

268/474

पावती

Original/Duplicate

Tuesday, January 19, 2021

नोंदणी क्र.: 39म

3:53 PM

Regn.: 39M

पावती क्र.: 721 दिनांक: 19/01/2021

गावाचे नाव: अंबाझरी

दस्तऐवजाचा अनुक्रमांक: नगन5-474-2021

दस्तऐवजाचा प्रकार : आममुखत्यारनामा

सादर करणाऱ्याचे नाव: डॉ विजय रामचंद्र देवतळे --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

रु. 620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:11 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1801202113984 दिनांक: 19/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010299262202021E दिनांक: 19/01/2021

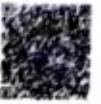
बँकेचे नाव व पत्ता:

DELIVERED

NGP5

सह दुय्यम निमित्त वर्ग-२,
नागपूर ४४४००१, ५.

Handwritten signature



Department ID
NOTE:- This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1801202113984	Date 18/01/2021
Received from A I C D INFRAVENTURES THROUGH PARTNERLEKHRAJ M BHOYAR, Mobile number 7972821404, an amount of Rs.520/-, 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 10004152021011812591	REF No. 108503607
This is computer generated receipt, hence no signature is required.	

नगन-५	
४०४	२०२१
२	२६



SUB-REGISTRAR OFFICE, NAGPUR

GENERAL IRREVOCABLE POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS MADE AND EXECUTED AT NAGPUR
ON THIS 19th DAY OF JANUARY 2021

B E T W E E N

1) SHRI. DR. VIJAY RAMCHANDRA DEOTALE

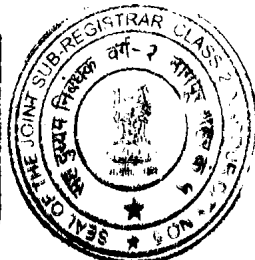
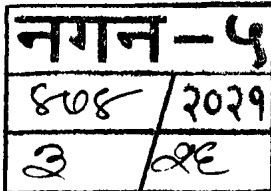
Aged about 56 years, Occupation–Doctor (Medical Services),
Resident of Soit, Tah- Warora, District – Chandrapur
Pin Code 442907,
(PAN– ABNPD7320C),
(ADHAAR NO. 4242 8582 0734)

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)

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)



DO EXECUTED AS UNDER:-

The executants above named are the joint owners of the 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 which is in actual and peaceful possession.

The executants are residing in different locality, the executant now intend to develop the said plot and to erect a multistoried building thereon and sell and transfer the units constructed therein, interalia executing the said scheme through an expert Developer/ Promoter and accordingly the executants have executed and registered a Development Agreement dated 19.01/2021 duly registered in the office of Sub Registered No. 05 At Sr. No. 473 and according to the terms thereof, the executants hereby engage and appoint A.I.C.D INFRAVENTURE a partnership firm having its Office at 67 Abhyankar Nagar Nagpur Pan No. AARCA6238L

Through its Partners

(1) SHRI LEKHARAJ MAHADEORAO BHOYAR,

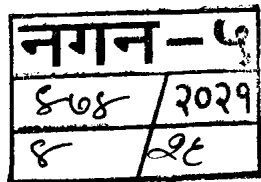
Aged About 34 years, Oeeupation – Business,
Resident of Plot No. 163 Dattatray Nagar, Nagpur,
Tahsil and District – Nagpur, Pin Code 440024
(ADHAAR NO. 3491 4124 2899)

(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 plot no. 10 Durga Nagar,
Bank Colony, Manewada Road , Nagpur,
Tahsil and District – Nagpur Pin Code 440027,



WE DO HEREBY SEND GREETING AND EXECUTE AS UNDER

WHEREAS, as per the terms of the said Development Agreement, We have agreed to execute necessary Power of Attorney, authorizing the below mention nominees to initiate and complete necessary steps for developing the said property.

WHEREAS, therefore, We the Executant herein, in pursuance of the said Agreement of development do hereby jointly and severally, constitute and appoint

A.I.C.D INFRAVENTURE a partnership firm having its Office at 67, Abhyankar Nagar, Nagpur **Pan No. AARCA6238L**

Through its Partners

(1) SHRI LEKHARAJ MAHADEO 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)

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(ADHAAR NO. 2627 6828 6435)

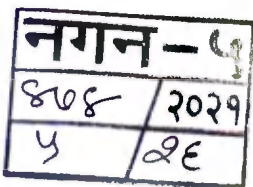
(3) SOU SAPANA NITIN BARAPATRE,

Aged About 34 years, Occupation – Business,
(ADHAAR NO. 5506 1217 5226)

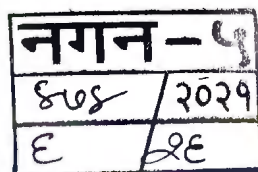
Both Resident of plot no. 10 Durga Nagar,
Bank Colony, Manewada Road , Nagpur,
Tahsil and District – Nagpur Pin Code 440027,

As my Constituted Attorney to do the fallowing acts, deeds and things, viz:

1. To sign all necessary forms, application and documents and to do prefer requisite application in the Office of City Survey Office, Town Planning Office, D.I.L.R. to obtain Demarcation Certificate of the said Plot. To pay necessary fees and charges and to obtained receipt thereof.



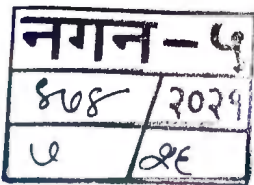
2. To sign all necessary forms, applications, documents, affidavit and to submits all necessary documents in the office of Collector to obtained N.A. permission, in respect of the said plot, if and when required. To pay requisite taxes and obtain receipt thereof. TO appoint an Advocate, if required, and to sign Vakalatnama for the same.
3. To prepare plans and drawings, in respect of the proposed new building to be constructed at the said property and to submit the same to the Town Planning Authority and / or Nagpur Municipal Corporation and to obtain Commencement Certificate and Completion Certificate.
4. To submit plans and drawings and necessary application to the Town Planning Authority and / or Nagpur Municipal Corporation for getting the said plans and drawings revised, from time to time and get the same altered, amended and modified as shall be found necessary by the Developers, from time to time. The Vendors / Owners hereby specifically confirms that he has specifically confirm that they have specifically empowered the Promoters/Developers herein with all the powers of development including power to handover the said plot or area under road and amenities space etc. to TOWN PLANNING AUTHOIRTY AND/OR NAGPUR MUNICIPAL CORPORATION and to avail, utilize, consume, transfer and sell the FSI and/or TDR from TOWN PLANNING AUTHOIRTY AND/OR NAGPUR MUNICIPAL CORPORATION or even to claim or obtain monetary compensation from TOWN PLANNING AUTHOIRTY AND/OR NAGPUR MUNICIPAL CORPORATION. The Vendor/Owners have empowered the promoter and its nominees and assignees to represent themselves i.e. Vendor/owners before all Municipal Authorities regarding handling over the area of plot amenity space and to claim FSI/TDR or to claim monetary compensation for which the promoter is hereby authorized to submit various applications, bonds, documents etc. and to do and to cause to do all the necessary acts, deeds and things on our behalf.



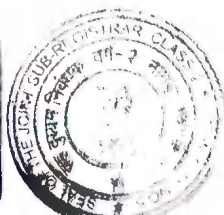
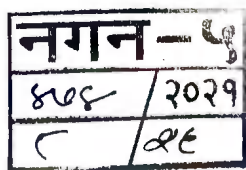
The intending purchasers shall be entitled to avail loan from Banks, Financial Institutions, Persons etc. and to mortgage their respective premises [OTHER THAN THOSE BEING ALLOTTED TO THE PLOT OWNERS] and the interest to use and occupy the same to any bank or financial institutions. The Promoter and our Attorneys are empowered to issue NOCs on my behalf for mortgaging the flats/ Units to financial institutions/Banks.

The Promoter firm is empowered to apply for and to obtain tax assessment orders and approval from Town Planning Authority and / or Nagpur Municipal Corporation, for which the promoter is hereby authorized to submit various applications, bonds, documents etc. and to do and to cause to do all the necessary acts, deeds and things on our behalf.

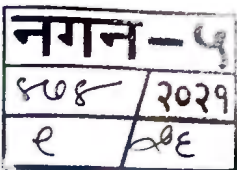
5. To sign such Agreement, as shall be executed in favour of the prospective purchasers for and on their behalf, as the Confirming Parties, thereto, with a view to confirm and assure such third persons, regarding the rights assigned by us.
6. To file and / or to defend any suit either pending or future suit or legal proceeding, either Civil or Criminal by or against any person on our behalf before any Court. Government Authority Competent Authority or any judicial or Quasi Judicial Authority, to appoint Advocate, to sign Vakalatnama, say, written statement, plaint, affidavit application, declaration to file document, to lead evidence, to file writ or any such proceeding and to do all the remaining necessary work / compliances to compromise on our behalf. to sign and submit the compromise purses on our but in sour-including the Court or execution proceeding,
7. To construct a building or buildings, at their own costs and expenses, in accordance with such plans and drawings, as shall be approved by the Town Planning Authority and / or Nagpur Municipal Corporation.
8. To advertise ownership scheme and to accept the booking installment from prospective purchasers, as shall be constructed by the Developers and to enter into Agreements with such prospective purchasers. To execute Agreements in favour of prospective purchasers of the various units on the terms and conditions, as the Developers may decide, in their discretion.



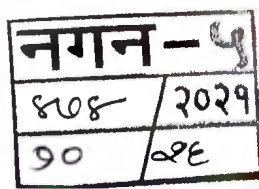
9. To sign such Agreement or Agreements, as shall be executed in favour of the prospective purchasers of the various units for and on behalf of us as the Consenting Parties thereto, with a view to confirm and assure such prospective purchasers of the various units of we having granted development rights in favour of the said Developers and for ensuring our obligation to complete the title of such prospective purchasers in furtherance of the Agreement of Sale & Development executed by us in favour of the said Developers to execute and register the said document in the office of the sub-Registrar to admit the execution thereof. to lodge the said documents for registration including the conveyance or any type of legal document, in any form.
10. To admit the execution of such Agreements on being presented to the Sub-Registrar of Assurances.
11. To execute necessary agreement, in respect of various units, as shall be constructed and sold by the Developers in favour of the prospective purchasers thereof. To present such documents for registration in the Office of the Sub-Registrar of Assurances and admit execution thereof.
12. To appear before the Authorities of the Town Planning Authority and/or Nagpur Municipal Corporation for obtaining Commencement Certificate and other requisite permissions and NOCS, if and when required for the purposes of developing the said property.
13. To appoint any competent persons, including architects, engineers, town planners etc., for the purposes of making effective applications, representations and obtaining various permissions for developing the said property
14. To commence, carry out and complete and / or cause to be commenced, carried out and completed construction work at the said property, in accordance with the sanctioned plans or the plan, as may be modified, from time to time.
15. To apply and obtain water connections and pay required fees and charges to the Town Planning Authority and/or Nagpur Municipal Corporation for the said services.



16. To apply and obtain permanent and temporary connections for the supply of electrical energy from MSEDCL and Electric Supply Authorities and to pay necessary charges or the same and to sign necessary applications, undertakings forms etc. for transformer space etc. as may be required for obtaining such connections either on temporary or permanent basis.
17. To sign and submit application to the Town Planning Authority and /or Nagpur Municipal Corporation, with a view to get additional F.S.I sanctioned by way of T.D.R./ Paid FSI/ Fungible FSI and with a view to get permission for the construction of additional floor or floors, as shall be approved by the Town Planning Authority and / or Nagpur Municipal Corporation, in accordance with the Development Control Rules, 1982 or the Rules, as shall be amended or framed, from time to time and to enter into Agreement in respect of such additional units, as shall be constructed by consuming additional F.S.I. to be availed by way of T.D. R. etc. subject, however, to the condition that the Developers alone shall be responsible for payment of price for availing additional F.S.I. by way of TDR. and that I shall not be responsible in any manner whatsoever for construction of such additional floors nor shall we be entitled to any returns from and out of the said additional floors to be constructed and sold by the Developers, except the flats agreed to be handed over to me as per Development Agreement.
18. The Attorney is empowered to execute the conveyance in favour of a Corporate Body / APARTMENT /SOCIETY pertaining to land and building. However such conveyance of land and building shall be executed, only after the transfer of possession of all the units being allotted to the executant owner being the consideration of the development agreement. The attorney shall be entitled to sign all necessary documents for submitting the said property to the provisions of the Maharashtra Apartment Ownership Act, 1970, by executing deed of declaration, conveyances, deed of apartments in respect of the various Units from and out of building, as shall be constructed on the said plot by the Developers in favour of the intending and prospective purchasers. To submit all such documents in the Office of the Sub Registrar and to sign the books / Registers of the Office of the Sub Registrar to admit execution and registering all such documents. To execute and register deed of declaration and conveyance in respect of the plot together with the building, as shall be constructed on the said plot, subject to whatever stated above.



19. To sign all necessary forms, applications documents and to some all the requisite documents to mutate the names of the prospective purchasers of the various Units from and out of the building, as shall be constructed on the said plot in the Government / Semi - Government Offices, Office of Land Records / Revenue Offices and in the Office of Town Planning Authority and/or Nagpur Municipal Corporation.
20. To sign all necessary forms, applications, documents, affidavit bonds, undertakings, declarations and to do all necessary acts, deeds and things, in respect of any proceedings / matter before Gaon Kamgar Talati, Sub-Divisional Officer, Tahsildar. District Collector, Commissioner, Commissioner of Town Planning Authority and/or Nagpur Municipal Corporation or in any Department of Town Planning Authority and / or Nagpur Municipal Corporation, any competent authorities, the Collector and Competent Authority of Urban Land (Ceiling), to remain present before them to obtain necessary and exquisite permissions and orders, if and when required.
21. To do all necessary things to surrender the D.P. Road to Town Planning Authority and/or Nagpur Municipal Corporation or any other Govt. authorities and obtain FSI or TDR or compensation in any other form in lieu of the D.P. Road.
22. To file and / or to defend any suit, dispute, complaint, as shall be filed against by any person or persons, in respect of any issue pertaining to the said plot in any Civil or Criminal Court, Revenue Offices, Ceiling Authorities, Competent Authorities, the Collector Nagpur District Nagpur. To appoint an Advocate / Advocates. To sign Vakalatnama To sign all necessary and requisite applications, says plaints, written statements, interim applications, declarations undertakings and any other documents, as shall be required to be signed for effectively conducting the legal proceedings. To swear affidavits and to produce and submit documentary evidence and to lead and depose oral evidence. To file and defend appeals, writs. revisions, review applications in any Courts as shall arise out of such legal proceedings. To obtained certified copies of any documents.



judgments, decrees, orders, permissions. To deposit and / or to withdraw money from Court. To compromise in any legal proceedings for and on my behalf. To sign compromise pursis / consent terms and to submit the same in any Court. To remain present in the Court to admit contents of compromise pursis / consent terms. To do all necessary acts, deeds and things to obtain compromise decree from any Court. To sign all necessary forms, applications, documents to file or to defend execution proceedings in any court.

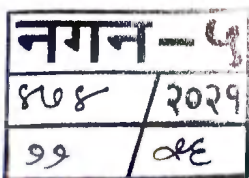
23. To undertake the development of the said plot in respect of which development rights are hereby granted by amalgamating the same with any adjoining property or to get the said plot in respect of which development rights are hereby granted duly separated by preferring necessary application to the Town Planning Authority and / or Nagpur Municipal Corporation.

24. And generally to do all such acts things and matters, as shall be necessary for completing the aforesaid work which might have required to be done by me, if personally present. And I do hereby agree to ratify and confirm all such lawful acts, deeds and things done by my said Attorneys, in pursuance of this Power of Attorney and that all such lawful acts, dead, things and matters done by them, shall be construed as acts, deeds, things and matters clone by me, if personally present.

25. To collect money from intending purchasers and to issue receipts in their names.

26. AND generally to do, execute and perform any other or all acts, deeds and things whatsoever required which will be in the opinion of my attorney holder ought to be done executed and performed in respect of the said transactions, fully and effectually my could have done if I were personally present.

AND I hereby age and undertake to harry and confirm all an whatsoever acts lawfully done, execute and performed by my attorneys under the powers authorities and liberties in that behalf hereinbefore contained and conferred upon them by virtue of this power of attorney.



SCHEDULE
DESCRIPTION OF THE SAID PROPERTY

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.

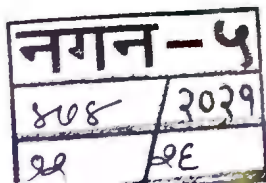
Along with all the rights of easement appurtenant thereto.

IN WITNESSES WHEREOF THE PARTIES HEREINTO HAVE PLASED THEIR HANDS SIGNED THIS DEED OF AGREEMENT OF SALE WITH THEIR FREE CONSENT ON DAY AND DATE FIRST ABOVE MENTIONED AND IN PRESENCE OF THE FALLOWING WITNESSESS AT NAGPUR

DRAFTED By :- Adv. A. A. Pardhi 



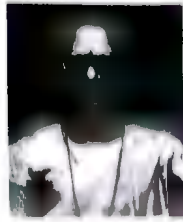
1) SHRI. DR. VIJAY RAMCHANDRA DEOTALE





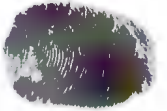
J.P. Deotale

2) SHRI. JAY RAMCHANDRA DEOTALE



S. Munghate

3) SAUL VIDYA SANJAY MUNGHATE
EXECUTANTS



A.I.C.D INFRAVENTURE, A Partnership Firm

Through its Partners



L. Bhoyar

1) SHRI. LEKHIRAJ MAHADEORAO BHOYAR



N. Barapatre

2) SHRI. NITIN MADHUKARRAO BARAPATRE



S. Barapatre

3) MRS. SAPANA NITIN BARAPATRE

ATTORNEY HOLDER

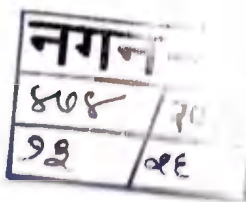


WITNESSES :-

1) *S. Deotale*



2) *S. Munghate*



मुख्याधिकारी
हक्काचा मुळ धारक १) नागपूर सुधार प्रत्यास, नागपूर
पदरा
इतर भार
इतर शी

दि. नांक	विवरण	खंड क्रमांक	नविन धारक (भा) पत्ता (प) किंवा भार (भा)	साक्षात्कृत
१२/३०/१८९९	फ.क्र. १९९ ख.ख.क्र. २९४७ ता. २७.५.७४ ला ३६०००/- रु. खरेदी केल्यामुळे प्लॉट नं. ३६ प्र.क्र. ३६४/८६-८७.		(प) [२) तुकाराम धंफतराव पवार] क्षेत्र २२२.९६ चौ. मि. फे.क्र. २००/६.३.८७.	
०३/०६/१९८७	फ.क्र. २०० ख.ख.क्र. ६९२१ ता. ६.११.८४ ला २४०००/- रु. खरेदी केल्यामुळे प्लॉट नं. ३६ पै. ख. ख. क्र. ६९२० ता. ६.११.८४ ला २४०००/- रु. ख. प्लॉट. ख.ख.क्र. ७८८ ता. ४.३.८४ ला खरेदी केल्यामुळे प्लॉट नं ३६ पैकी		२) श्री. गणपतराव सितारामजी उघडे क्षेत्र १११.४८ चौ. मि. (प) ३) श्री. पुंडलीक जगन्नाथ सरोदे क्षेत्र १११.४८ चौ. मि.	सही -
०४/१६/१९८७	फ.क्र. २२७ ना. सु. प्र. पासून ख.ख.क्र. ३३८८ ता. १६.४.८३ ला ४५०००/- रु. खरेदी केल्या मुळे प्लॉट नं. ४०. प्र.क्र. ६५४/८६-८७.		(प) [४) श्री. कृष्णा रामचंद्र दुधमांडे] रा-नागपूर. क्षेत्र २७८.७ चौ. मि. फे.क्र. २२८/१६.४.८७.	सही - ०५/०६/१९
०४/१६/१९८७	फ.क्र. २२८ धारस हक्काने कृष्णा दि. २४.११.८५ ला मेय्यत झाल्यामुळे प्लॉट नं. ४० प्र.क्र. ६५४/८६-८७.		(प) [श्रीमती कुंदा कृष्णराव दुधमांडे] [कुमारी संजवनी वलद कृष्णराव] [दुधमांडे.] [कुमारी रेसमी वलद कृष्णराव] [दुधमांडे] श्री. आनंद कृष्णराव दुधमांडे रा-नागपूर. क्षेत्र २७८.७ चौ. मि. फे.क्र. ९७६१	सही - ०५/०६/१९८७



कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मीजा :- झंझासरी

म.क्र.नं. :-

न.भू.क्र. :- १६९

पु.भि.प.क्र. :-

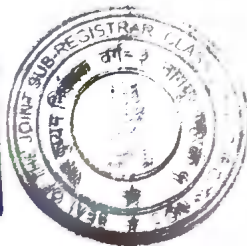
दिनांक	व्यवहार	नौदणी खंड व क्रमांक	नवीनधारक (या) पट्टेदार (प) इतर भार (भा)	साक्षांकन
१७/९/१९	प्रतिपदा-१.६.७७ ७७७ दि. २९/११/२०१५ मध्ये नागपूर सुधार प्रमाण, नागपूर शीतल १६.७७ २४९ से ६४६.५९ चौ.मी जगात दि. ३१/३/२०३३ पर्यंत मंजूर कोळ्याने महदमण्या नावलेनेने		प. श्री विजय रामचंद्र देवामे फे.क्र. १३०४१ पहा	१२६३९
१७/९/१९	प्रतिपदा-१.६.७७ २६६१ दि. २१/८/२००८ मध्ये नागपूर सुधार प्रमाण, नागपूर शीतल देवामे ७७.६/८०१ से १०८.५५ चौ.मी जगात दि. २४.६. २०३७ पर्यंत मंजूर हातमने महदमण्या नावलेनेने		प. श्री सुरजी महाराम भायदानी	१२६४०
१७/९/१९	प्रतिपदा-१.६.७७ २२४४ दि. २९/११/२०१० मध्ये ३३५७५५१-मध्ये गीतम अर्ज मदीम तह मजगा जगात दि. २४/११/२०१५ सह गीतम गंगा को मोंप हा. से. पासुण खेरीने नेद र्ज.		जगा. ६४ श्री सुखंदराज मुताबराव कोळ्याने	१२६४४

०१/११
न.भू.अ.क्र. ३

०१/११
न.भू.अ.क्र. ३

०१/११
न.भू.अ.क्र. ३

नगन-५
६७८ / २०२१
१६ / २६





2020-21

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 1 - 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 ता 31-03-2021 पावेतो.

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

कराचे नांव/ Details of Tax	दकाया/ Arrears	चास/ 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/Free 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	
वारंट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	3,718.00	0.00	
रा.स.शि.कर (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	37,174.00

एकूण रक्कम अक्षरीत (In words total Rs.) Rupees Thirty Seven Thousands One Hundred Seventy Four Only

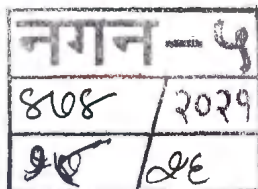
Cheque # 334740 Drawn on AXIS BANK LTD., NAGPUR Dated 21-11-2020

दिनांक : 23/11/2020

Generated By: Prashant

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

Full Signature of the Official



गावाचे नाव : अंबाझरी

(1) विलेखाचा प्रकार	विकसनकारानामा
(2) मोबदला	15519000
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17428000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा. इतर वर्णन : इतर माहिती: मीजा - अंबाझरी,वार्ड नं. 73,तह. व जि. नागपूर,येथील बसरा नं. 50/1,53/1 मध्ये नागपूर सुधार प्रत्यासच्या सिव्हील स्टेशन एक्सपॉशन स्किम मधील प्लॉट नं. 249 याचे एकुण क्षेत्रफळ 645.59 चौ.मी.(6960 चौ.फुट)असून याचा कार्पोरेशन वर नं. 64/बी,शिट नं. 35,सिटी सर्व्हे नं. 169 आहे.(विभाग क्र. 23.368/35,पान क्र. 620,दर रु. 16,700/- प्रती चौ. मी.)मा. सह जिल्हा निबंधक वर्ग-1 नागपूर शहर यांच्या कडील अभिर्णित प्रकरण क्र.6/2021, दि.14/01/2021 नुसार बाजारमुख्य किंमत रु.1,74,28,000/- व मोबदला रु.1,55,19,000/- वर मुद्रांक शुल्क रु. 8,71,400/- चा भरणा केला आहे. (Plot Number : 249 ; C.T.S. Number : 169 ;)
(5) क्षेत्रफळ	1) 645.59 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डॉ विजय रामचंद्र देवतळे -- वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सोईट, तह. वरोरा व जि. चंद्रपूर, महाराष्ट्र, चंद्रपूर. पिन कोड:-442907 पॅन नं:-ABNPD7320C 2): नाव:-जय रामचंद्र देवतळे -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 249, हिल रोड, अंबाझरी, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AHRPD4662M 3): नाव:-विद्या संजय भुतबटे -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: श्रीराम अपार्टमेंट, आकाशवाणी रोड, एलटीव्ही स्कूल जवळ, मित्र नगर, चंद्रपूर, महाराष्ट्र, चंद्रपूर. पिन कोड:-442401 पॅन नं:-AMGPM9519E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ए.आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर लेखराज महादेवराव भोयर . . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 163, दत्तात्रय नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440024 पॅन नं:-ABSFA0859J 2): नाव:-ए.आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर नितीन मधुकरराव बारापात्रे . . वय:-35; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: दुर्गा नगर, बँक कॉलनी, मानेबाडा रोड, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-ABSFA0859J 3): नाव:-ए.आय.सी.डी. इंफ्रास्ट्रक्चर तर्फे पार्टनर सपना नितीन बारापात्रे . . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: दुर्गा नगर, बँक कॉलनी, मानेबाडा रोड, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440027 पॅन नं:-ABSFA0859J
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2021
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	473/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	871400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

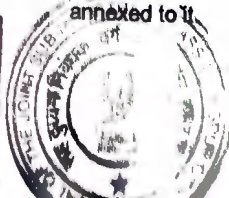
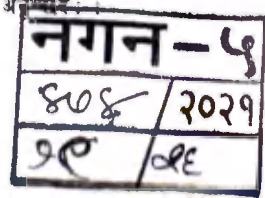
मुल्यांकनाची आवश्यकता नाही कारण अभिर्निर्णीत दस्त कारणाचा तपशील अभिर्निर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला

(i) within the limits of any Municipal Corporation or any Cantonment area

आवक्याचे

annexed to it



Bellevue



भारत सरकार
Government of India
सपना नितीन बारापात्रे
Sapana Nitin Barapatre
जन्म तारीख/DOB: 26/08/1986
महिला/ FEMALE

5506 1217 5226

माझे आधार, माझी ओळख



एकलिंगी पहचान प्रणाली
Unique Identification Authority of India

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

पत्ता:
W/O नितीन बारापात्रे, प्लॉट नं. 10,
दुर्गा नगर बँक कॉलोनी, वयरागाडे हॉस्पिटल
मागे, अयोध्या नगर, नागपूर,
महाराष्ट्र - 440024

S. Barapatre

5506 1217 5226



भारत सरकार
Government of India
नितीन मधुकरराव बारापात्रे
Nitin Madhukarrao Barapatre
जन्म तारीख/DOB: 06/10/1984
पुरुष/ MALE

N. Barapatre

2670 6828 6435

माझे आधार, माझी ओळख



एकलिंगी पहचान प्रणाली
Unique Identification Authority of India

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

पत्ता:
S/O मधुकरराव बारापात्रे, प्लॉट नं. 10,
दुर्गा नगर बँक कॉलोनी, वयरागाडे
हॉस्पिटल मागे, अयोध्या नगर, नागपूर,
महाराष्ट्र - 440024

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी खाते संख्या/काग
Permanent Account Number/CAIN
ABSFA0859J
नाम/Name
AICD INFRAVENTURE
निगमन / गठन की तारीख
Date of Incorporation / Formation
30/07/2020



नगन-५
808 / 2029
१२ / २६



विशेष ओळख प्रधिकरण
भारत सरकार

एकलिंगी पहचान प्रणाली
Unique Identification Authority of India
नॉन-रिजिस्ट्रार कमांक / Enrollment No 1104/10007/78787

04/11/2017

लेखराज महादेवराव भोयर
Lekhraj Mahadeorao Bhoyar
S/O Mahadeorao Bhoyar
NEAR SARWESHWAR MANDIR PLOT NO 163
DATTATRAY NAGAR
Ayodhya Nagar S.O
Ayodhya Nagar Nagpur
Maharashtra 440024

Y. Jadhav



भारत सरकार
GOVT. OF INDIA

लेखराज महादेवराव भोयर
Lekhraj Mahadeorao Bhoyar
जन्म वर्ष / Year of Birth : 1935
पुरुष / Male



2491 4124 2800



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



3545 2617 6933

आधार - सामान्य माणसाचा अधिकार



Unique Identification Authority of India

पत्ता: सु पो सॉईट, सॉईट ता वरेंडा,
सोवैत, चंद्रपूर, महाराष्ट्र,
442907

Address: su po sot, sot ta warora Sot,
Chandrapur Sot, Maharashtra 442907

3545 2617 6933

Signature



Download Date: 11/06/2020



सरजय वामनराव देवतळे
Sarjey Wamanrao Deotale
जन्म तारीख DOB: 20/09/1963
पुरुष MALE

Issue Date: 31/07/2020

9970 5032 1217

VID: 9112 5111 7360 6782

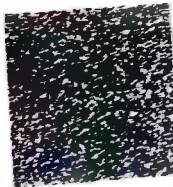
माझी आधार, माझी ओळख



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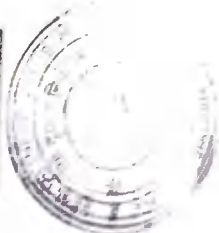
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मंगळवार, 19 जानेवारी 2021 3:53

म.नं.

दस्त गोषवारा भाग-1

नगन5

28/26

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पावती दिनांक: 19/01/2021

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नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

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एकूण: 620.00

दस्त हजर करणाऱ्याची सही:

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मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 19/01/2021 03:50:49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19/01/2021 03:51:42 PM ची वेळ: (फी)

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दस्त इमाक नगन5/474/2021

दस्ताचा प्रकार - आममुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: ए.आय.सी.डी. इंफ्राम्स्ट्रक्चर तर्फे पार्टनर लेखराज महादेवराव भोयर
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
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पक्षकाराचा प्रकार

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अंगठ्याचा उमा

2 नाव: ए.आय.सी.डी. इंफ्राम्स्ट्रक्चर तर्फे पार्टनर नितीन मधुकरराव बारापात्रे
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: दुर्गा
नगर, बँक कॉलनी, मानेबाडा रोड, नागपूर, महाराष्ट्र, नागपूर.
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होल्डर
वय: -35
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3 नाव: ए.आय.सी.डी. इंफ्राम्स्ट्रक्चर तर्फे पार्टनर सपना नितीन बारापात्रे
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: दुर्गा
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होल्डर
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स्वाक्षरी:-

4 नाव: डॉ विजय रामचंद्र देवतळे -
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मोईट, तह: वरोगा व जि. चंद्रपूर, महाराष्ट्र, चंद्रपूर.
पिन नंबर: ABNPD7320C

कुलमुखत्यार देणार
वय: -56
स्वाक्षरी:-

5 नाव: जय रामचंद्र देवतळे -
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
249, हिन रोड, अंबाझरी, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: AHRPD4662M

कुलमुखत्यार देणार
वय: -43
स्वाक्षरी:-

6 नाव: विद्या संजय मुनघटे -
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.:
श्रीराम अपार्टमेंट, आकाशवाणी रोड, एलटीव्ही स्कूल जवळ, मित्र नगर,
चंद्रपूर, महाराष्ट्र, चंद्रपूर.
पिन नंबर: AMGPM9519E

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वय: -52
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जिल्हा क्र.3 ची वेळ: 19/01/2021 03:54:35 PM

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अनु क्र. पक्षकाराचे नाव व पत्ता

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

स्वाक्षरी

छायाचित्र

अंगठ्याचा उमा

2 नाव: वारुद वामनराव देवतळे
वय: 53
पत्ता: मु.पो.मोईट तह वरोगा जि चंद्रपूर
पिन कोड: 442907

स्वाक्षरी

जिल्हा क्र.4 ची वेळ: 19/01/2021 03:55:20 PM

जिल्हा क्र.5 ची वेळ: 19/01/2021 03:55:22 PM नोंदणी पुस्तक 4 मध्ये

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नागपूर शहर क्र. ५



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सह-दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं. ५,
दि. १९ माहे २९ सप २०२१