (Owner no. 3) and APARTMENT NO. 302 on the Third Floor approximately covering a built up area 100.37 Sq. Mtrs. in the name of **Dr. VIJAY RAMCHANDRA DEVTALE** (Owner no. 1) respectively along with parking. The cost of construction of the 3 Apartment chosen to be retained by the owners is fixed at Rs. 80,19,000/- (Rupees Eighty Lac Nineteen Thousand only) the aforesaid Apartment to be retained by the land Owners namely SHRI. Dr. Vijay Ramchandra Devtale Jay Ramchandra Devtale, Sou Vidhya Sanjay Munghate for his/their exclusive use and occupation.

TOTAL CONSIDERATION

Rs. 75,00,000/- by way of cheque
Rs 80,19,000/- cash of 3 Apartment (Built up area 301.11 sq. Mtrs.)

Rs. 1,55,19,000 (TOTAL RUPEES ONE CAROR FIFTY FIVE LAC NINETEEN THOUSAND ONLY).

(i) That Owners herein expressly states that the plot area in possession of the owners is 645.59 sq. Mtrs. (6960 SQ. FT.) That the Owners herein shall hand over the peaceful vacant possession to the said plot to the Developer against this Development Agreement. A separate possession receipt is not required

(ii) THAT the Owner hereby allows and permits the developer to use and consume the electricity and water from the existing connections for the proposed construction works. However the Bills of the same shall be borne and paid by the Developer alone.

(3) The Developer Shall carry out construction work on the said plot at the Developer's cost as per plan/s by the Nagpur Municipal Corporation. The developer shall be entitle solely,

नगन -	
802	2022
5	89



exclusively and absolutely to sell flats and parking's other than those allotted to the Owners to be constructed on the said Plot on Ownership basis or otherwise , to the prospective purchaser/s for consideration at the absolute discretion of the Developer.

(4) Owners give license and permission to the Developer to enter upon the plot or any part thereof with full right and authority to commence, carry and complete the development work thereof in accordance with the permission of the concerned authority.

(5) The building to be constructed on the said plot shall be in accordance with the Development Control Rules of Municipal Corporation and Regulation for time being in force. The Developer shall be at liberty to make necessary application to the concerned authorities at Developer's cost and expenses, in the name of the Owners and the owners shall join such application, if necessary. It will be the Developer's responsibility to obtain such permission.

(6) The Owners shall sign and execute as Irrevocable Power of Attorney, along with this Agreement in favor of Developer to complete the development work effectively and efficiently and to the specifications enumerated in Annexure "A". Such irrevocable power of attorney shall mainly contain the powers as follows:

- i. To get the building plan sanctioned and obtaining Commencement Certificate, revising the plans and get the same revalidated and get the Completion/Occupancy Certificate and to give such other application, writings, undertakings as may be required for the purpose of development of the said plot to Nagpur Municipal Corporation or any other public authority.
- ii. To apply for sanction of layout, amalgamations and/or sub-divisions of the Said plot and to comply with the requirements of the local and other concerned authorities for the purpose and also to carry out and comply with the terms and conditions of the sanctions granted by such authorities.



नगन-६९	
४०३	३०२१
९	४३



- iii. To correspond and deal with revenue Authorities, City Survey office, Superintend of land records, Collector's office and other Governmental and semi-Governmental Authorities in respect of the said plot.
 - iv. To empower the Developer to develop the said Plot by constructing building consisting of flats as per the Development Control Rules of Nagpur Municipal Corporation, in force for the time being.
 - v. To sign the plan/s and other application/s for layout , demarcation, construction of building and structures on the said Plot and to get sanctions approvals of the same from the concerned authorities.
 - vi. To sell units, other than those allotted to owners, to any prospective purchasers on Ownership basis and receive any desired sale -proceeds for such units.
 - vii. To sign and agreement on behalf of the Owners herein, with the prospective purchaser/s for the transfer of such units.
 - viii. To sign on behalf of the Owners on the documents related to the mortgage of the property purchaser by the prospective purchaser/s
 - ix. To sign and execute the Conveyance Deed in respect of the said Plot on handing over possession of the constructed premises to the owners as agreed herein and after getting Possession Receipt to that effect from the Owners herein
 - x. All other relevant power regarding the development work more specifically mentioned in the Irrevocable Power of Attorney of the said plot.
- (7) On the execution of this Agreement and Irrevocable Power Of Attorney in favour of the Developer, the Developer is empowered to appoint an architect and to prepare the plan/s drawing/ s for construction of the building on the said plot as per Development Control Rules, to submit the same to the concerned authorities and to get the same sanctioned from such authorities.



503	
90	159



The executants herein hereby specifically agree that,

- A) The plot owner shall not raised any dispute action or claim in case carpet area of the units being transferred as consideration is changed i.e. increased or reduced. However such liberty given to the developer is limited on up to 10% area of the unit.
- B) That after the development agreement, the proposed flat which is allotted to plot owners, the direct and indirect taxes, annual maintenance charges (deposit), Municipal Water Meter, Electricity Meter, shall be paid by plot owners merely.
- C) The promoter/ Developer shall complete the said building within 24 months from the date of government approval for building plan. The Promoter/ Developer shall be entitled to a reasonable extension of time for giving possession of the said premises, if the completion of the said building in which the said premises is situated is delayed on account of
- Non availability of steel, cement, other materials, Water or Electric supply,
 - War, civil commotion, pandemic or act of God
 - Any notice, order, rule notification of the government and or other public or Competent Authority.

The Plot owner shall be liable to bear and pay the proportionate share i.e. in proportion to the floor area of said premises, of outgoing viz. local taxes, betterment charges or such other levies by the concerned local authority and / or Government, Water charges, necessary and incidental to the management and maintenance of the said land and building/s proportionate electricity charges, till fixation of MSEDCL Meter etc individually after completion and handing over of flats/ units to him.

This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats and Apartment Act 1963 [Mah. Act No. XV of 1971] and rules made there under.

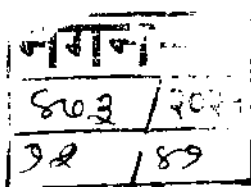


नगन-५	
४७३	२०२९
९९	४९



5) The owner covenant with the Developer as follows :-

- a) Title of the Owners to the said plot is clean, clear and marketable. The owners have not mortgaged the said plot, construction thereon or any part thereof with any bank, company, individual person and / or financial institute etc.
- b) The Owners have not create any type of charge or encumbrances on the said plot.
- c) The said plot is not subject matter of any litigation in the Court of Law. The Owners has not received any type of notice regarding the reservation, Acquisition etc. from any government, Semi- government and / or local authorities regarding the said plot. The Owners are not restrained from entering into this Indenture due to any reason of whatsoever nature.
- d) There is no litigation pending in any Court of Law with the adjacent land Owners/ s regarding the boundaries of the said plot.
- e) The Owners, or any of their legal heirs have not entered into any type of oral or written agreement for transferring the said Plot and have not accepted any amount as and towards consideration for the said Plot from any other person/ s, entity and/ or financial institution/s.
- f) Nobody other than the Owners have any right, title and interest in the said Plot.
- g) The Owners indemnifies the Developer from any charge encumbrances etc. created on the said Plot by commission or omission of any act of the Owners.
- h) The Owners herein assures that they shall provide all the available original documents, deed, resolutions, papers and orders etc. in respect of the said Plot to the developer at the time of execution this development agreement after getting the full consideration



6) The developer shall carry out the entire consideration work at his own risk and responsibility. The Developer shall pay and discharge all the costs, charges and expenses in relation to the construction, allied development fees of the professionals engaged deposit payable to government, local bodies etc.

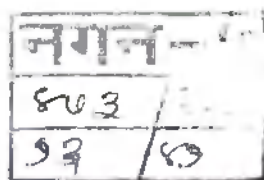
7) The Developer shall be entitled to appoint Architects, Engineers, Surveyors, Contractors, Agent and other personnel. The Developer shall be entitled to take all such steps as may be necessary or incidental for such development and construction work at Developer's own costs and expenses

8) It is agreed and understood that the Owners and any of their legal heirs shall not, in any way, obstruct the development work be carried out by the developer and shall not do any act, matter or thing whereby the developer will be prevented from carrying out the Development work envisaged under this Indenture.

9) The owners shall render all the assistance, co-operation and sign & execute or cause to be signed and executed all application, plans authorities and other writing as may be necessary or required to enable the Developer for the development of the said Plot.

10) The Irrevocable Power Of Attorney that the Owners have executed in favour of the Developer with this agreement shall be treated as part and parcel of this agreement. The Owners undertake that this Agreement, IRREVOCABLE Power Of Attorney and all other relevant documents shall never be cancelled by the owners as these documents are coupled with interest. If any party herein fails to perform their part of contract, the other parties shall have right for specific performance of contract by filing Civil Suit in the Court of Law, at the cost of the defaulting party.

11) After execution of this agreement the Owners shall not enter into any type of agreement for creating third party interest in the said plot with any person/ s similarly they shall not



mortgage the said plot with any Bank, Company, Individual Person or Financial Institute and shall not create any charge on the said plot.

12) The owners shall, whenever required to do so, by the Developer from time to time and at all times hereafter, executed and sign and / or cause to be executed and sign all such letter, forms, application, deeds, documents, writing and papers as the case may be necessary for more effectually transferring the development right of the said Plot unto and to the use of the Developer.

13) The Owner shall pay all outstanding taxes, cesses, maintenance charges etc in respect of the said plot up to the execution of present deed and thereafter Developer shall bear all expenses such as all taxes, maintenance and Corporation Taxes and all other Taxes.

14) Developer shall pay and bear the legal statutory expenses pertaining to this documents like but not limited to stamp Duty, Registration Fees Lawyer Fees, any form of tax/ etc in respect of the said transaction and keep all other parties herein indemnified from any expenses of such nature

15) On execution hereof, the Developer shall be entitled to put up boards/ hording on the said Plot, advertising or announcing the proposed scheme in newspaper or through any other media. The Developer shall have full right and authority to display the project's Firm's logo along with the project's/ Firm's name of the said Plot . The Owners shall have no objection for the same and they have given their irrevocable consent for the same

16) The developer shall be entitle to give consent to the prospective purchaser/s to mortgage the unit purchased by such prospective purchaser/s with any legal person or financial institution etc. The Developer shall sign in personai capacity and on behalf of the Owners on any of such mortgage documents of such prospective purchaser/s This Clause is applicable for units other than those allotted to Owners.

नगन-	
803	2029
98	89



17) The Owners herein shall join only as Consenting party to all the agreement/ documents / sale deed etc. between the developer and the prospective purchaser/s though their power of attorney holder i.e. the Developer . The Developer shall have discretionary power over the fixing of the amount of consideration regarding such units. This Clause is applicable for units other than those allotted to Owners.

18) It is clearly agreed by the Developer that the Owners herein shall not be liable for any compensation claimed by the prospective purchaser/s of the flats, which would be directly sold by the Developer, before Consumer Forum or any other Court or Tribunal and it shall be only the Developer's liability and responsibility to pay any compensation or satisfy any claim that may be ordered by any Court, Tribunal or Forum.

19) The Developer shall be liberty to make at his own costs and expenses make necessary applications to the authorities concerned (Nagpur Municipal Corporation) for obtaining permission for development including submission of Plans to the said Municipal Corporation, revision of the building Plans, obtaining fresh commencement certificates, completion certificate, NOC's in the name of the plot owners and they shall join in such application (if required) but the responsibility of obtaining such permission will be on the Developer and Developer will comply with the terms and condition thereof. The Developer shall strictly observed all the condition levied by N.M.C. and which may be levied in future development control rules and all provisions of relevant applicable laws. It is hereby expressly agreed that the Plot owners has unequivocally authorized and empowered the Developer to construct and sell the units with the necessary approval of the Competent Authority/ N.M.C. The Plot owner has hereby irrevocably authorized developer with powers to revised building plans as and when necessary without affecting the units allotted to the owners. The Developer/promoter is authorized to avail the project loan inter alia mortgaging the subject plot as well as the residential and commercial units therein EXCEPT THE UNITS WHICH ARE BEING ALLOTTED TO THE PLOT OWNERS.



नगन-८	
४०३	२०२९
९५	४९

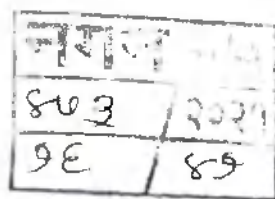


20) The Developer shall be enter to make changes in the tentative plan if the same changes are required and directed by the local authorities. i.e. Nagpur Municipal Corporation, while sanctioning the building plan **If the revision leads to change in area and /or position of the flats of the owners, then the Developer will informed the plot owners and get the consent for same.**

21) The Developer shall be entitled to use the present and future FSI/ Paid FSI/ Premium FSI/ Fungitable FSI/ TDR available as per the present **and future buy-laws, rules and regulation on the said Plot.** The plot owners and consenting party hereby confirm that they have conferred absolute and exclusive development right unto and in favour of the developer for utilization of the present FSI. The plot owner and consenting party hereby further authorize the developer to purchase and utilize maximum possible paid FSI/ Premium FSI/ Fungi table FSI/ TDR on the said plot as applicable under **the current and future DCR. However the cost of purchasing such paid FSI/ Premium FSI/ TDR shall be borne by the developer alone.** The Developer shall be entitled to use the said extra FSI/ TDR which would become available due to any changes in the building rules and regulations or which would be generated due to the redevelopment scheme. The Plot owners would not raised any objection to such FSI/ TDR by Developer. If the Developer decides to use any such extra TDR as mention herein above , then the developer shall be solely responsible for payment of consideration for purchasing such TDR from market

22) The Developer and every person claiming through them shall be entitled to enter upon the said property and cause development of the said property in terms of this agreement.

23) The developer has agreed to construct the building with good and standard quality material, as per the sanctioned plan and as per detailed specifications attached and to obtain Completion CERTIFICATE within the period of 24 months from the date of sanction of plan on the said plot.

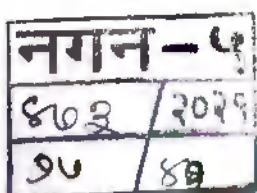


24) Subject to the aforesaid the Developer shall at his own costs, risk and responsibility obtained all other necessary NOC's, permission, Licenses, clearances, sanction and etc. from all other concerned government authorities or local bodies for development of the said property and erection of the building on the said property. These shall include the NOC's permission, Licenses, clearances, sanction and extensions etc to obtained from the FIRE, Health, Electricity, Police authorities also.

25) The Developer alone shall be responsible for all the cost and payment of all the building material, labors, machineries, contractor, architects, other consultants etc appointed by him for the purpose of the development of the said plot on his own account The Developer alone shall be responsible for any mishaps or accident which if shall occur on the site during the course of redevelopment. The Developers hereby indemnifies and keeps indemnified plot owner and its member from any claim, losses damages, suits complaints, demands made or initiated by any person against the plot owner on account of the development of the said plot.

Except the tenements 3 flats and parking spots to be allotted to the existing plot owner member, the developer shall be entitled to enter into transaction like sale, lease etc. in respect of all other remaining flats and parking spaces to be constructed on the said plot of its choice at such price as it deems fit . However, the Developer will take care that all such premises should be allotted and utilized legal purposes only

The developer has right to raise loan for development of the said land from any bank or financial institution, The Developer shall be entitled to offer only the flats and parking other than allotted to the owners as security towards the loan by creating mortgage However, it shall ve the entire responsibility of the Developer to raise loan and to repay such loan against these flats/ units.



The plot owners have agreed to provide all necessary cooperation to the Developer by signature/s or otherwise as and when required for the completion of project and keep present themselves before various authorities, at the cost of Developer.

The Developer shall entitled to sell or exclusively allot or deal with all covered parking spaces, attached terraces, partial top terrace to any prospective buyer, only the flats and parking other than those allotted to the Owner.

The plot Owner shall be liable to pay and bear N.A. Taxes, Municipal Corporation taxes, Electricity and water charges and other outgoing pertaining to the said plot and building standing thereon till the date of execution of this development agreement. The Developer shall be liable to pay the said outgoing and any other outgoing pertaining to the said plot and construction thereon from the date of execution of this Development Agreement.

The plot owner shall be liable to pay the Nagpur Municipal Corporation taxes for the flats allotted to them from the date of handing over possession of those flats or from the date of completion certificate, whichever is later.

The Plot owner hereby indemnifies and shall keep the developer indemnified in respect of N.A. Taxes, N.M.C. Taxes, Electricity and water charges and other outgoing pertaining to the said plot and the building standing thereon for the period of prior to the date of execution of development agreement.

The plot owners above named hereby declared and confirmed as under :

- a) The plot owner above name is otherwise well and sufficiently entitled to the said property described in the schedule here under written. The right, title and interest to the said property is free and marketable

नगल-८३	
४८३	२०२१
९८	४९



- b) No other persons except the plot owners above named have any right claimed or demand any respect of the said property or any part thereof
- c) The plot owners above named have not created any sale, Gift, mortgage, charge lien, lease or any other adverse right or any other encumbrances whatsoever or howsoever on the said property and the said property is not subject to any claim or demand encumbrances attachment or any process issued by any Court or Authority and the Assignor/ plot owner hereby declared that they shall hereafter not create any third party right of whatsoever nature in respect of the said property including any change in the existing lease
- d) The plot owners have not entered in to any agreement or arrangement oral or written with regard to the sale of the said property
- e) There are no proceeding instituted by or against the plot owners above named in respect of the said property and pending in any court or before any authority and the said property is not under any lispendens
- f) No notice from any government or any other public body or authority or any notice under any law including the land acquisition act, the land requisition act, The Town Planning act, Urban land ceiling act or any other statute has been received or served upon the lessee/assignors/ plot owner above named in respect of the above said property or any part thereof which restricts or may restrict the development of the said property and

The project shall always carry the name **"SAI RAJWADA -21"** and association of apartment/ society will be from,

- 26) The Developer shall be entitled henceforth to advertise about the said development project in all its future advertisement hording and website and has also further permits to erect hoarding/display banner on the said side/ property of

नगन-५	
४८३	२०२१
१९	४९



the plot owner with immediate effect and no separate permission for the same will be required The Developer can also at his own risk and consequences except token amount/ amounts from respective new purchaser for the sale of flats the developer proposes from his own share of sale of flats and the plot owners or its members have no objection to such an arrangement

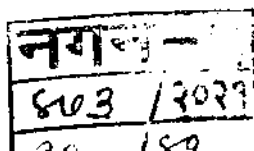
27) Nothing here is deem to be or shall be construed as constituting a partnership or joint venture between or association of person constituting the owners and the developer and the owners will not be liable for the act deeds matters and things enter into executed or agreed to be done by the Developer with the various outside parties and authorities.

28) In case any dispute arises between the present parties then in such case Nagpur court shall have the jurisdiction to entertain such suit etc.

29) The developer have agreed to pay all the expenses of stamp duty registration fees and other outgoing in respect to the present agreement or other documents which will be executed in pursuance of this agreement and also to pay bear the same. To Facilitated smooth timely and efficacious develop to the said plot in term of this development agreement the plot owner shall execute appropriate instrument power of attorney etc in favour of developer thereby constituting the Developer or its nominees as the duly constituted attorney

30) The terms and eonditions of this development agreement have attained finally and hence shall prevailed on any previous writing or deed or documents any change or modification in terms of agreement shall necessarily be recorded in writing evidencing mutual consent

31) This agreement shall not be construed or understood to be a partnership agency, contracting/ sub contracting or any legal relationship between the parties herein save and except what is specifically provided under the terms of this agreement



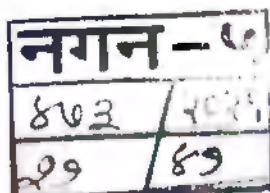
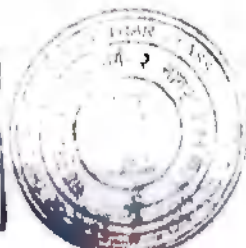
32) All arithmetical, clerical or typographical mistake if any due to any accidental slip or omission shall not affect the validity of this deed However the suitable correction deed shall be executed by both the parties.

33) Valuation Clause : This agreement executed between the parties is pertaining to the development right in respect of the property more particularly describe in the schedule here under given the total area of the plot / land is 645.590 sr. mtrs the Market value as per the ready recknor @ 18700/- per sq. mtrs. is Rs. 1,20,72,600/- The consideration in respect of the development right granted by the owners under this agreement is Rs. 1,55,19,000/- as the consideration value is higher of the to the stamp duty of Rs. 7,75,950/- along with registration of Rs. 30,000/- is being affixed to this agreement.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

Plot No. 249, containing by admeasurements 645.59 sq. Mtrs. (6960 SQ. FT.), being a portion of the entire land bearing Kh. No. 50/1,53/1 of civil station expansion scheme of N.I.T. at Mouza Ambazari , having City Survey No. 169, Sheet No. 35, Municipal Corporation House No. 64/B, within the limits of Nagpur Municipal Corporation ward No. 73, division West situated at Ambazari, Nagpur , in Tahsil and District Nagpur and bounded as under :-

ON THE EAST	-	18 Mtrs wide Road
ON THE WEST	-	Hill
ON THE NORTH	-	Plot No. 248
ON THE SOUTH	-	Land.



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

Drafted by A.A. PARDHI *A.A. Pardhi*
ADVOCATE

FOR A.I.C.D. INFRAVENTURE



Lekharaj

SHRI LEKHARAJ MAHADEORAO BHOJAR



N. Barapatre

SHRI NITIN MADHUKARRAO BARAPATRE



Sou Sapana

SOU SAPANA NITIN BARAPATRE

Partners
THE DEVELOPERS/ PROMOTER



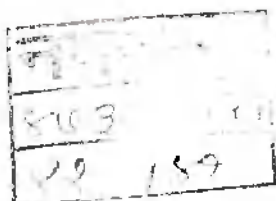
Vijay Deotale

SHRI. DR. VIJAY RAMCHANDRA DEOTALE



J.R. Deotale

SHRI. JAY RAMCHANDRA DEOTALE





S. Mungrate

SOU. VIDYA SANJAY MUNGRATE

PLOT OWNERS/ ASSIGONERS

WITNESSES :-

(1) *Swadesh*
(Shri Sanjay Wamanrao Deotale)



(2) *Rajesh*
(Shri Rajesh Wamanrao Deotale)



(3) *Charudutta*
(Shri Charudutta Wamanrao Deotale)



(4) *Sau. V. V. Mandavkar*
(Mrs. Vaishali Vilasrao Mandavkar)



(5) *M. W. Deotale*
(Miss. Manisha Wamanrao Deotale)



(6) *सौ. संजीवनी कोल्हे*
(Mrs. Sanjivani Dilip Kolhe)



नगन-९	
८७३	२०२९
२३	८९



CHALLAN
MTR Form Number-6



GRN MH010167462202021E		BARCODE		Date 14/01/2021-19:34:31		Form ID	
Department Inspector General Of Registration				Payer Details			
Non-Judicial Stamps				TAX ID / TAN (If Any)			
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM				PAN No. (If Applicable) ABSFA0859J			
Office Name NPJ1 JT DISTRICT REGI NAGPUR URBAN				Full Name A T C D INFRAVENTURES THROUGH PARTNER			
Location NAGPUR				LEKHRAJ M BHOYAR			
Year 2020-2021 One Time				Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
00051701 Amount of Tax		871400.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				ADJUDICATION CASE NO 6/2021			
				Amount In Eight Lakh Seventy One Thousand Four Hundred Rupees Only			
		8,71,400.00		Words			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				02202292021011406433		108319579	
Cheque/DD No.				Bank Date		RBI Date	
				14/01/2021-19:36:11		Not Verified with RBI	
Name of Bank				Bank Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		273 15/01/2021	
Mobile No. 7972821404							
<p>NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>नोंदणी करायला लागू आहे. नोंदणी न करायला दस्तऐवजी सदाच मान्य नाही.</p>							
Challan Defaced Details		Defacement No.		Defacement Date		Userid	
802 / 2029		24 / 89		15/01/2021-16:09:58		IGR377	
Remarks		Defacement Amount		Defacement Amount			
		0004716088202021		871400.00			
Total Defacement Amount				8,71,400.00			



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

दुरध्वनी क्रमांक ०७१२-२५३८७८०

e-mail ID- jdr.nagpurcity@igmaharashtra.gov.in.

जा.क्र.का.७/अभि.प्र.क्र.६/२१/२०२१/१३९

दि. १४/०१/२०२१.

अभिनिर्णय प्रकरण क्र. ६/२०२१

अभिनिर्णय

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

संदर्भ :- आपला दिनांक ०५/०१/२०२१ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

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

अभिनिर्णय :-

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

सदरच्या संलेखातील मालमत्ता ही मौजा-अंबाझरी, तह. नागपूर शहर, जि. नागपूर, सिटी सर्व्हे नं.१६९, शिट नं.३५, खसरा नं.५०/१, ५३/१, वार्ड नं.७३, मनपा घर क्र.६४/बी येथील सिव्हील स्टेशन एक्सपेंशन स्किम मधील प्लॉट नं.२४९ हा असून खुली जागा क्षेत्र.६४५.५९ चौ.मी. (६९६० चौ.फु.) इतके आहे.

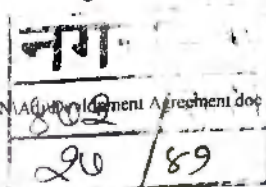
सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मूल्यांकन करून मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर संलेखान्वये लिहून देणार हे लिहून घेणार यांना त्यांचे मालकीच्या उक्त जागेचा विकास करण्याचे अधिकार देत असून, त्यासोबतच्यात विकासक हे जागा मालक यांना रोख रक्कम रु.७५,००,०००/-, उक्त मिळकतीवर बांधण्यात येणाऱ्या इमारतीच्या पहिल्या, दुसऱ्या व तिसऱ्या माळ्यावर एकूण ३ सदनिका देणार असल्याचे दस्तात नमूद आहे. म्हणून सोबतच्याची परिगणना खालील तक्त्यात नमूद केल्याप्रमाणे करण्यात येत आहे-

अ.क्र.	विकासक यांचेकडून जागा मालक यांना देणात येत असलेल्या सोबतच्याचे स्वरूप	दस्तात नमूद किंमत	जमीन मालकास मिळणाऱ्या हिस्साचे सोबतच्या मूल्य
१	२	३	
१.	रोख रक्कम	रु.७५,००,०००/-	-
२	३ सदनिकांचे मूल्य	रु.८०,१९,०००/-	रु.८०,१९,५४८/-
	एकूण	रु.१,५५,१९,०००/-	

म्हणून संलेखातील एकूण सोबतच्या रक्कम रुपये १,५५,१९,०००/- इतका असल्याचे दिसून येते.

-२-



या कार्यालयाने सन-२०२०-२१ चे बाजारमूल्य दर तक्त्यातील दर / अंमलबजावणी सूचना गृहीत धरून उक्त मिळकतीचे मूल्य रुपये १,७४,२७,७८२/- समजा रु.१,७४,२८,०००/- इतके निश्चित केलेले आहे. दस्तातील वार्षिक मूल्य दर तक्त्यानुसार विकसनकर्ता यांचे हिस्स्यात येणाऱ्या क्षेत्राचे मूल्य जास्त असल्याने महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २(11a) अन्वये उक्त मिळकतीचे बाजारमूल्य रु.१,७४,२८,०००/- इतके निश्चित करण्यात येत आहे.

वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमूल्य रु.१,७४,२८,०००/- एवढ्या मूल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [वाचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ८,७१,४००/- चा मुद्रांक शुल्क देय आहे. मूळ संलेखास रु.निरंक चे मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयाकरिता दाखल विकसन करारनाम्याच्या संलेखास रु.८,७१,४००/- चा मुद्रांक शुल्क देय ठरतो. सबब, अभिनिर्णय देण्यात येत आहे.

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

२) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात 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.

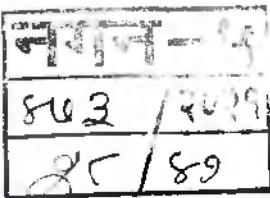
४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरून मा. नोंदणी उपमहानिरीक्षक-व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.




मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

ए.आय.सि.डी. इंफ्रावेयर भागीदारी संस्था,
नागपूर तर्फे भागीदार श्री. लेखराज महादेवराव भोयर,
पत्ता-१६३, दत्तात्रय नगर, नागपूर



मालमत्ता पत्रक

अबाझरी

ग.म.भा.का. -- न.भू.अ.का.-३

जिल्हा -- नागपूर

नागपूर

क्षेत्र

धनपाधिकार

शासनाला दिलेल्या आकारणीच्या किंवा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)

१६९

२४.४.९९

जे

मुख्याधिकारी

हक्काचा मूळ धारक

१)नागपूर सुधार प्रस्थापना,नागपूर

पुढील

इतर धार

इतर शी

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (धा)
किंवा धार (धा)

साक्षात्कार

१२.३.१९९९

फ.क्र.१९९
ख.ख.क्र.२९४७
ता.१७.४.७४ ला
३६०००/- रु खरीदी
कल्याणमूळ
प्लॉट नं.३९
प्र.क्र.३९.४८६-८७

--

(प)
[२)तुकाराम वफादार पचारे]
क्षेत्र १२२.९६ चौ.मि.
फ.क्र.२००/६.३.८७.

सही -

०३.०६.१९८७

फ.क्र.२००
ख.ख.क्र.१९२९
ता.६.११.८४ ला
२४०००/- रु खरीदी
कल्याणमूळ प्लॉट नं.३६
पै.ख.क्र.६९२०
ता.६.११.८४ ला
२४०००/- रु ख.चाल.
ख.ख.क्र.७८८
ता.४.३.८४ ला खरीदी
कल्याणमूळ प्लॉट नं.
३६ पै.वरी

२)श्री.गणपतराव सितारामजी उघडे
क्षेत्र १११.४८ चौ.मि.
(प)
३)श्री.पुंडलीक जगन्नाथ सारोदे
क्षेत्र १११.४८ चौ.मि.

सही -

०४.१६.१९८७

फ.क्र.२२७
ना.भू.प्र.प्राप्त
ख.ख.क्र.३३८८
ता.१६.४.८३ ला
४५०००/- रु खरीदी कल्याण
मूळ प्लॉट नं.४०
प्र.क्र.१२.८८६-८७

(ग)
[४)श्री.कृष्ण रामचंद्र दुधमाडे]
रा-नागपूर.
क्षेत्र २७८.७ चौ.मि.
फ.क्र.२२८/१६.४.८७.

सही -
०५/०६/९९

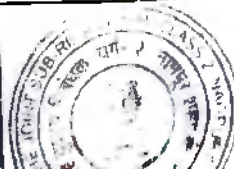
०४.१६.१९८७

फ.क्र.२२८
धारस हक्कात
कृष्णा दि.२४.११.८५ ला
मेव्यात झाल्यामुळे
प्लॉट नं.४०
प्र.क्र.६६.४८६-८७

(प)
[श्रीमती कृष्णा कृष्णराव दुधमाडे]
[कुमारी सजयनी बल्द कृष्णराव]
[दुधमाडे.]
[कुमारी रेसमी बल्द कृष्णराव]
[दुधमाडे]
श्री.आनंद कृष्णराव दुधमाडे
रा-नागपूर.क्षेत्र २७८.७ चौ.मि.
फ.क्र.१७६१

सही
०५/०६.१९८७

नगन-५
२०२९



कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- भेंडासरी

म.का.नं. :-

न.भू.क्र. :- १६६

पु.भि.प.क्र. :-

दिनांक	व्यवहार	नौदणी खंड व क्रमांक	नवीनधारक (या) पट्टेदार (प) इतर माल (मा)	साक्षात्कृत
१७/९/२०१९	प्रतिपदा-१.६.२०१७ ७७७ दि. २९/११/२०१५ मध्ये नागपूर सुधार प्रमाण, नागपूर शीतो १६.२०१७ २४९ से ६४६.५९ चौ.मी जगात दि. ३१/३/२०३३ पर्यंत मंजूर केलेल्या पट्टेदारच्या नावाची नोंद		प. सिंगल रामचंद्र देवाचे चे. १३०४१ प्र. १	१२६३९
१७/९/२०१९	प्रतिपदा-१.६.२०१७ २६६९ दि. २१/६/२००८ मध्ये नागपूर सुधार प्रमाण, नागपूर शीतो देवाचे ६.६/८०१ से १०४.५५ चौ.मी जगात दि. १२/६/२०३३ पर्यंत मंजूर केलेल्या पट्टेदारच्या नावाची नोंद		प. सुरली मदारम भास्कराजी	१२६६०
१७/९/२०१९	प्रतिपदा-१.६.२०१७ २२४४ दि. २९/११/२०१० मध्ये ३३५७५५१-मध्ये गीतम मार्ज मदीम तळ मजगा जगात दि. २९/११/२०१७ सह गीतम गीतम को मौज हा. सो. पासुग जे. २२/९/२०१७		प. सुकंदराज गुलाबराज जोकागडे	१२६४४

न.भू.अ.क्र. ३

नागपूर

न.भू.अ.क्र. ३

नागपूर

न.भू.अ.क्र. ३

नागपूर

न.भू.अ.क्र. ३
४०३ / २०१९
३० / ८९





नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2020 पासून 31/03/2021 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 11/2020-21/0204763

मोहल्याचे नांव : 64/B, AMBAZARI BLOCK I - 440001

घर क्रमांक : 64/B

इंडेक्स क्रमांक : 73000642 (Zone:2 Ward:73)

घर मालकाचे नांव : DR.VIJAY RAMCHANDRA DEOTALE SHRI.JAY RAMCHANDRA DEOTALE SOU.VIDYA SANJAY MUNGHATE

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2019 सा 31-03-2021 पावेतो.

(If payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे नांव / Details of Tax	दक्या / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	7,314.00	7,314.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	3,376.00	3,376.00	
प्रकाश कर व (Light Tax/Tree Tax)	281.00	281.00	
अग्नी सेवा कर (Fire Service Tax)	281.00	281.00	
मलजल लाभ कर (Sewerage Bene. Tax)	281.00	281.00	
पाणी लाभ कर (Water Bene. Tax)	281.00	281.00	
पथ कर (Street Tax)	281.00	281.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर (Municipal Education Tax)	281.00	281.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वॉरंट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	3,715.00	0.00	
रा.स.शिक्षण (Educn. Cess)	1,688.00	1,688.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी ईमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	2,813.00	2,813.00	
सुट (Rebate)		293.00	
एकूण (Grand Total)	20,590.00	16,584.00	
एकूण रक्कम अक्षरीत (In words total Rs.)	Rupees Thirty Seven Thousands One Hundred Seventy Four Only		37,174.00

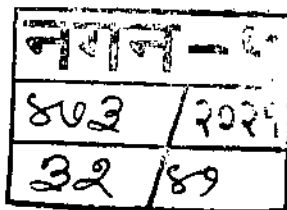
Cheque # 334740 Drawn on AXIS BANK LTD., NAGPUR Dated 21-11-2020

दिनांक : 23/11/2020

Generated By: Prashant

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

Full Signature of the Official



Dr. Vijay Ramchandra Deotale
जन्म तिथि / DOB : 18/12/1984
पुरुष / Male

4242 8582 0734

आधार - आम आदमी का अधिकार



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O: डॉ. विजय रामचंद्र देवतळे,
शरदशार उजळ, जयराम नगर,
बी.जी.नगर, चंद्रपुर, चंद्रपुर, महाराष्ट्र, 442401

Address:
C/O: Dr. Vijay Ramchandra
Deotale, NEAR GURUDWARA,
JAIRAJ NAGAR, D.G. TUKUM,
Chandrapur, Chandrapur,
Maharashtra, 442401

4242 8582 0734

भारत सरकार

Unique Identification Authority of India

नॉदविण्याचा क्रमांक / Enrollment No 1104/10222/30701

To,
जय रामचंद्र देवतळे
Jay Ramchandra-Deotale
S/O: Ramchandra Deotale
PLOT NO. 249,
HILL ROAD
BESIDE NIT FLATS SCHEME GANDHI NAGAR
Shankar Nagar
Shankar Nagar Nagpur Nagpur
Maharashtra 440010
9923622857

Ref: 724 / 30X / 559454 / 556730 / P

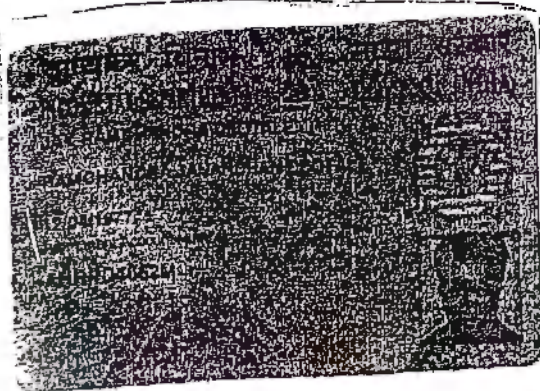


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India



जय रामचंद्र देवतळे
Jay Ramchandra Deotale
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

3200 5182 9668



नमून - ५	
८०३	२०२१
३३	८९



Government of India

Enrollment No. : 120712202305478

To
Vidya Banjay Mungate
विद्या बंजय मुंगटे
W/O: Banjay Mungate
shrinam apartment
akashwani road
opposite LTV school
mitra nagar
Chandrapur
Chandrapur, Chandrapur
Maharashtra - 442401



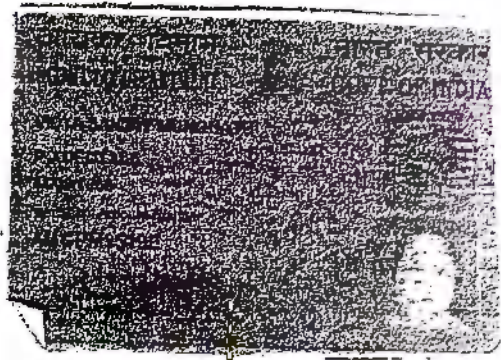
KL822134304FT
52213690



विद्या बंजय मुंगटे
Vidya Banjay Mungate

जन्म तिथि DOB: 14/08/1998
स्त्री / Female

7817 2019 5820



PERMANENT ACCOUNT NUMBER
ABNP07320C

नाम / NAME
VIJAY RAMCHANDRA DEOTALE

पिता का नाम / FATHER'S NAME
RAMCHANDRA DEOTALE

जन्म तिथि / DATE OF BIRTH
18-12-1984

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, विभाग
COMMISSIONER OF INCOME TAX, VIJAY

[Handwritten signature]

भारत सरकार
Government of India

सपना नितीन बारपात्रे
 Sapana Nitin Barapatre
 जन्म मिति/DOB: 26/08/1986
 लिंग/ FEMALE



5506 1217 5226

माझे आधार, माझी ओळख

Address:
 W/O Nitin Barapatre, Plot No. 10,
 Durga Nagar Bank Colony, Behind
 Vayragade Hospital, Ayodhya Nagar,
 Nagpur,
 Maharashtra - 440024

5506 1217 5226

भारत सरकार
Government of India

स/O मधुकरराव बारपात्रे
 S/O Madhukarrao Barapatre
 जन्म मिति/DOB: 26/08/1986
 लिंग/ MALE

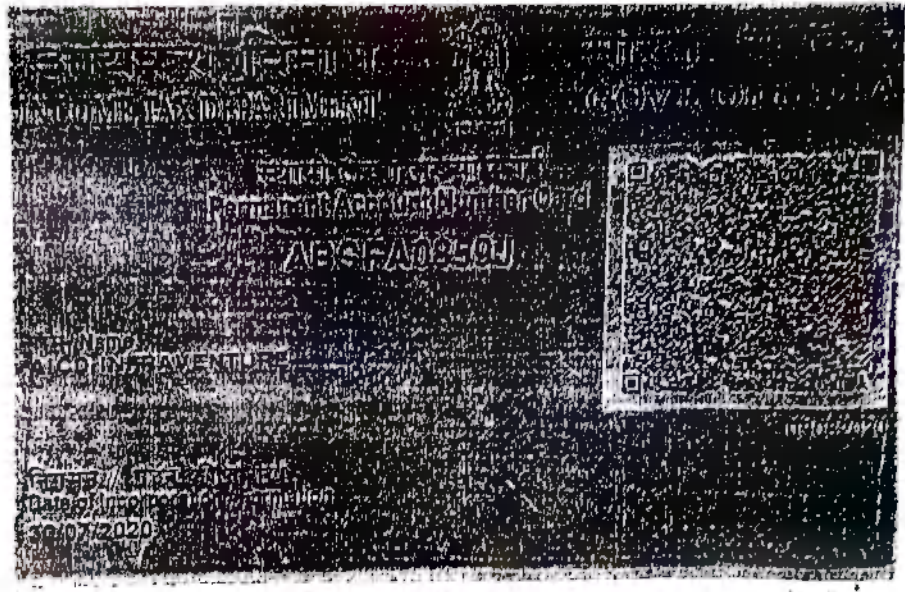


Barapatre

2670 8828 8435

माझे आधार, माझी ओळख

Address:
 S/O Madhukarrao Barapatre, Plot
 No. 10, Durga Nagar Bank Colony,
 Behind Vayragade Hospital,
 Ayodhya Nagar, Nagpur,
 Maharashtra - 440024



भारत सरकार
Government of India

नियंत्रण संख्या / Enrollment No 1104/1000776787

To:
 लक्ष्मण महादेवराम भोयर
 Lekhma Mahadeorao Bhoir
 S/O Mahadeorao Bhoir
 NEAR SARWESHWAR MANDIR PLOT NO 183
 DATTATRAY NAGAR
 Ayodhya Nagar S.O
 Ayodhya Nagar Nagpur
 Maharashtra 440024

नगर	
४०३	११
३४	४९



भारत सरकार
Government of India

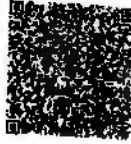
लक्ष्मण महादेवराम भोयर
 Lekhma Mahadeorao Bhoir
 जन्म वर्ष / Year of Birth : 1986
 लिंग / Male



भारत सरकार
Government of India



चरुदत्त वामनराव देवतळे
Charudatt Wamanrao Deotale
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male



3545 2617 6933

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

पत्ता मु पो सोईट, सोईट ता वरोरा,
सोईट, चंद्रपूर, महाराष्ट्र,
442907

Address: At po sor, sot la warora, Sot,
Chandrapur, Sol, Maharashtra, 442907

3545 2617 6933

प्रत्येकी



Download Date: 11/08/2020



संजय वामनराव देवतळे
Sanjay Wamanrao Deotale
जन्म तारीख/DOB: 20/09/1963
पुरुष/ MALE

Issue Date: 31/07/2020

9970 5032 1217

VID: 9112 5111 7360 5792

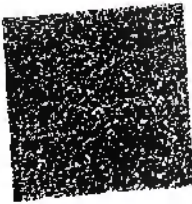
माझी आधार, माझी ओळख



भारत सरकार
Unique Identification Authority of India

पत्ता:
1, विद्या नगरी चौक, आनंदन चौक, गजानन नगर, वरोरा,
चंद्रपूर, महाराष्ट्र - 442907

Address:
1, Near Vidy's Nagar, Anandan Chauk,
Gajanan Nagar, Warora, Chandrapur,
Maharashtra - 442907



9970 5032 1217

VID: 9112 5111 7360 5792

1947

help@uidai.gov.in

www.uidai.gov.in

Signature

नगन-५
५७३ / २०२१
२५ / ६९



भारत सरकार
Unique Identification Authority of India
GOVERNMENT OF INDIA

नॉदविण्याचा क्रमांक / Enrollment No : 2006/34581/00415

To,
राजेश वामनराव देवतळे
Rajesh Wamanrao Deotale

1
Main Road, Soil
Soil
Soil Warora Chandrapur
Maharashtra 442907

7208/2013

2568 5953 7713
माझे आधार, माझी ओळख



भारत सरकार
Government of India

राजेश वामनराव देवतळे
Rajesh Wamanrao Deotale
जन्म तारीख / DOB 18/11/1964
पुरुष / Male



2568 5953 7713

नॉदविण्याचा क्रमांक / Enrollment No 1180/11144/003

To,
मनीषा वामनराव देवतळे
Manisha Wamanrao Deotale
C/O Sanjay Deotale
opp. prashant photo studio ram mandir ward
WARORA
Warora Chandrapur
Maharashtra 442907

2708/2011



मनीषा वामनराव देवतळे
Manisha Wamanrao Deotale
जन्म वर्ष / Year of Birth : 1972
ढी / Female



5622 9889 1391

M. K. Deotale



भारत सरकार
Government of India

संजोक्ती दिलीप कोल्हे
Sanjivani Dilip Kolhe

जन्म तारीख / DOB: 18/08/1982
महिला / Female



7909 0818 6242



भारत सरकार
Unique Identification Authority of India

पत्ता: W/O: दिलीप कोल्हे
31, अनंत स्मृति
स्वामी समर्थ केंद्र के पास
कजोरीवा नगर, यवतमाळ, यवतमाळ, महाराष्ट्र 445001

Address: W/O: Dilip Kolhe,
31, anant smriti, near swami
samarth kendra, bejoriya
nagar, Yavatmal, Yavatmal,
Maharashtra, 445001

7909 0818 8242

सो. संजोक्ती कोल्हे



भारत सरकार
Government of India

वैशाली विलास मंडवकर
Vaishali Vilas Mandavkar
जन्म तारीख / DOB: 13/10/1970
महिला / FEMALE



9086 4798 4860
VID : 9191 7588 2363 8819



भारत सरकार
Unique Identification Authority of India

पत्ता:
W/O विलास मंडवकर, वाई न. 14 क्रीडा संकुल मागे,
पो. तह. मुल, मुल, चंद्रपुर,
महाराष्ट्र - 441224

Address:
W/O Vilas Mandavkar, ward n. 14 behind
krida sankul, po. tah. mul, Mul, Chandrapur,
Maharashtra - 441224

9086 4798 4860

VID : 9191 7588 2363 8819

नगान-५

४०३ / २०२१

३६ / ४९



Validation ID: 202101194879

म: अंकाईर

मुद्रांकन पत्रक (शहरी क्षेत्र-मुद्रांकन प्रतीक)

19 January 2021 02:58:57 PM

संपत्ति मूल्य

शहर

2020

संपत्ति

संपत्ति

संपत्ति विभाग

संपत्ति विभाग (संपत्ति)

संपत्ति मूल्य

21 JAN 15 वाढीस शहरी क्षेत्रातील संपत्ति मूल्य वाढीस आणण्याबाबतचे निर्णय

Nagpur Municipal Corporation

वार्षिक मूल्य दर तयार करून देण्याबाबतचे निर्णय

संपत्ति मूल्य	निवासी मूल्य	कार्यालय	दुकाने	औद्योगिक	संपत्ति मूल्य
18700	35760	42300	50400	0	संपत्ति मूल्य

संपत्ति मूल्य

645 59 ची मीटर

Favour
Plot

Applicable Rules

16.4

1. 645 59ची मीटर संपत्ति मूल्य दर 100 % मूल्य दर = 18700/-

645 59ची मीटर संपत्ति मूल्य = 645 59 * 18700/-

= 12072533/-

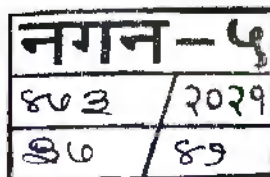
संपत्ति मूल्य दर तयार करून देण्याबाबतचे निर्णय (1) मूल्य + संपत्ति मूल्य दर (2) मूल्य

= 12072533 + 0

= Rs. 12072533/-

Home

Print



268/473

मनकवार 19 जानेवारी 2021 3:46

म न

दस्त गोपदाग भाग-1

नगन5

दस्त क्रमांक: 473/2021

दस्त क्रमांक: नगन5 /473/2021

बाजार मूल्य: रु. 1,74,28,000/- मोबदला: रु. 1,55,19,000/-

मरनेने मुद्रांक शुल्क: रु.8,71,400/-

द. नि. सह. दु. नि. नगन5 यांचे कार्यालयात

अ. क्र. 473 वर दि. 19-01-2021

गेजी 3:43 म.नं. वा. हजर केला.

पावती: 720

पावती दिनांक: 19/01/2021

सादरकरणाचे नाव: ए.आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर
लेखराज महादेवराव भोयर . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकुण: 30820.00

सह दुय्यम निबंधक वर्ग-२,

नागपूर शहर क्र. ५,

दस्ताचा प्रकार: विकसनकारनामा

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

शिक्का क्र. 1 19 / 01 / 2021 03 : 43 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 01 / 2021 03 : 44 : 58 PM ची वेळ: (फी)



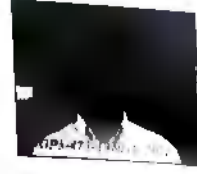
सह दुय्यम निबंधक वर्ग-२,
नागपूर शहर क्र. ५,

पक्षकाराचे नाव व पत्ता
पक्षाचा प्रकार - विकसनकरारनामा

- अनु. क. पक्षकाराचे नाव व पत्ता
1. नाव: आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर लेखराज महादेवराव मोदर .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 163, दत्तात्रय नगर, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: ABSFA0859J
 2. नाव: आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर नितीन मधुकरराव बारापात्रे .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: दुर्गा नगर, बँक कॉलनी, मानेवाडा रोड, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: ABSFA0859J
 3. नाव: आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर मपना नितीन बारापात्रे .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: दुर्गा नगर, बँक कॉलनी, मानेवाडा रोड, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: ABSFA0859J
 4. नाव: डॉ. विजय रामचंद्र देवतळे .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सोईट, तह. वरोरा व.जि. चंद्रपूर, महाराष्ट्र, चंद्रपूर.
पिन नंबर: ABNPD7320C
 5. नाव: जय रामचंद्र देवतळे .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 249, हिन रोड, अंबाक्षरी, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: AHRPD4662M
 6. नाव: विद्या संजय मुनघटे .
पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: श्रीराम अपार्टमेंट, आकाशवाणी रोड, एलटीव्ही स्कूल जवळ, मिथ नगर, चंद्रपूर, महाराष्ट्र, चंद्रपूर.
पिन नंबर: AMGPM9519E

पक्षकाराचा प्रकार
लिहून घेणार
वय :-34
स्वाक्षरी:-

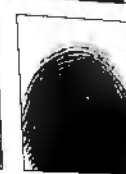
छायाचित्र



असल्याचा ठसा



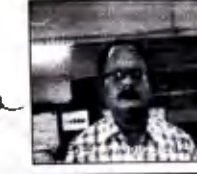
लिहून घेणार
वय :-35
स्वाक्षरी:-



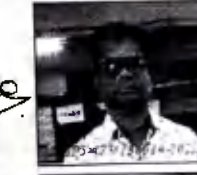
लिहून घेणार
वय :-34
स्वाक्षरी:-



लिहून घेणार
वय :-56
स्वाक्षरी:-



लिहून घेणार
वय :-43
स्वाक्षरी:-



लिहून घेणार
वय :-52
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तयाकडील विकसनकरारनामा भरल्याचे कबुल करताना
शिफा क्र.3 ची वेळ: 19/01/2021 03:47:08 PM

ओळख:-

खालील डायम असे निवेदीन करतात की ते दस्तऐवज करून देण्याची ओळख पटवितात

सह दुय्यम निबंधक वर्ग-2,
नागपूर शहर क्रं. 4,

अनु. क. पक्षकाराचे नाव व पत्ता

1. नाव: चारुदत्त वामनराव देवतळे .
वय: 53
पत्ता: मु.पो. सोईट, तह. वरोरा जि. चंद्रपूर
पिन कोड: 442907

स्वाक्षरी

छायाचित्र



असल्याचा ठसा



2. नाव: संजय वामनराव देवतळे .
वय: 57
पत्ता: विद्यानगरी जवळ, आनंदवन चौक, गजानन नगर, वरोरा, जि. चंद्रपूर
पिन कोड: 442907

स्वाक्षरी



शिफा क्र.4 ची वेळ: 19/01/2021 03:48:05 PM

शिफा क्र.5 ची वेळ: 19/01/2021 03:48:17 PM तोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग-2,
नागपूर शहर क्रं. 4,

