267/3645
Friday,April 21 ,2023
12:54 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5259 दिनांक: 21/04/2023

गावाचे नाव: जाटतरोडी
दस्तऐवजाचा अनुक्रमांक: नगन4-3645-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: आनंदराज डेव्हलपर्स तर्फे भागीदार श्री. करण राजेंद्र जयस्वाल . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 30480.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:06 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.30704640 /-
मोबदला रु.34000000/-
भरलेले मुद्रांक शुल्क : रु. 1700000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2104202303258 दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000947516202324E दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH000947516202324E	BARCODE		Date	20/04/2023-19:16:06	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ANANDRAJ DEVELOPERS
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	.
		Premises/Building	
Road/Street	MOUZA JATTARODI		
Area/Locality	NAGPUR		
Town/City/District			
PIN	4 4 0 0 0 3		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1700000.00
0030063301 Registration Fee	30000.00
Total	17,30,000.00

Remarks (If Any)

SecondPartyName=JAISHREE RAJENDRA JAISWAL~

Amount In Words	Seventeen Lakh Thirty Thousand Rupees Only

Payment Details	IDBI BANK

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332023042021082	2804305500
Bank Date	RBI Date	20/04/2023-19:17:50	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नागन-४ 3E84 2023 9 28

THE JOINT SUB-REGISTRAR CLASS... दुय्यम निबंधक, वर्ग-२, नागपुर शहर क्र. ४

Print Date 20-04-2023 07:18:01


नगद-8
3584/2023
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G7-2223-2208

AGREEMENT OF DEVELOPMENT

OWNERS'S SHARE VALUED AT RS. 3,40,00,000.00 ONLY

DEVELOPER'S SHARE VALUED AT RS. 2,65,31,000.00 ONLY

Zone/Item No. 5.133/33 Page 314@ Rs. 19,990/- (ASR 2023-24)

THIS AGREEMENT OF DEVELOPMENT is made at NAGPUR on this 21ST Day of **APRIL, 2023** BETWEEN:

(**1) MRS. JAISHREE W/o RAJENDRA JAISWAL**, Aged about 55 Years, Occupation – Agriculturist & Housewife, PAN ACMPJ1747K, AADHAR UID 6446 7399 1751, AND **(2) SHRI. KARAN S/o RAJENDRA JAISWAL**, Aged 27 Years, Occupation – Business, (PAN BECPJ3553G & AADHAR UID 4412 5738 9749), Both Residents of Plot No. 100, Kothi Road, Near Rajendra Convent, Mahal, Nagpur-440032, Tahsil and District – NAGPUR, both hereafter called the **OWNERS**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **OWNERS** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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3884 / 2023
3 / 28

ANANDRAJ DEVELOPERS, A Partnership Firm, having its office at Anand Palace-1, Shop No. 4, Plot No. 234, Nandanvan, Nagpur-440009 (PAN ABXFA0920B), and acting through its Authorised Partner **SHRI. KARAN S/o RAJENDRA JAISWAL**, Aged 27 Years, Occupation – Business, (PAN BECPJ3553G & AADHAR UID 4412 5738 9749), Both Residents of Plot No. 100, Kothi Road, Near Rajendra Convent, Mahal, Nagpur-440032, Tahsil and District – NAGPUR, hereinafter called the **DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators and assigns of the **OTHER PART.**

WHEREAS the Owners named hereinabove jointly own and possess ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPURand more particularly described schedule hereinunder written; AND

WHEREAS ALL THAT piece and parcel of land bearing Plot No. 13, containing by admeasurement 929.023 Sq. Mtrs. (OR 10,000.00 Sq. Ft.) of MOUZA – JATTARODI, bearing City Survey No. 897/3, Sheet No. 33 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR, Originally belonged to Shri. Govindrao Tukaram Bhole, being his separate property; AND

WHEREAS the said Shri. Govindrao Tukaram Bhole later on executed a Registered WILL dated 11-12-1964, which is duly registered in the Office of Sub-Registrar, Nagpur, at Sr. No. 4225 on even date; AND

WHEREAS as per the WILL dated 11-12-1964, Shri. Anand Govindrao Bhole, acquired the NORTHERN PORTION of Plot No. 13, having an area of 483.08 Sq. Mtrs. which is executed by Shri. Govindrao Tukaram Bhole and identified as Plot No. 13-A; AND

WHEREAS the said Shri. Anand Govindrao Bhole lateron transferred/sold the said Plot No. 13-A, having an area of 483.08 Sq. Mtrs. in favour of Shri. Arun Jagannath Gedam, by a Sale Deed Dated 29-09-1979, which is Registered in the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 4175 on even date; AND

WHEREAS the said Shri. Arun Jagannath Gedam later on constructed a Double Storeyed Residential House on the said Plot No. 13-A covering a total Built-up area of

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नागपूर-8
3884 / 2023
8 / 28

111.48 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Building Permit No. IA/13645/12716, Case No. IA/12716, Dated 22-04-1982, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 3 of Mouza – Jattarodi; AND

WHEREAS, the aforesaid Shri. Arun Jagannath Gedam lateron transferred/sold the aforesaid property comprising ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, alongwith Two storied building having a built-up area of 111.48 Sq. Mtrs. bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 3, of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR, by way of Sale to (i) Smt. Jayashri Rajendra Jaiswal and (ii) Shri. Karan Rajendra Jaiswal, the Owners named hereinabove, by a Sale Deed Dated 30-05-2019, which is registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Serial No. 2831 on even date. As a result therefore (i) Smt. Jayashri Rajendra Jaiswal and (ii) Shri. Karan Rajendra Jaiswal have now become joint Owners of the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names Vide Ferfar Entry No. 3022 dated 20-07-2020; AND

WHEREAS for cogent reasons and good causes the Owners have now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owners have now decided to entrust the entire work of Development of the said property to any well experienced builder of the City; AND

WHEREAS the Owners being thus desirous of developing the said property and the Developer hereinabovenamed having expressed its desire, readiness and willingness to undertake the proposed work of Development the Owners after detailed negotiations has now agreed to entrust the entire work of development of the aforesaid property to the Developer upon the following terms and conditions.

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

(1) THAT the OWNERS do hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by

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admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT the Monetary Consideration agreed is Rs. 3,40,00,000/- (Rupees Three Crore Forty Lakh) Only, which the Developer has specifically agreed to adjust in the following manner:-

MANNER OF PAYMENT:-

Rs. 3,40,00,000=00 (Rupees Three Crore Forty Lakh) Only agreed to be paid by the Developer to the Owners on or before 30-06-2024.

Rs. 3,40,00,000=00 (TOTAL RUPEES THREE CRORE FORTY LAKH) ONLY

*THAT the cost of additional FSI to be used in the construction shall be borne and paid by the Developer.

(3) THAT the Owners assures the Developer that the property hereby agreed to be Develope is the separate property belonging to him alone and that none except him has any manner of right, title and/or interest whatsoever in respect of the same.

(4) THAT the development shall be free from encumbrance of all kinds whatsoever and also free from payment of Non-Agriculture Assessment, Corporation Taxes, Electricity and Water Charges and Cesses, etc. levied on the property hereby agreed to be sold and payable by the Owners up to the date of execution of this Agreement.

(5) THAT the Owners shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be sold/developed. The Owners have today handed over to the Developer relevant Original documents of title in respect of the aforesaid property.

(6) THAT the property hereby agreed to be developed and sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

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नागपूर – ४
3684 / 2023
E / 28
THE JOINT SUB-REGISTRAR CLASS-I NAGPUR

(7) THAT it is clearly understood and agreed by the Owners that he shall deliver a vacant and peaceful possession of the aforesaid property to the Developer at the time of Registration of the Sale Deed(s).

(8) THAT it is clearly understood and agreed by the Owners that pending Registration of the sale Deed(s) the Developer intends to develop the said property into a Residential Estate by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. The Owners does hereby agrees to sign the proposed/revised Plans, execute indemnity bond(s), Swear an Affidavit and also to sign necessary form and application etc. required to be submitted to such plans. He also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised plans provided the Developer pay /deposits necessary sums in the office of the Nagpur Improvement Trust /Nagpur Municipal Corporation in the name of the Owners who in his turn agree to return back to the Developer such sums as may be refunded to her by such local authorities /Nagpur Improvement Trust/ Nagpur Municipal Corporation.

(9) THAT the Owners shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer, after getting the plan sanctioned from the Nagpur Improvement Trust/ Nagpur Municipal Corporation.

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

(11) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces together with the Undivided proportionate share and interest in the said plot of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefore and to retain and appropriate the same in its absolute discretion.

(12) THAT the Owners do hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to be sold/developed and it shall have absolute right and full authority and power to develop the said land in accordance with the plans as may be sanctioned by the Nagpur Improvement Trust/ Nagpur Municipal Corporation and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(13) THAT the Owners shall not be responsible for any liability arising out of the construction activity including the claims of prospective buyers if any.

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नागपूर-४
३६४५ / २०२३
6 / 28

JOINT SUB-REGISTRAR, CLASS-II, NAGPUR
सह दुय्यम निबंधक, वर्ग-२, नागपूर

(14) THAT, the Owners have empowered and authorized the Developer to mortgage the said property to any Bank, Financial Institution Society and create charge against the said property for raising funds including project finance/loan or otherwise, as the case may be. The Developer shall be at liberty to create a charge or mortgage over the said Plot of land for raising the loan for the purpose of development of said land. It shall however, be the sole responsibility and liability of the Developer to repay such loan and shall keep the Owners indemnified against the same.

(15) THAT the Owners shall execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefore, and they shall also get the same duly registered in accordance with the law in force.

(16) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be sold shall be got prepared by the Developer at it's own costs and the Owners agreed to execute the same subject to such actual changes as the facts and events may warrant.

(17) THAT the Owners shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of stamp duty, Registration fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(18) THAT the Owners shall execute a General Power of Attorney empowering and authorising any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreement and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owners until the transactions envisaged herein is completed in all respects. However the Owners shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(19) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owners is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

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(20) THAT if the F.S.I. in relation to the said Plot No. 13-A is increased at any time in future, then in such event such increased F.S.I. shall always belong equally to the Developer and Owners, it shall have absolute right and full authority to use and consume the same in its absolute discretion. Similarly the Developer shall have absolute right to purchase and utilise the Transferable Development Rights (TDR) for construction on the said plot of land and the Owners shall have no claims in any respect of said TDR.

(21) THAT the Owners agrees of pay and discharge all Income Tax, Wealth Tax and capital gain Tax liabilities if any, arising out of this transaction.

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

(23) THAT on registration of the Sale Deed(s) the Owners agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said plot of land in favour of each individual prospective buyer in all relevant records.

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

(25) THAT all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	**BY ROAD,**
ON THE WEST	-	**BY CONSEVANCY LANE,**
ON THE NORTH	-	**BY PLOT NO. 14,**
ON THE SOUTH	-	**BY PLOT NO. 13-B.**

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नगन – ४
३६४ / २०२३
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THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR
सह दुय्यम निबंधक वर्ग-२, नागपूर शहर

IN WITNESS WHEREOF the OWNERS and the DEVELOPER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORTSIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) J.R.Jaiswal (SMT. JAYASHRI RAJENDRA JAISWAL)
02			2) Karanraj (KARAN RAJENDRA JAISWAL) **OWNERS**
03			**FOR ANANDRAJ DEVELOPERS** Karanraj (KARAN RAJENDRA JAISWAL) **Authorised Partner** **DEVELOPER**

WITNESSES :-

(1) Ashish Bhatt 

(2) 

3284/2023
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Contd. . .

Ar. Prashant Satpute
Reg. No. CA/91/13818

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

CERTIFICATE

(TO WHOM SO EVER IT MAY CONCERN)

Certified that the proposed Building **"GLORY"** a Residential Building on plot no.13/A, NMC House no. 284/4, mouza- Jattarodi, C.T.S. 897/3, Sheet no.3, Circle no. 2, Div. no. 1, situated at Wanjari layout, Wanjari nagar, ward no. 10, Tah.-Nagpur, Dist.:- Nagpur.

Belonging to : Smt. Jaishree Rajendra Jaiswal
Shri. Karan Rajendra Jaiswal

The statement of area as follows:

1) Plot Area	:	480.00 Sq.mt.
2) Permissible FSI	:	1.10 (i.e. 528 Sq.mt.)
3) Permissible Built up area WRT FSI	:	528.00 Sq.mt.
4) Permissible Premium FSI	:	240.00
5) Utilized Premium FSI	:	207.25
6) Permissible TDR	:	192.00 Sq.mt.
7) Utilized TDR	:	180.00 Sq.mt.
8) Permissible Ancillary FSI @ 60%	:	576.00 Sq.mt.
9) Utilized Ancillary area	:	549.15 Sq.mt.
10) Total Area consumed	:	1464.00 Sq.mt.

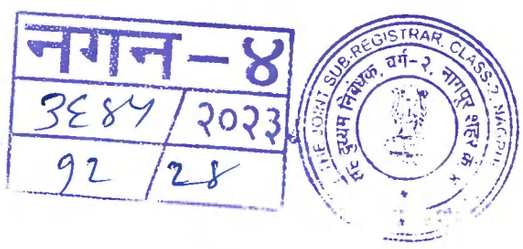
This further certified that all the details furnished here by based on the study of the relevant documents provided by the party, existing site conditions, zoning, present unified DCR (UDCPR) & my experience in the profession & is true and correct in my opinion.

For,
Design Cell,
Place : Nagpur
Date: 21-03-2023.

DESIGN CELL ★ NAGPUR ★ ARCHITECTS

नगन – ४
३६४/२०२३
९१/२८

THE JOINT SUB-REGISTRAR, CLASS-2 N.M.C. सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर


नगन – ४
3E84 / २०२३
92 / 28
JOINT SUB-REGISTRAR, CLASS-2, NAGPUR
संयुक्त निबंधक, वर्ग-२, नागपुर शहर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACMPJ1747K



07082020

नाम/ Name
JAISHREE RAJENDRA JAISWAL

पिता का नाम/ Father's Name
KASTURCHAND HARIGOPAL JAISWAL

जन्म की तारीख/ Date of Birth
05/09/1966

J.R.Jaiswal.
हस्ताक्षर/ Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KARAN RAJENDRA JAISWAL

RAJENDRA ANANDRAO JAISWAL

26/11/1995

Permanent Account Number

BECPJ3553G



Karanraj

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABXFA0920B



31122021

नाम/ Name
ANANDRAJ DEVELOPERS

निगमन/ Date of Incorporation/ Formation
02/12/2021



ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name : BHATT TUSHAR SURENDRAKUMAR

Residence : NAGPUR , Dist. NAGPUR

Roll No. : MAH/4294/2015

Enrolled On : 22-08-2015

Date Of Birth : 07-04-1971

150042 B0000055237

CHAIRMAN

THE UNION
MAHARASHTRA STATE MOTOR DRIVING LICENCE

Valid Till 09-06-2020 (NT)

DOB

Name RAVI BANWANKAR
S/D/W/C TILAKCHAND
Add :P.NO 29 RADHE SHYAM NAGAR JAIPALA
NAGPUR

भारत सरकार
Government of India



जयश्री राजेंद्र जैस्वाल
Jaishree Rajendra Jaiswal
जन्म तारीख / DOB: 05/09/1966
स्त्री / Female

Issue Date: 08/01/2012

6446 7399 1751

माझे आधार, माझी ओळख

भारत सरकार
Government of India



करण राजेंद्र जैस्वाल
Karan Rajendra Jaiswal
जन्म तारीख/DOB: 26/11/1995
पुरुष/ MALE

Download Date: 17/10/2020

Issue Date: 13/10/2020

4412 5738 9749

VID : 9191 7229 5307 9070

माझे आधार, माझी ओळख

नगन – ४
३६४५ / २०२३
९३ / २८.

SUB-REGISTRAR, CLASS-2, NAGPUR
दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

AADHAAR

पत्ता:
१००, कोठी रोड, राजेंद्र कॉन्वेंट के पास, महाल, महाल स.ओ, नागपूर,
महाराष्ट्र - 440032

Address:
100, Kothi Road, Near Rajendra Convent, Mahal, Mahal S.O, Nagpur, Maharashtra - 440032

4412 5738 9749

VID : 9191 7229 5307 9070

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



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

AADHAAR

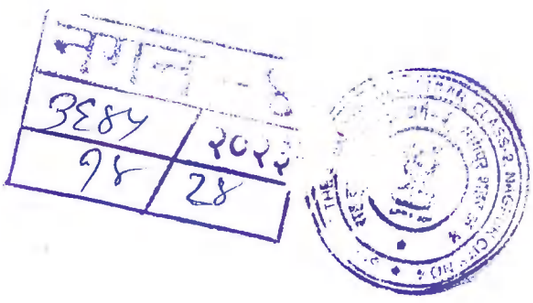
Print Date: 09/02/2022

पत्ता प्लॉट न १००, कोठी रोड, राणी पॅलेश, महाल, नागपूर कित्य ह.ओ, नागपूर, महाराष्ट्र, 440002

Address: Plot No 100, Kothi Road, Rani Palace, Mahal, Nagpur City H.O, Nagpur, Maharashtra, 440002

6446 7399 1751

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



मौजा - खापरखेडी

मूल्यांकन पत्रक (शहरी क्षेत्र - विकसनकरारनामा)

Valuation ID 202304109575

10 April 2023 05:46:02 PM

मूल्यांकनाचे वर्ष :	2023
जिल्हा :	नागपूर
मूल्य विभाग :	तालुका : नागपूर (ग्रामीण)
उप मूल्य विभाग :	5.133/33-डी.बी.बाई.मेडीकल कॉलेज रेल्वे कॉलनी शिट क्र.33
क्षेत्राचे नांव :	Nagpur Muncipal Corporation — सर्व्हे नंबर /न. भू. क्रमांक :
वापर :	विकसनकरारनामा

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
19990	39890	45870	49860	0	चौ. मीटर

क्षेत्राची माहिती

विकसनकरारनामा -	बांधकाम क्षेत्र विभागणी	मिळकतीचा वापर -	निवासी सदनिका	बांधकामाचे वर्गीकरण -	1-आर सी सी
एकूण जमिनीचे क्षेत्र -	480चौ. मीटर	एकूण बांधीव क्षेत्र -	1536चौ. मीटर	जमीन मालकाचे क्षेत्र -	0.01चौ. मीटर
विकसनकर्त्याचे क्षेत्र -	1536चौ. मीटर	Consideration Amount-	Rs.15000000/-	Deposit Amount -	Rs.0/-
एकूण वर्ष -	0वर्ष	विकास शुल्क -	Rs.4173912/-	मूल्यदर -	Rs.51271/-
T.D.R -	No				

विकसनकरारनामा - बांधकाम क्षेत्र विभागणी

A)जमीन मालकाच्या हिश्याचे क्षेत्राचे बांधकाम दरानुसार येणारे मूल्य =	Rs.51271/-
B) रोख मोबदला + डिपॉझिटवरील व्याज + विकास शुल्क =	Rs.19835981/-
C) A + B =	Rs.19887252/-
D) विकसनकर्त्याच्या हिश्याच्या जागेचे क्षेत्र * जमिनीचा दर =	Rs.30704640/-

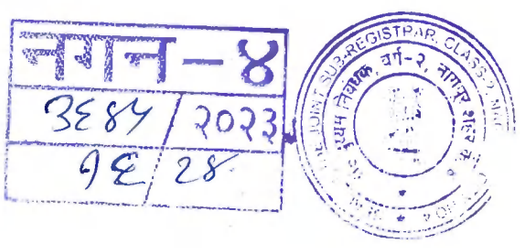
अंतिम मूल्य = Rs.30704640/- — 4173912 = 26530800 ✓

= तीन करोड सात लाख चार हजार सहा शे चाळीस /-

Home Print

चलन - ४
३९४५ / २०२३
९४/२८

THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR
दुय्यम निबंधक, वर्ग-२, नागपूर शहर


नगन-४
3E84 / 2023
9E / 28



ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name	: BHATT TUSHAR SURENDRAKUMAR
Residence	: NAGPUR , Dist. NAGPUR
Roll No	: MAH/4294/2015
Enrolled On	: 22-08-2015
Date Of Birth	: 07-04-1971

150042 B0000055237

CHAIRMAN



THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DOB

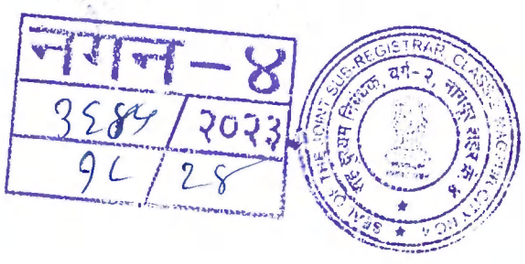
RAVI BAVANKAR

TILAKCHAND

नगन-४

३८४५/२०२३

९६/२८


नगन-४
3284 / २०२३
9८ / 28



ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name	: BHATT TUSHAR SURENDRAKUMAR
Residence	: NAGPUR , Dist. NAGPUR
Roll No	: MAH/4294/2015
Enrolled On	: 22-08-2015
Date Of Birth	: 07-04-1971

150042 B0000055237

CHAIRMAN

THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DOB 1[illegible]1986

[illegible]NKAR

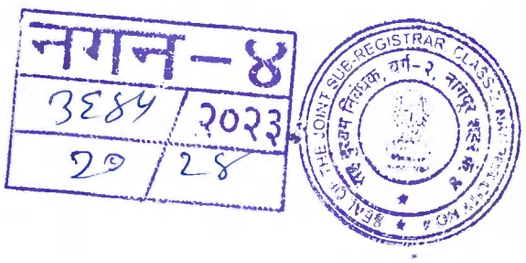
[illegible]SHYAM NAGAR JAITALA

नमुना - ४

३८४ / २०२३

१८ / २८

JOINT SUB-REGISTRAR, CLASS-2


नगन-४
3584
२०२३
20
28

CHALLAN
MTR Form Number-6

GRN	MH000947516202324E	BARCODE		Date	20/04/2023-19:16:06	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	ANANDRAJ DEVELOPERS
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	1700000.00	**Road/Street**	MOUZA JATTARODI
0030063301 Registration Fee	30000.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 3
		Remarks (If Any)	
		SecondPartyName=JAISHREE RAJENDRA JAISWAL~	
		Amount In Words	Seventeen Lakh Thirty Thousand Rupees Only
Total	17,30,000.00		

DEFACED ₹1730000.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023042021082	2804305500
Cheque/DD No.		Bank Date	RBI Date	20/04/2023-19:17:50	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

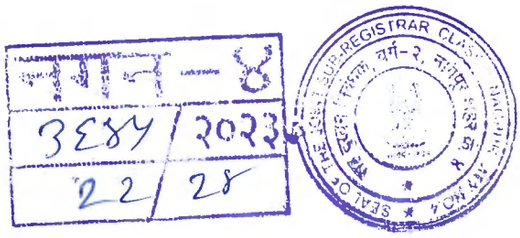
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-267-3645	0000506166202324	21/04/2023-12:54:17	IGR386	30000.00
2	(iS)-267-3645	0000506166202324	21/04/2023-12:54:17	IGR386	1700000.00
			Total Defacement Amount		**17,30,000.00**

नागन – ४ 3284 2023 29 28

SUB REGISTRAR CLASS-2, NAGPUR CITY-4

Print Date 21/04/2023 12:57:10



267/3645
शुक्रवार,21 एप्रिल 2023 12:54 म.नं.

दस्त गोषवारा भाग-1

नगन4 23-28
दस्त क्रमांक: 3645/2023

दस्त क्रमांक: नगन4 /3645/2023

बाजार मुल्य: रु. 3,07,04,640/- मोबदला: रु. 3,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.17,00,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्रं. 3645 वर दि.21-04-2023

रोजी 12:45 म.नं. वा. हजर केला.

पावती:5259 पावती दिनांक: 21/04/2023

मादरकरणाराचे नाव: आनंदराज डेव्हलपर्स तर्फे भागीदार श्री. करण राजेंद्र जयस्वाल . .

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 480.00

पृष्टांची संख्या: 24

एकुण: 30480.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

NGP4

दस्ताचा प्रकार: विकसनकरारनामा

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 क्रं. 1 21 / 04 / 2023 12 : 45 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 04 / 2023 12 : 46 : 59 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II, NAGPUR सह दुय्यम निबंधक वर्ग-२, नागपूर

दस्त गोषवारा भाग-2

नगन4 28-28
दस्त क्रमांक:3645/2023

21/04/2023 1 08:01 PM

दस्त क्रमांक :नगन4/3645/2023
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जयश्री राजेंद्र जयस्वाल पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 100, कोठी रोड, राजेंद्र कॉन्वेन्ट जवळ, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACMPJ1747K	लिहून देणार वय :-55 स्वाक्षरी:- J.R.Jaiswal		
2	नाव:करण राजेंद्र जयस्वाल पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 100, कोठी रोड, राजेंद्र कॉन्वेन्ट जवळ, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:BECPJ3553G	लिहून देणार वय :-27 स्वाक्षरी:- Karanraj		
3	नाव:आनंदराज डेव्हलपर्स तर्फे भागीदार श्री. करण राजेंद्र जयस्वाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 100, कोठी रोड, राजेंद्र कॉन्वेन्ट जवळ, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ABXFA0920B	लिहून घेणार वय :-27 स्वाक्षरी:- Karanraj		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 04 / 2023 01 : 00 : 01 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रवी लिलकचंद बावनकर वय:36 पत्ता:लक्ष्मी नगर, नागपुर पिन कोड:440022 स्वाक्षरी		
2	नाव:तुषार सुरेंद्रकुमार भट्ट वय:51 पत्ता:नरेंद्र नगर, नागपुर पिन कोड:440015 स्वाक्षरी		

9 नंबराचे बुकाचे
3284 नंबरी नोंदला

शिक्का क्र.4 ची वेळ:21 / 04 / 2023 01 : 00 : 38 प्रमाणित करण्यात येते कि, या दस्तात एकुण 28 पाने आहेत.

NGP4
सह दुय्यम निबंधक वर्ग-२
Payment Details नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
दि. 29 मार्च सन २०२३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANANDRAJ DEVELOPERS	eChallan	69103332023042021082	MH000947516202324E	1700000.00	SD	0000506166202324	21/04/2023
2		DHC		2104202303258	480	RF	2104202303258D	21/04/2023
3	ANANDRAJ DEVELOPERS	eChallan		MH000947516202324E	30000	RF	0000506166202324	21/04/2023

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

3645 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (1st page) on print out after scanning.
2. Get print immediately after registration.

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

267/3646 **पावती** Original/Duplicate

Friday,April 21 ,2023 नोंदणी क्रं. :39म

12:57 PM Regn.:39M

पावती क्रं.: 5260 दिनांक: 21/04/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन4-3646-2023

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: जयश्री राजेंद्र जयस्वाल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	रु. 380.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:09 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक NGP4
नागपूर शहर क्र. ४

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2104202303338 दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000946256202324E दिनांक: 21/04/2023
बँकेचे नाव व पत्ता:

J.R.Jaiswal



CHALLAN

MTR Form Number-6

GRN	MH000946256202324E	BARCODE		Date	20/04/2023-18:50:43	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	JAISHREE RAJENDRA JAISWAL
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	.
		Premises/Building	
		Road/Street	MOUZA JATTARODI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 3

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Remarks (If Any)

SecondPartyName=ANANDRAJ DEVELOPERS~

Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332023042020782	2804300062
Bank Date	RBI Date	20/04/2023-18:51:41	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

नागन – ४
३६६/२०२३
9/18

JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Print Date 20-04-2023 06:51:53


3E8E
2.98

G7-2223-2208

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (**1) MRS. JAISHREE W/o RAJENDRA JAISWAL**, Aged about 55 Years, Occupation – Agriculturist & Housewife, PAN ACMPJ1747K, AADHAR UID 6446 7399 1751, AND **(2) SHRI. KARAN S/o RAJENDRA JAISWAL**, Aged 27 Years, Occupation – Business, (PAN BECPJ3553G & AADHAR UID 4412 5738 9749), Both Residents of Plot No. 100, Kothi Road, Near Rajendra Convent, Mahal, Nagpur-440032, Tahsil and District – NAGPUR, do hereby nominate, constitute and appoint **ANANDRAJ DEVELOPERS**, (PAN ABXFA0920B), A Partnership Firm, having its office at Anand Palace-1, Shop No. 4, Plot No. 234, Nandanvan, Nagpur-440009 and acting through its Authorised Partner **SHRI. KARAN S/o RAJENDRA JAISWAL**, Aged 27 Years, Occupation – Business, (PAN BECPJ3553G & AADHAR UID 4412 5738 9749), Resident of Plot No. 100, Kothi Road, Near Rajendra Convent, Mahal, Nagpur-440032, Tahsil and District – NAGPUR, to act as our True and Lawful Attorney in our name and on our behalf.

WHEREAS We jointly own and possess ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR; AND

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WHEREAS for cogent reasons and good causes We have now decided to develop the aforesaid Plot of land through **ANANDRAJ DEVELOPERS**, (PAN ABXFA0920B), A Partnership Firm, having its office at Anand Palace-1, Shop No. 4, Plot No. 234, Nandanvan, Nagpur-440009. And accordingly we have executed an Agreement of Development in favour of **ANANDRAJ DEVELOPERS** on 21-04-2023 upon the several terms and conditions contained therein. The said Agreement of Development Dated 21-04-2023 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3645 on even date on payment of requisite Stamp Duty of Rs. 17,00,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon; AND

K Attorney
J.R. Jaiswal

WHEREAS in terms of said Agreement of Development it has become expedient to appoint the Developer as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say -

(1) To apply to the Nagpur Improvement Trust / Government / Semi-Government Departments and Offices and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents as may be required for completion of the aforesaid proposed scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds.

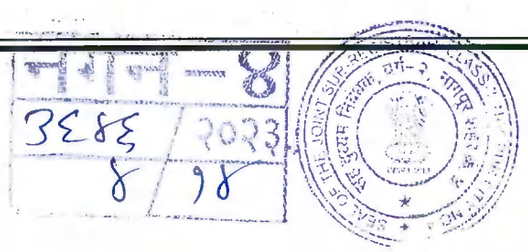
(2) To enter into an Agreement(s) to Sell in respect of the said property with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(3) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(4) To sign Plan(s)/Revised Plan(s) of the Building proposed to be constructed on the said Plot of land and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(5) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and to pass a valid receipt and discharge for the same.

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(6) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.

(7) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(8) To sign and execute a Sale Deed or various Sale Deeds each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(9) To sign and execute a Revised Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force, if considered necessary.

(10) To deliver the actual physical possession of the individual Apartments to the respective individual buyer(s) on Registration of the Sale Deed(s).

(11) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records and to do the needful.

(12) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(13) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Civil/Criminal/Revenue Courts etc. and to do the needful.

(14) To sign and execute Correction Deed(s) and/or Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.

(15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices on our behalf.

(16) To purchase the T.D.R. either in our name or in the name of the Developer Firm and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plot of land and to do the needful in this regard. To sell/transfer the unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the same in favour of such interested buyer and to get the same duly registered in

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नागपूर-8
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accordance with the law in force and also to receive the consideration for such T.D.R. from such interested buyer and to pass a valid receipt and discharge for the same.

(17) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(18) To apply to any Financial Institution for Project Finance/Loan for completion of the proposed Project/Scheme. To mortgage the aforesaid property or any part thereof to any Financial Institution by way of security for the repayment of loan. To borrow/obtain the Project Finance from such Financial Institutions and do the needful.

(19) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(20) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

(21) To represent us before the Government/Semi Government Departments/Offices, Nagpur Improvement Trust, City Survey, Water Works Department of N.M.C./ M.S.E.D.C.L. Office etc. for obtaining various documents/papers/clearances, connections etc. and to do the needful.

(22) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(23) In performing the acts, deeds and things as mentioned hereinabove, if any additional work duty is required to be done, our said Attorney is hereby authorized to do and perform all such acts, deeds and things, which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding on me.

(24) Generally to act as my Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as We ourselves would do if personally present.

(25) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

नागपूर - ४
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(26) THAT full Stamp Duty of Rs. 17,00,000/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement of Development dated 21-04-2023, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3645 on even date.

Attorney
J.R.Jaiswal.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR and bounded as under :

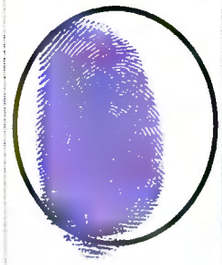
ON THE EAST	-	**BY ROAD,**
ON THE WEST	-	**BY CONSEVANCY LANE,**
ON THE NORTH	-	**BY PLOT NO. 14,**
ON THE SOUTH	-	**BY PLOT NO. 13-B.**

IN WITNESS WHEREOF We, the EXECUTANTS named hereinabove have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 21st Day of **APRIL, 2023** in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) J.R.Jaiswal. **(SMT. JAISHREE RAJENDRA JAISWAL)**

नागपुर - 8
3645/2023
6/98

Contd. . .

02			2) (KARAN RAJENDRA JAISWAL) **EXECUTANTS**
03			**FOR ANANDRAJ DEVELOPERS** (KARAN RAJENDRA JAISWAL) **Authorised Partner** **ATTORNEY**

WITNESSES :-

I	—	—	ADV. TUSHAR S. BHATT **WITNESS NO. 1**
II			**WITNESS NO. 2**

नगन – ४
३६६/२०२३
८/१४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACMPJ1747K



नाम/ Name
JAISHREE RAJENDRA JAISWAL

पिता का नाम/Father's Name
KASTURCHAND HARIGOPAL JAISWAL

07082020

जन्म की तारीख/
Date of Birth
05/09/1966

JRJaiswal
हस्ताक्षर / Signature

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE



Valid Till 09-06-

DOB

Name RAVI SAWANKAR
S/D/W of TILAKCHAND
Add P.NO 29 RADHESHYAM NAGAR JATALA
NAGPUR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KARAN RAJENDRA JAISWAL

RAJENDRA ANANDRAO JAISWAL

26/11/1995

Permanent Account Number

BECPJ3553G



Karanraj

Signature

भारत सरकार
Government of India



जयश्री राजेंद्र जैस्वाल
Jaishree Rajendra Jaiswal
जन्म तारीख / DOB: 05/09/1966
स्त्री / Female

Issue Date: 08/01/2012

6446 7399 1751

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABXFA0920B



नाम/ Name
ANANDRAJ DEVELOPERS

31122021

निगमन / गठन की तारीख
Date of Incorporation / Formation
02/12/2021

भारत सरकार
Government of India



करण राजेंद्र जैस्वाल
Karan Rajendra Jaiswal
जन्म तारीख/DOB: 26/11/1995
पुरुष/ MALE

Download Date: 17/10/2020

Issue Date: 13/10/2020

4412 5738 9749
VID : 9191 7229 5307 9070

माझे आधार, माझी ओळख



ADVOCATE

Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name : BHATT TUSHAR SURENDRAKUMAR
Residence : NAGPUR , Dist. NAGPUR
Roll No. : MAH/4294/2015
Enrolled On : 22-08-2015
Date Of Birth : 07-04-1971
150042 B0000055237

CHAIRMAN

नगन – ४
३६४६ / २०२३
९ / १४

THE JOINT SUB-REGISTRAR CLASS-2 N.C.E.
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
१००, कोठी रोड, राजेंद्र कॉन्वेंट के पास, महाल, महाल स.ओ, नागपूर,
महाराष्ट्र - 440032

Address:
100, Kothi Road, Near Rajendra Convent, Mahal, Mahal S.O, Nagpur, Maharashtra - 440032

4412 5738 9749
VID : 9191 7229 5307 9070

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



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

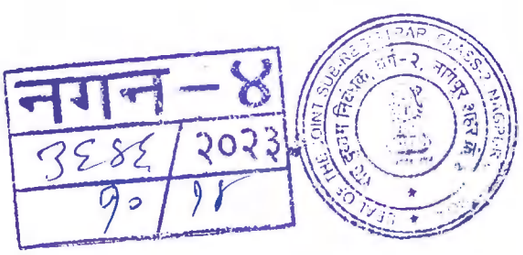
पता प्लॉट न १००, कोठी रोड, राणी पॅलेश, महाल, नागपूर कित्य ह.ओ, नागपूर, महाराष्ट्र, 440002

Address: Plot No 100, Kothi Road, Rani Palace, Mahal, Nagpur City H.O, Nagpur, Maharashtra, 440002

Print Date: 09/02/2022

6446 7399 1751

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



CHALLAN
MTR Form Number-6

GRN	MH000946256202324E	BARCODE	Date	20/04/2023-18:50:43	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	JAISHREE RAJENDRA JAISWAL
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	.
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	MOUZA JATTARODI
0030063301 Registration Fee	100.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 3
		Remarks (If Any)	SecondPartyName=ANANDRAJ DEVELOPERS~
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023042020782	2804300062
Cheque/DD No.		Bank Date	RBI Date	20/04/2023-18:51:41	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

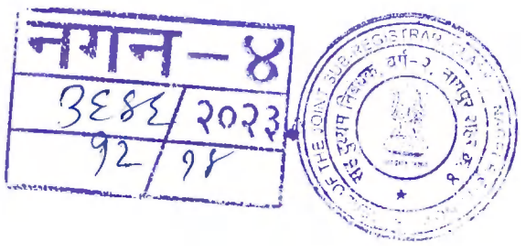
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-267-3646	0000506359202324	21/04/2023-12:56:57	IGR386	100.00
2	(iS)-267-3646	0000506359202324	21/04/2023-12:56:57	IGR386	500.00
			Total Defacement Amount		**600.00**

नागन-४ ३९४/२०२३ ११/१४

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ नागपुर क्र.४

Print Date 21-04-2023 01:00:01


नगन-४
३६४६/२०२३
१२/१४

267/3646
शुक्रवार,21 एप्रिल 2023 12:58 म.नं.

दस्त गोषवारा भाग-1

नगन4 93-98
दस्त क्रमांक: 3646/2023

दस्त क्रमांक: नगन4 /3646/2023

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्रं. 3646 वर दि.21-04-2023

रोजी 12:47 म.नं. वा. हजर केला.

पावती:5260 पावती दिनांक: 21/04/2023

सादरकरणाराचे नाव: जयश्री राजेंद्र जयस्वाल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकुण:	380.00

J.R.Jaiswal.
दस्त हजर करणाऱ्याची सही:

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 21 / 04 / 2023 12 : 47 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 04 / 2023 12 : 49 : 38 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY, NO. 4
सह दुय्यम निबंधक वर्ग-२, नागपूर शहर क्र. ४

21/04/2023 1 11:30 PM

दस्त गोषवारा भाग-2

नगन4 98-98
दस्त क्रमांक:3646/2023

दस्त क्रमांक :नगन4/3646/2023
दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आनंदराज डेव्हलपर्स तर्फे भागीदार श्री. करण राजेंद्र जयस्वाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 100, कोठी रोड, राजेंद्र कॉन्वेन्ट जवळ, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ABXFA0920B	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-27 स्वाक्षरी:- Karanraj		
2	नाव:जयश्री राजेंद्र जयस्वाल पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 100, कोठी रोड, राजेंद्र कॉन्वेन्ट जवळ, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACMPJ1747K	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:- J.R.Jaiswal.		
3	नाव:करण राजेंद्र जयस्वाल पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 100, कोठी रोड, राजेंद्र कॉन्वेन्ट जवळ, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:BECPJ3553G	कुलमुखत्यार देणार वय :-27 स्वाक्षरी:- Karanraj		

वरील दस्तऐवज करुन देणार तथाकथीत पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 04 / 2023 01 : 02 : 56 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रवी निलकचंद वावनकर वय:36 पत्ता:लक्ष्मी नगर, नागपूर पिन कोड:440022	 स्वाक्षरी	
2	नाव:तुषार सुरेंद्रकुमार भट्ट वय:51 पत्ता:नरेंद्र नगर, नागपूर पिन कोड:440015	 स्वाक्षरी	

9 नंबराचे बुकाचे ३६४६ नंबरी नोंदला प्रमाणित करण्यात येते कि, या दस्ताला एकुण 9 पाने आहेत.

शिक्का क्र.4 ची वेळ:21 / 04 / 2023 01 : 04 : 07 PM

NGP4

सह दुय्यम निबंधक वर्ग-२ नागपूर शहर क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Under	Deface Number	Deface Date
1	JAISHREE RAJENDRA JAISWAL	eChallan	691033320230420207822	MH000946256202324E	500.00	SD	0000506359202324	21/04/2023
2		DHC	2104202303338		280	RF	2104202303338D	21/04/2023
3	JAISHREE RAJENDRA JAISWAL	eChallan		MH000946256202324E	100	RF	0000506359202324	21/04/2023

सह दुय्यम निबंधक वर्ग-२ नागपूर शहर क्र. ४ At 8 सन २०२३

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