Cept (pavti)

264/3878
Monday,June 28 ,2021
1:05 PM

पावती

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

पावती क्र.: 7170 दिनांक: 28/06/2021

गावाचे नाव: गोरेवाडा
दस्तऐवजाचा अनुक्रमांक: नगन1-3878-2021
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स पंकज कन्स्ट्रक्शन तर्फे भागीदार रुपाली गौरव ढाल (लग्नानंतर) रुपाली रोशन श्रवन (लग्नाआधी) .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:22 PM ह्या वेळेस मिळेल.

NGP1

DELIVERED ORIGINAL REGISTERED DOCUMENT

बाजार मुल्य: रु.81899500 /-
मोबदला रु.15000000/-
भरलेले मुद्रांक शुल्क : रु. 4095975/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2806202104114 दिनांक: 28/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002786044202122E दिनांक: 28/06/2021
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH002576445202122E	BARCODE	Date	22/06/2021-17:16:33	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	Full Name	MS PANKAJ CONSTRUCTIONS
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030051701 Amount of Tax	4094975.00
Total	40,94,975.00

DEFACED ₹4094975.00 DEFACED

Amount In Words: Forty Lakh Ninety Four Thousand Nine Hundred Seven ty Five Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021062283430	211739772299
Cheque/DD No.		Bank Date	RBI Date	22/06/2021-17:17:53	23/06/2021
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		10623 , 23/06/2021	

Mobile No. : 9373107039

Department ID :

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

सदर चलान केवल दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. दस्तऐवज करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.06.24 14:53:39 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001265023202122	24/06/2021-14:53:35	IGR377	4094975.00
			Total Defacement Amount		40,94,975.00

Agreement for Development

Print Date 24-06-2021 02:53:39

CHALLAN
MTR Form Number-6

GRN	MH002788044202122E	BARCODE		Date	26/06/2021-16:21:30	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	MS PANKAJ CONSTRUCTIONS
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	CS NO 272
		Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	MOUZA GOREWADA
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	SecondPartyName=CHETAN THORAT~
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	02300042021062695632 / 211[illegible]7200
Cheque/DD No.		Bank Date	RBI Date	26/06/2021-16:22:51 / Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 9373107039

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 लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Agreement for development

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Print Date 26-06-2021 06:16:36

AGREEMENT FOR DEVELOPMENT

VALUED AT Rs. 1,50,00,000/-

AS PER GOVT. R.R. VALUED AT Rs. 8,18,99,500/-

STAMP DUTY OF Rs. 40,94,975/- PAID HEREWITH

CITY SURVEY No. 272, SHEET No. 71,

ITEM No. 47.550/71A, RATE Rs. 3,900/-,

OF MOUZA – GOREWADA, TAHSIL AND DISTRICT – NAGPUR.

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Nagpur on This 28th Day of June, 2021.

BY AND BETWEEN

1. **SHRI CHETAN S/O. SHRIKANT THORAT**
   (PAN – AEHPT4377E, AADHAAR No. 3798 0359 0747)
   Aged about 46 years, Occupation – Business,
   R/o. Plot No. 02, South Ambazari Road, Near Tirupati Urban Cooperative Bank, Shraddhanandpeth, Nagpur – 440 010.
2. **SHRI RAJESH S/O. SHRIKANT THORAT**
   (PAN – ACNPT0847M, AADHAAR No. 3034 9473 1127)
   Aged about 44 years, Occupation – Business,
   R/o. Plot No. 02, South Ambazari Road, Near Tirupati Urban Cooperative Bank, Shraddhanandpeth, Nagpur – 440 010.
3. **SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE)**
   @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE)
   (PAN – ACXPK3617Q, AADHAAR No. 6275 4433 9625)
   Aged about 50 years, Occupation – Business,
   R/o. 5D, Jaiprabhu Society, Beltarodi Road, Opp. State Bank of Travancore, Manish Nagar, Nagpur – 440 037.
4. **SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE)**
   @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE)
   (PAN – AKWPK0386K, AADHAAR No. 4232 1811 7496)
   Aged about 49 years, Occupation – Business,
   R/o. Flat No. 03, Omkar Apartment, Near Wazalwar Lawns, Dharampeth, Nagpur – 440 010.
5. **SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE)**

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@ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE)
(PAN – ATTPG4411B, AADHAAR No. 8112 2721 4091)
Aged about 48 years, Occupation – Business,
R/o. A1/205, Renuka Vrundawan C.H.S., Rajyog Colony, Near Chandan Sweet Mart, Walhekarwadi, Pune – 411 033.
Hereinafter jointly referred to and called as the **"LAND OWNER/S"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **LAND OWNER/S** as well as their respective heirs, legal representatives, successors, executors, assigns etc. of the **ONE PART;**

AND

M/S. PANKAJ CONSTRUCTIONS
Through its partner/s –

i. **SMT. RUPALI W/O. GAURAV DHALL (AFTER MARRIAGE)**
@ RUPALI D/O. ROSHAN DHAWAN (BEFORE MARRIAGE)
Aged about 42 years, Occ- Business,

ii. **SMT. SHRUTI W/O. PANKAJ DHAWAN (Mo No. 9373103843)**
Aged about 30 years, Occupation – Business
R/o. 5, Dalal Compound, Katol Road, Nagpur – 440 013.
Hereinafter referred to and called the **"DEVELOPER/BUILDER"** which
Hereinafter referred to and called the **"DEVELOPER/BUILDER"** which term and expression shall, unless inconsistent to the context or contrary to the meaning it's, always mean and include the said DEVELOPER/BUILDER as well as it's/their respective heirs, legal representatives, successors, partners, executors, assigns etc. of the **OTHER PART.**

Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS; the LAND OWNER/S are the absolute owners of ALL THAT piece and parcel of agricultural land bearing Khasra No. 100/7 (Old khasra No. 100/2)

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admeasuring 0.81 hectares, City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur.

AND WHEREAS; originally, the said land was purchased by the VENDOR No. 1, 2 and their mother, Smt. Jayashree Shrikant Thorat from Smt. Anju Rameshchandra Mishra as per sale deed duly registered in the office of the Sub-Registrar, Nagpur, at serial/registration No. 1374 dated 27/03/1984.

AND WHEREAS; in due course of time said Smt. Jayashree Shrikant Thorat and her husband, Shri Shrikant Kamaji Thorat left for their heavenly abode leaving behind their legal heirs as the VENDORS herein as such the said property devolved upon the present VENDORS proportionately by way of intestate succession.

AND WHEREAS; the DEVELOPER/BUILDER is engaged in the business of development of properties, builder-ship and construction etc.

AND WHEREAS; in view of negotiations between the parties, the LAND OWNER/S agreed to entrust development and selling rights relating to the said land/property in favour of the DEVELOPER/BUILDER, to develop the same into an estate consisting of self-contained Units/Blocks/Flats/Apartments etc., for sale in favour of individual buyer/s.

AND WHEREAS; in view of due discussion and deliberations between the parties hereto, the DEVELOPER/BUILDER agreed to acquire development, construction, selling rights of the said land against the payment of consideration amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) and in addition to this 45 apartment on various floor in various tower as chosen by owners each admeasuring approx. carpet area of 50.167 sq. m. Or as per the map to be sanctioned from the competent authority of the proposed building/s towards full and final settlement, which is accepted by LAND OWNERS, accordingly, the parties hereto had due deliberations and discussions, and consequences thereof they have arrived at agreed upon certain terms and conditions. However, it is desirable to record the terms and conditions in writing and are recorded as under –

NOW, THEREFORE, THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS UNDER –

1) THAT, pursuant and in furtherance of agreement between the parties hereto, the LAND OWNERS, being true, legal and beneficial owner/s thereof, do hereby grant, convey, transfer all development, construction rights to and in favour of the DEVELOPER/BUILDER in and for ALL THAT piece and parcel of agricultural land

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bearing Khasra No. 100/7 (Old khasra No. 100/2) admeasuring 0.81 hectares, City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur, as particularly described in the schedule written hereunder having dimensions, description, boundaries, etc. as shown and earmarked in the map attached with this deed which shall form the part and parcel of present deed and further agreed to sell the same on the basis of undivided share in land in favour of prospective buyers as nominee of DEVELOPER/BUILDER, along with RCC superstructure to be developed and constructed by the DEVELOPER/BUILDER on the said land, against the monetary consideration amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) and in addition to this 45 apartment on various floor in various tower as chosen by owners each admeasuring approx. carpet area of 50.167 sq. m. Or as per the area mentioned in map sanctioned from the competent authority in the name of the owners out of 45 flats to be given to owner, 15 flats in the name of Shri Chetan S/O Shrikant Thorat, 16 flats in the name of Shri Rajesh S/O Shrikant Thorat **Four Flats** in the name of Smt. Kavita W/O. Pawan Kolarkar (After Marriage) @ Kavita D/O. Shrikant Thorat (Before Marriage), **Five Flats** in the name of Smt. Suchita W/O. Atul Kotangale (After Marriage) @ Suchita D/O. Shrikant Thorat (Before Marriage) AND **Five Flats** in the name of Smt. Darshana W/O. Nitish Gulhane (After Marriage) @ Darshana D/O. Shrikant Thorat (Before Marriage).

2) THAT, the DEVELOPER/BUILDER has made payment consideration amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only) to the LAND OWNERS towards and against monetary consideration amount in the following manner of payment :–

MANNER OF PAYMENT

i. Rs. 1,00,000/- Paid by way of cheque No. 353845 dated 15/01/2020 of Janseva Urban Co-operative Bank Limited, Gandhibagh, Nagpur. (issued in favour of LAND OWNER No. 1)

ii. Rs. 1,00,000/- Paid by way of cheque No. 353844 dated 15/01/2020 of Janseva Urban Co-operative Bank Limited, Gandhibagh, Nagpur. (issued in favour of LAND OWNER No. 2)

iii. Rs. 1,00,000/- Paid by way of cheque No. 353847 dated 15/01/2020 of Janseva Urban Co-operative Bank Limited, Gandhibagh, Nagpur. (issued in favour of LAND OWNER No. 3)

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iv. Rs. 1,00,000/- Paid by way of cheque No. 353848 dated 15/01/2020 of Janseva Urban Co-operative Bank Limited, Gandhibagh, Nagpur. (issued in favour of LAND OWNER No. 4)

v. Rs. 1,00,000/- Paid by way of cheque No. 353849 dated 15/01/2020 of Janseva Urban Co-operative Bank Limited, Gandhibagh, Nagpur. (issued in favour of LAND OWNER No. 5)

vi. Rs. 43,99,100/- Paid by way of RTGS bearing UTR No. ICICH04600747156 dated 15/02/2021 of ICICI Bank, Ramdaspeth, Nagpur. (issued in favour of LAND OWNER No. 1)

vii. Rs. 33,20,000/- Paid by way of RTGS bearing UTR No. ICICIR52021021500712991 dated 15/02/2021 of ICICI Bank, Ramdaspeth, Nagpur. (issued in favour of LAND OWNER No. 2)

viii. Rs. 24,80,300/- Paid by way of RTGS bearing UTR No. ICICIR52021021500708844 dated 15/02/2021 of ICICI Bank, Ramdaspeth, Nagpur. (issued in favour of LAND OWNER No. 3)

ix. Rs. 14,00,300/- Paid by way of Cheque No. 000810 dated 15/02/2021 of ICICI Bank, Ramdaspeth, Nagpur. (issued in favour of LAND OWNER No. 4)

x. Rs. 14,00,300/- Paidby way of RTGS bearing UTR No. ICICIR52021021500712422 dated 15/02/2021 of ICICI Bank, Ramdaspeth, Nagpur. (issued in favour of LAND OWNER No. 5)

x. Rs. 15,00,000/- Deducted/retained by the DEVELOPER/BUILDER as tax deducted at source (TDS) on behalf of LAND OWNERS which the DEVELOPER/BUILDER undertake to deposit with income tax department within specified time limit on behalf of LAND OWNERS and shall issue necessary credit or certificate to this effect in favour of VENDOR.

Total Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)

The LAND OWNERS do hereby jointly acknowledged, admit and confirm the receipt of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) from the DEVELOPER/BUILDER as above towards full and final monetary consideration subject to realization of the cheque.

3) THAT, the amount of monetary consideration in the above manner and proportion is agreed and settled between the LAND OWNERS and as instructed by them

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jointly. Henceforth, no LAND OWNER shall make any demand claim or objection against the DEVELOPER/BUILDER and the DEVELOPER/BUILDER shall not be responsible for any thing in this behalf.

4) THAT, the LAND OWNERS have entered in this agreement and have further authorized and empowered the present DEVELOPER/BUILDER by these presents to develop the said property into layout and/or complex or by constructing Multi-Storied building/s thereon consisting of Blocks/Flats/Apartments/Units to be transferred along with appropriate undivided share in land or otherwise in favour of prospective buyer/s by way of sale or otherwise on ownership rights basis or otherwise as the DEVELOPER/BUILDER may deem fit, out of these total Apartment constructed thereon 45 flats/apartments as chosen by the owners in said multi storied building on various Floor/Tower/Building shall be given/allotted on ownership basis to the LAND OWNERS in lieu of the consideration amount as per terms and conditions of this agreement. That after completion of the building suitable Title Documents, Deed Of Apartment will be executed in favour of the LAND OWNERS of the Flats/ Apartment chosen by the land owners so as to constitute individual property ownership rights of the said flats/apartments in favour of the LAND OWNERS by the developer/ Builder. That the land owners needs not to pay any amount to the developer/ builder for getting the execution and registration of the title documents.

5) That the developer/ builder agreed to convert the user of the said land, conversion from agricultural to non-agricultural use if so required on its own cost within 15(Fifteen) months from the date of this execution and registration of this agreement of development. The LAND OWNERS shall give full assistance and extend their full cooperation to developer/builder by timely signing applications documents if any needed by the developer/ builder and shall attend concerned departments for the change of user within the specified period of 15 months. However the developer shall be free to obtain necessary sanctions from concerned authority under any law, schemes as may be deemed suitable by him without any objection by the LAND OWNERS. That Developer/Builder in case unable to bring the order of change of user, conversion from agricultural to non-agricultural use from the competent authority then three month's grace period will be given for completion of this process of change of user, conversion from agricultural to non-agricultural use but even then DEVELOPER/BUILDER failed to bring the order of change of user, conversion from agricultural to non-agricultural use from the competent authority then the parties hereto shall mutually decide the further course of action in the light and circumstances prevailing then.

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6) That the LAND OWNERS agreed to handover the physical possession of the land to developer/builder after the receipt of the order from the competent authority regarding change of user of land from agricultural to non agricultural, however, under this agreement, the LAND OWNERS have permitted the DEVELOPER to enter the site, effect land leveling, land scaping work through machinery, equipment and labours etc., install his board displaying the details of proposed project which shall not be objected by the LAND OWNERS and no other separate permission will be required.

7) THAT, the DEVELOPER/BUILDER herein is a developer/builder and he has acquired development rights of the said land for development/construction of a layout, multistoried building thereon comprising of self-contained flats/apartments therein for allotment/sale in favour of prospective desiring buyer/s by developer/ Builders excluding 45 flats of land owner.

8) That the land owner shall clear all the taxes and cesses till date of development agreement. The Developer/builder thereafter shall clear all taxes, dues, etc. whatever levied on the said land and land over shall not be liable to pay any amount towards any dues taxes etc. and handover the same to the DEVELOPER/BUILDER. The DEVELOPER/BUILDER shall be free and at liberty to use, exploit the open spaces, amenity spaces of the proposed layout exclusively with all benefits respecting the open spaces, amenity spaces of the proposed layout and the LAND OWNERS shall not make any claim, objection against the DEVELOPER/BUILDER for the same on any grounds or for any reasons whatsoever. It shall be the responsibility of the LAND OWNERS to get the said land measured through concerned government department entirely at their own costs and expenses. They shall hand over relevant documents to the DEVELOPER/BUILDER so as to enable DEVELOPER/BUILDER to apply for sanction of layout plan, building plan, regularization etc. as may be required by the DEVELOPER/BUILDER.

9) It is the responsibility of DEVELOPER/BUILDER to complete the construction of flats falling in the share of land owners in all respect as per the specification appended herewith within 48 months from the date of this Agreement and in case of delay beyond 48 months the DEVELOPER/BUILDER shall be liable for penalty @ Rs. 10,000/- (Rs. Ten Thousand Only) per month per flat for delayed period to the LAND OWNERS till actual completion of the flats/apartments to be given to the LAND OWNERS in terms of this agreement for the period of six months after the lapse of 48 months and even if the builder failed to give the actual possession of the 45 flats then in that event the builder agreed to pay the amount of Rs. 4,00,00,000/- (Rupees Four Crore Only) as refundable security deposit to the

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owners within 7 months from lapse of six months grace period i.e. after 54 months from the date of agreement to sale. That the security deposit amount of Rs 4,00,00,000/- (Rupees Four Crore Only) paid by developer will be refunded after the execution of the title document in the name of owners of 45 Flats. That the time period of 48 months shall exclude the time period taken by for force-majeure, act of god, non availability of material or any reason beyond the control of DEVELOPER/BUILDER.

10) THAT, the time limit as presecribed in this agreement for all purposes shall commence only from the date of Registration of agreement for development and Power of Attorney.

11) THAT, the LAND OWNERS allowed and permitted the DEVELOPER/BUILDER to enter the site and start development, construction of the proposed building/complex after the user of land from agricultural to non agricultural is changed by the competent authority and confirmed the permissive possession.

12) THAT, the DEVELOPER/BUILDER shall be free and entitled to consume full FSI of the said land/plot for development and construction with liberty to loading/using additional development rights etc., in the name of LAND OWNERS in any manner and receive all beneficial enjoyment, benefits, profits of the same as owner thereof at his cost or to dispose of the same and receive all beneficial enjoyment of it in any manner and at any terms to which the LAND OWNERS or any person/s claiming through or under the name LAND OWNERS shall not object.

13) THAT, the LAND OWNERS agreed that they shall execute an Irrevocable General Power Of Attorney as per the instruction of DEVELOPER/BUILDER, in view of the provisions of section 202 of Indian Contract Act, instead of sale deed, concerning to the property in question, in favour of M/S. PANKAJ CONSTRUCTION through its partner irrevocably authorizing him to deal with the said property including transfer of the same by way of sale or otherwise, so as to enable the DEVELOPER/BUILDER to get the Sale agreements, sale deeds, correction deeds, declarations deeds, lease deeds and other deeds in the name of any of his nominee/assignee relating to the Flats/Apartments of the proposed building/complex excluding the 45 flats/apartments, each admeasuring approx. carpet area of 50.167 Sq. m. to be given to the LAND OWNERS as referred above. The LAND OWNERS agree & assure that they shall never revoke such Power Of Attorney and in case of any inability of the LAND OWNERS and/or the DEVELOPER/BUILDER/ATTORNEY or in case of death or any other inability, the legal heirs of parties shall be liable to execute the fresh power of Attorney or other conveyance deed in favour of the DEVELOPER/BUILDER or any of his nominees/assignees, as per the instructions of the DEVELOPER/BUILDER, so

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that the DEVELOPER/BUILDER could be able to get the said property conveyed in favour of his nominee/s by virtue of Power Of Attorney of the LAND OWNERS, however, despite of execution of such Power Of Attorney, the LAND OWNERS shall be liable to execute such deeds and documents as the DEVELOPER/BUILDER may need for conveyance of the said property and establishing absolute ownership rights, title of the same in favour of the DEVELOPER/BUILDER or his nominee.

14) THAT, henceforth the DEVELOPER/BUILDER shall be free to prepare Layout Plan, building plan, construction drawings, etc. and get the same sanctioned from concerned authorities under any scheme including the provisions of Gunthewari Act in the name of LAND OWNERS at his cost in which the LAND OWNERS shall extend their full co-operation by signing proposed plan/s, revised plan/s, drawings, affidavits and such other documents as may be required for getting sanctions, however, all sanctions, approvals etc. shall be entirely at the cost of DEVELOPER/BUILDER in all respect but the LAND OWNERS shall not be responsible for any costs or expenses for getting sanction of building plan, layout plan.

15) THAT, the DEVELOPER/BUILDER shall be free to start the construction work of proposed multi-storied building/s, scheme on the said plot/land and execute the entire scheme at it's/his cost with its labors, architects and other experts for it's benefits and profits. The DEVELOPER/BUILDER shall be entitled to consume the full F.S.I. including any increase therein and other the development rights relating to said entire land under any scheme. The LAND OWNERS or any other person or persons claiming through or under the name of LAND OWNERS shall not obstruct or interfere the development/construction/building work of the said building for any reasons and in any manner whatsoever. The LAND OWNERS shall not be entitled to any other benefits or profits of the project/scheme except the 45 flats/apartments, each admeasuring approx. carpet area of 50.167 Sq. m. as referred above and the DEVELOPER/BUILDER shall be absolutely free and entitled to develop the said land by making construction of apartments for sale in favour of prospective buyer/s, without any claim, demand, objection from the LAND OWNERS on any grounds or reasons whatsoever, however, the entire development and the construction work shall be exclusively at the cost and risk of the DEVELOPER/BUILDER in all respect and the DEVELOPER/BUILDER shall keep the LAND OWNERS indemnified, compensated, reimbursed against all claims, actions, charges, expenses if any taken or imposed on the LAND OWNERS. The DEVELOPER/BUILDER shall abide by all the prevailing rules & regulations and shall not make any violation of any law and obtain all the necessary

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permission, sanction, registration of the scheme with and from the competent authority.

16) THAT, the LAND OWNERS shall not be entitled to any other flats/apartments or portion of land except the flats/apartments to be given to them and all other flats/apartments/units etc. shall be exclusively under the entitlement of the DEVELOPER/BUILDER with liberty to allot, sale or otherwise deal with the same in any manner and receive all beneficial enjoyment of the same without any claim or objection of the LAND OWNERS.

17) THAT, the DEVELOPER/BUILDER shall be free to make publicity of the proposed building and invite the attention of prospective buyer/s by publishing advertisement in news paper or any other manner to which the LAND OWNERS shall have no objection of any sort whatsoever. Similarly, the DEVELOPER/BUILDER shall be free to fix or install any sign board on the site indicating or displaying the names of prospective buyers, CONTRACTOR, ARCHITECT, LEGAL ADVISER/FINANCIER or other concerns or such other particulars as may be deemed necessary or suitable by the DEVELOPER/BUILDER to which the LAND OWNERS shall have no objection.

18) THAT, the DEVELOPER/BUILDER shall be free and exclusively entitled to book the blocks/offices/flats/apartments/units in favour of any prospective buyer/s or otherwise (excluding the 45 flats/apartments, each admeasuring approx. carpet area of 50.167 Sq. m. to be retained by LAND OWNERS) and further to negotiate, settle and receive the consideration amount from any such prospective buyer/s in any manner excluding the 45 flats/apartments, each admeasuring approx. carpet area of 50.167 Sq. m. Or as per sanction map to be allotted to the LAND OWNERS to which the LAND OWNERS shall not have any claim or objection of any sort whatsoever. However, in case area of carpet area of flats falling in the share of land owner comes below than agreed area than suitable compensation in the form of monetary value or increased number of flats shall be given to the land owners. The LAND OWNERS shall not be liable for any financial transaction of the DEVELOPER/BUILDER with the prospective buyer/s and there shall be no contractual obligations on the part of LAND OWNERS to the prospective buyers.

19) THAT, the LAND OWNERS shall be free and exclusively entitled to book the 45 flats/apartments in favour of any prospective buyer/s or otherwise and further to negotiate, settle and receive the consideration amount from any such prospective buyer/s in any manner excluding the flats/apartments to be retained by the DEVELOPER/BUILDER to which the DEVELOPER/BUILDER shall not have any claim or objection of any sort whatsoever. The DEVELOPER/BUILDER shall not be liable for any financial transaction of the LAND OWNERS with the prospective

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buyer/s and there shall be no contractual obligations on the part of DEVELOPER/BUILDER to the prospective buyers.

20) THAT, the position of flats/apartments to be retained by the parties hereto shall be mutually decided after sanction of building plan on every floor and after sanction of building plan, registration of deed of declaration, a correction deed will be executed bifurcating the numbering of flats to be retained by the LAND OWNERS and DEVELOPER/BUILDER.

21) THAT, the LAND OWNERS undertake and assure that they have good, valid and marketable title and absolute right and full authority to convey and transfer, assign development rights in favour of the DEVELOPER/BUILDER pertaining to the property in question absolutely forever and it is free from all kinds of encumbrances such as mortgage, agreement, gift etc., and the said property is not under any acquisition, requisition scheme and it is not subject to any litigation or legal proceedings.

22) THAT, the LAND OWNERS further assure that herein before they have not alienated with the property under reference in any manner by way of mortgage, agreement, gift, sale or otherwise and all their rights of ownership subsists and the property in question is free from all kinds of charges, encumbrances etc., nor the said property is debarred from being transacted as per this agreement for any reasons what so ever. The LAND OWNERS undertake, assure and agree that the said property shall be conveyed in favour of nominee/assignee of DEVELOPER/BUILDER as prospective buyer with good, clear and marketable free title from all encumbrances, claims etc., and in the event of DEVELOPER/BUILDER or any of his nominee/assignee suffering any loss or damages due to any defect in the rights, title, and authority of the LAND OWNERS over the said property or for arrears of taxes, dues etc., the LAND OWNERS shall be liable and responsible to clear the same, indemnify and compensate the DEVELOPER/BUILDER from their other properties and sources and keep the DEVELOPER/BUILDER harmless in all respects.

23) THAT, the LAND OWNERS shall not do or cause to be done any acts or deeds causing any harm to the DEVELOPER/BUILDER or adversely affecting the rights & interest of the DEVELOPER/BUILDER in the said property in any manner what so ever. The LAND OWNERS as well as their heirs, legal representatives, successors, assigns etc., shall execute such deeds or documents and do such other acts as may be desired by the DEVELOPER/BUILDER for better enjoyment of the said property or transfer of the same in favour of the DEVELOPER/BUILDER or any of his nominee/assignee etc. It is further agreed by and between the parties that in case of any change in area or numbering position of property, error,

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omission, in the description of the property for any reasons whatsoever, the same shall not annul this transaction but this transaction shall be applicable with such changes, modifications as may occur.

24) That the parties specifically agreed that in case of any breach of condition by any party, the opposite party shall be free to make claim as per law and in terms of this agreement at the cost of erring party.

25) That in the event of any breach of condition then the notice shall be served upon the parties on the address mentioned above.

26) THAT, this agreement shall be binding and applicable to the parties hereto as well as respective heirs, legal representatives, successors, executors, assigns etc.

27) THAT, the DEVELOPER/BUILDER will obtain all the necessary certificate from the relevant department which are necessary for the project i.e. building construction and execute the construction work.

28) THAT, the LAND OWNER/S shall furnish and hand over all the original title deeds and other records/documents to the DEVELOPER/BUILDER relating to said property after execution and registration of the title documents of 45 flats/apartment retained by the land owners however land owner shall present original paper for verification purposes as and when called by the developer/ builders by the banking purpose at any time.

29) THAT, the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Competent Civil Court at NAGPUR will have the jurisdiction for this Agreement.

SCHEDULE OF PROPERTY REFERRED ABOVE :-

ALL THAT piece and parcel of land bearing Khasra No. 100/7 (Old khasra No. 100/2) admeasuring 0.81 hectares (8100 Sq. m.), City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur, bounded as under –

TO THE EAST	:	24 m. GOREWADA ROAD
TO THE WEST	:	KHASRA No. 100/8
TO THE NORTH	:	KHASRA No. 100/8
TO THE SOUTH	:	KHASRA No. 100/3,6 INDRAYANI G.N.S.S.

Jt. Dist. Registrar CL-I NAGPUR

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IN WITNESS WHEREOF THE parties hereto executed and put their signatures to this **AGREEMENT FOR DEVELOPMENT** at Nagpur, in favour of the **DEVELOPER/BUILDER** in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES –



1. _____

SHRI CHETAN S/O SHRIKANT THORAT



2. _____

SHRI RAJESH S/O SHRIKANT THORAT



3. _____

SMT. KAVITA W/O. PAWAN KOLARKAR

(AFTER MARRIAGE)

@ KAVITA D/O. SHRIKANT THORAT

(BEFORE MARRIAGE)



1. _____



4. _____

SMT. SUCHITA W/O. ATUL KOTANGALE

(AFTER MARRIAGE)

@ SUCHITA D/O. SHRIKANT THORAT

(BEFORE MARRIAGE)



5. _____

SMT. DARSHANA W/O. NITESH GULHANE

(AFTER MARRIAGE)

@ DARSHANA D/O. SHRIKANT THORAT

(BEFORE MARRIAGE)

(THE LAND OWNER/S)

2. _____



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M/S. PANKAJ CONSTRUCTIONS,

Through its partner/s –



i. _____

SMT. RUPALI W/O. GAURAV DHALL (AFTER MARRIAGE)

@ RUPALI D/O. ROSHAN DHAWAN (BEFORE MARRIAGE)



ii. _____

SMT. SHRUTI W/O. PANKAJ DHAWAN

(THE DEVELOPER/BUILDER)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI, JAYESH HARIRAMANI

ADVOCATES

"HARIRAMANI ASSOCIATES"
12A, Third Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
M. 9326444422, 9325557700,
M. 9373107039, 9730073060,
E-mail: adv.om_hariramani@rediffmail.com

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. 07/2021
Date 06/01/2021

Received From Shri/Smt./M/s. Pankaj Constructions
Residing at Nagpur
Market Value Rs. 8,18,99,500/-
Stamps duty of Rs. 4094975/- (in words Rs. Fourty Lakh Ninety four thousand Nine hundred seventy five only.
Paid vide e-Challan No. MH002576445202122E date 24/6/2021

Certified under Section 32(1) (b) of the M.S. Act, 1958 that the full duty of Rs. 4094975/- (in words Rs. Fourty Lakh Ninety four thousand Nine hundred Seventy five only) with which instrument is chargeable has been paid as per Article 5(g-9) of Schedule-I.

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

Nagpur
Date 24/6/2021

Collector of Stamps
Nagpur City

Dist. Registrar Cl-I & Collector of Stamps ★ NAGPUR CITY ★ Maharashtra

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Dist. Registrar Cl-I & Collector of Stamps ★ NAGPUR CITY ★ Maharashtra

हा आदेश महाराष्ट्र मुद्रांक अधिनियम, १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील

मुद्रांक जिल्हाधिकारी
नागपुर शहर

सह जिल्हा निबंधक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांचे कार्यालय,
नविन प्रशासकीय ईमारत क्र.२, ए-विंग, तिसरा माळा, सिव्हील लाईन्स,
नागपुर-४४० ००१
दुरध्वनी क्रमांक ०७१२-२५३८७८० e-mail ID- jdr.nagpurcity@igrmaharashtra.gov.in.

जा.क्र.का.७/अभि.प्र.क्र.०७/२१/२०२१/ 9546
दि. 22/०६/२०२१.

अभिनिर्णय प्रकरण क्र.०७/२०२१

अभिनिर्णय

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

संदर्भ :- आपला दिनांक ०७/०१/२०२१ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारुप / 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 प्रारुप /निष्पादित केलेला मुळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

सदरच्या संलेखातील मालमत्ता ही मौजा-गोरेवाडा, तह. नागपूर शहर, जि. नागपूर, खसरा नं. १००/७ (जुना खसरा नं.१००/२), सिटी सर्वे नं.२७२, शिट नं.७१, आराजी ०.८१ हे.आर. इतके आहे.

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

सदर संलेखान्वये लिहुण देणार हे लिहुण घेणार यांना त्यांचे मालकीच्या उक्त जागेचा विकास करण्याचे अधिकार देत असून, त्यामोबदल्यात विकासक हे जागा मालक यांना रु.१,५०,००,०००/- रोखीने अदा करणार असल्याचे नमूद आहे. तसेच विकासक हे जागा मालक यांना उक्त मिळकतीवर बांधण्यात येणाऱ्या इमारतीमधील ५०.१६७ चौ.मी. चटई क्षेत्राच्या एकुण ४५ अपार्टमेंट देणार असल्याचे दस्तात नमूद आहे. वार्षिक मूल्य दर तक्ते सन २०२०-२१ नुसार सदरच्या ४५ अपार्टमेंटचे मूल्य रु.६,६१,०४,६४७/- इतके येते. आणि विकास शुल्क रु ७,९४,६४६/-इतके येते. सबब संलेखातील एकुण मोबदला रक्कम रु. ८,१८,९९,२९३/- इतका निश्चित होतो.

या कार्यालयातील सहाय्यक नगर रचनाकार यांनी दिनांक ०४/०६/२०२१ रोजी आपला मुल्यांकन अहवाल या कार्यालयास सादर केलेला असून, सन-२०२०-२१ चे बाजारमुल्य दर तक्त्यातील दर / अंमलबजावणी सूचना गृहीत धरुन उक्त मिळकतीचे मूल्य (विकसनकर्त्यांच्या हिश्याचे मूल्य) रुपये ८,१८,९९,२९३/- समजा रु. ८,१८,९९,५००/- इतके निश्चित केलेले आहे. दस्तात नमूद केलेल्या तपशिलाप्रमाणे विकासक यांना मिळणाऱ्या हिस्याचे मूल्य जास्त असल्याने महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम २(na) अन्वये उक्त मिळकतीचे बाजारमुल्य रु. ८,१८,९९,५००/- इतके निश्चित करण्यात येत आहे.

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वरील प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रु. ८,१८,९९,५००/- एवढया मुल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [वाचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रु.४०,९४,९७५/- चा मुद्रांक शुल्क देय आहे. मूळ संलेखास रु.निरंक चे मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयाकरिता दाखल विकसन करारनाम्याच्या संलेखास रु. ४०,९४,९७५/- चा मुद्रांक शुल्क देय आहे. 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 पुर्ण पुणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करुन 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 अधिनिमय १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे अधिन राहून आदेश देण्यात येत आहे.

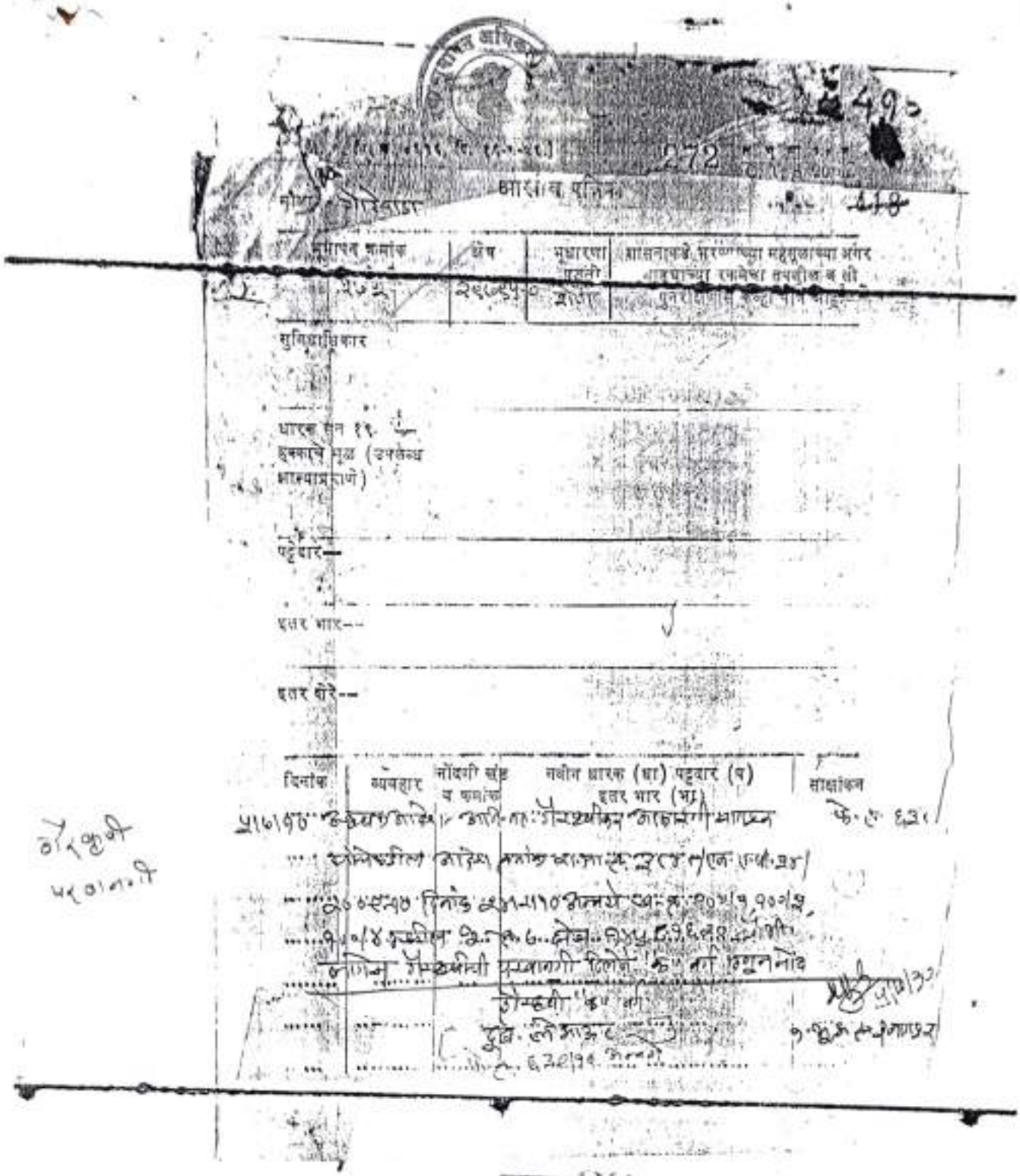
४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रक्कम रु.३००/- भरुन मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

श्री. पंकज रोशन धवन,
पत्ता- दलाल कंपाऊंड, राज नगर,
काटोल रोड, नागपुर.

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१९ | ३२



भारसाधक पत्रिका

मालमत्ता क्रमांक	क्षेत्र	सुधारणा पहावी	शासनाकडे सरकारच्या महसुलाच्या अगर
		आकार	पुनरीक्षण केल्या बाबत माहिती

सुविधाधिकार

धारक सन १९
हक्काचे मूळ (उपलेख आवश्यक तेथे)

पट्टेदार—

इतर भार—

इतर शेरे—

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (ध) इतर भार (भा)	साक्षांकन

सत्यप्रतीलिपी

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१८ | 32

दिनांक	व्यवहारी नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेधार (प) इतर भार (भा)	साक्षां
१ 9/20	खरेदीने. दु.द.क. ६५६२ दि. १४/8/20 अन्वये रु. २८,६०,०००/- गहाने भु.क्र. २० की. ७६६.३६८० चौ.मी. जागा श्यामली बॅनर्जी शेसल बॅनर्जी कडून खरेदीने घेतले.	किरोज अनवर शेख	फे.क्र. ६११० 16/10/20 न.भु.अ.क्र. ३ नागपूर
13 9/20	आदेशाने. दु.व.पु. स्थगीतकर आकारणी क.५, नागपूर कडील रा.मा.क्र. ९०८/१/ ६१२७ CR/CR.E.C.ची ३४/०६-०८/दि. ०१/०८/२००८ अन्वये स्व.न. ७००१२, भु.क्र. २४ की. १८.३२० चौ.मी. क्षेत्र पक्क सालीने नोंद.	निर्मला को. हौ. हाऊ. सोसा., क्र. ५०७२ 23/11/20 न.भु.अ.क्र. ३ नागपूर	फे.क्र. ५०६१
23 9/20	खरेदीने. दु.द.क. ६५२(क्र) दिनांक २८/०१/२०१२ अन्वये रु. २०,००,०००/- मध्ये स्व. न. ७००१२, भु.क्र. २४ की. १८.३२० चौ.मी. निर्मला को. हौ. हाऊ. सोसा. कडून खरेदी नोंद.	केशरानी जं. शिवपाल सिंह 23/11/20 न.भु.अ.क्र. ३	फे.क्र. ५०६२.

16/0882-
04/01/21 801

सह दुय्यम निबंधक
04/01/21
शिरस्तेदार
सह भूमापन अधिकारी क्र. ३

नगन-१
3168 / 2029
20 / 32

मुद्रणाचा दिनांक : 22/03/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधाजीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ अन्वये ७]

गाव : मौरेवाडा — तालुका : नागपूर (शहर) — जिल्हा : नागपूर — ईकटचा फेरफार क्रमांक : 6056 व दिनांक : 11/10/2019

भूमापन क्रमांक व उपविभाग : 100/7

भूमापन क्रमांक व उपविभाग 100/7	भू-धारणा पध्दती (सोनक्षत्रावर चर्चे-)	सोनक्षत्रावरचे नोंद				
सेवायत स्थानिक नोंद :		क्षेत्र	आकार	पो.ख.	फे.फा	फेरफार क्रमांक
क्षेत्र एकक : हे.आर.चौ.मी	[राजेश श्रीकांत थोराट	0.10.00	0.25		(6056)	[158], [161], [6]
विद्यमान : 0.81.00	[चेतन श्रीकांत थोराट	0.10.00	0.25		(6056)	कुळाचे नाव
वगळायचे : -	[रुचकी श्रीकांत थोराट	0.10.00	0.25		(6056)	इतर अधिकार
तारी : -	.....सहधारक क्षेत्र.....					नाव्य
बदलचे : -						दि. 09/10/2008 दुपारी बारा वाजता (6892))
इतर : -	[कविता पवन कोलारकर	0.11.00	0.32		(6056)	
मुळचा क्षेत्र : 0.81.00	[वृषिका अतुल कोटागळे	0.10.00	0.25		(6056)	
पोट-खराब (लागवडीस अयोग्य) :	[दर्शना निलेश गुल्हाने	0.10.00	0.25		(6056)	
खरी (अ) : -	.....सहधारक क्षेत्र.....					
खरी (ब) : -						
एकूण पो.ख : 0.00.00	सुषिता अतुल कोटागळे				(6056)	
आकारणी : 2.00	दर्शना निलेश गुल्हाने				(6056)	
पुर्वी विक्री विशेष आकारणी : -	कविता पवन कोलारकर				(6056)	
	राजेश श्रीकांत थोराट				(6056)	
	चेतन श्रीकांत थोराट				(6056)	
	.....सहधारक क्षेत्र.....	0.81.00	2.00			
मुळ फेरफार क्र. : [3] [82] [895] (6019)						शेरा आणि सूचनेचा तिपशील :

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर कामेकरीता वापरता येणार नाही.

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधाजीत ठेवणे) नियम,१९७१ अन्वीत नियम १९]

गाव :- मौरेवाडा — तालुका :- नागपूर (शहर) — जिल्हा :- नागपूर — खेरफार फेरफार क्रमांक : 6056 व दिनांक : 11/10/2019

भूमापन क्रमांक व उपविभाग : 100/7

		पिकपाहणीचे वेळचा तपशील									शासकीयसाठी उपलब्ध असलेली जमीन		जल सिंचनाचे साधन	शेरा
		पिक पिकाखालील क्षेत्र						पिकाखालील क्षेत्र						
					पडक पिके व उपयोगाखालील क्षेत्र									
वर्ष	हंगाम	विस्तारपत्र संकेत क्रमांक	भात पिकित	अन्नधान्य पिकित	पिकाचे नाव	धान्य पिकित	अन्नधान्य पिकित	पिकाचे नाव	धान्य पिकित	अन्नधान्य पिकित	क्षेत्रफळ	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी				

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर कामेकरीता वापरता येणार नाही.

12/4/2020

4/12/2020

वर्ष:2020-21

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)
तालुका:नागपूर (शहर)

गाव:मौरेवाडा — जिल्हा:नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
							जि.प. रु.पै.	ग्रा.प. रु.पै.	रु.पै.
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.			
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.767	100/7	0.81.00	0.0000	0.81.00	2	0	0	0	2
	एकूण	0.81.00	0.0000	0.81.00	2	0	0	0	2

कविता पवन कोलारकर , चेतन श्रीकांत थोराट , दर्शना निलेश गुल्हाने , राजेश श्रीकांत थोराट , सुषिता अतुल कोटागळे .

https://mahabhumi.gov.in/Nagpur/pg/12_changes.aspx
For View Only

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर कामेकरीता वापरता येणार नाही.

नगर भूमापन - 9
366 / 2019
29 / 32

NAGPUR MUNICIPAL CORPORATION

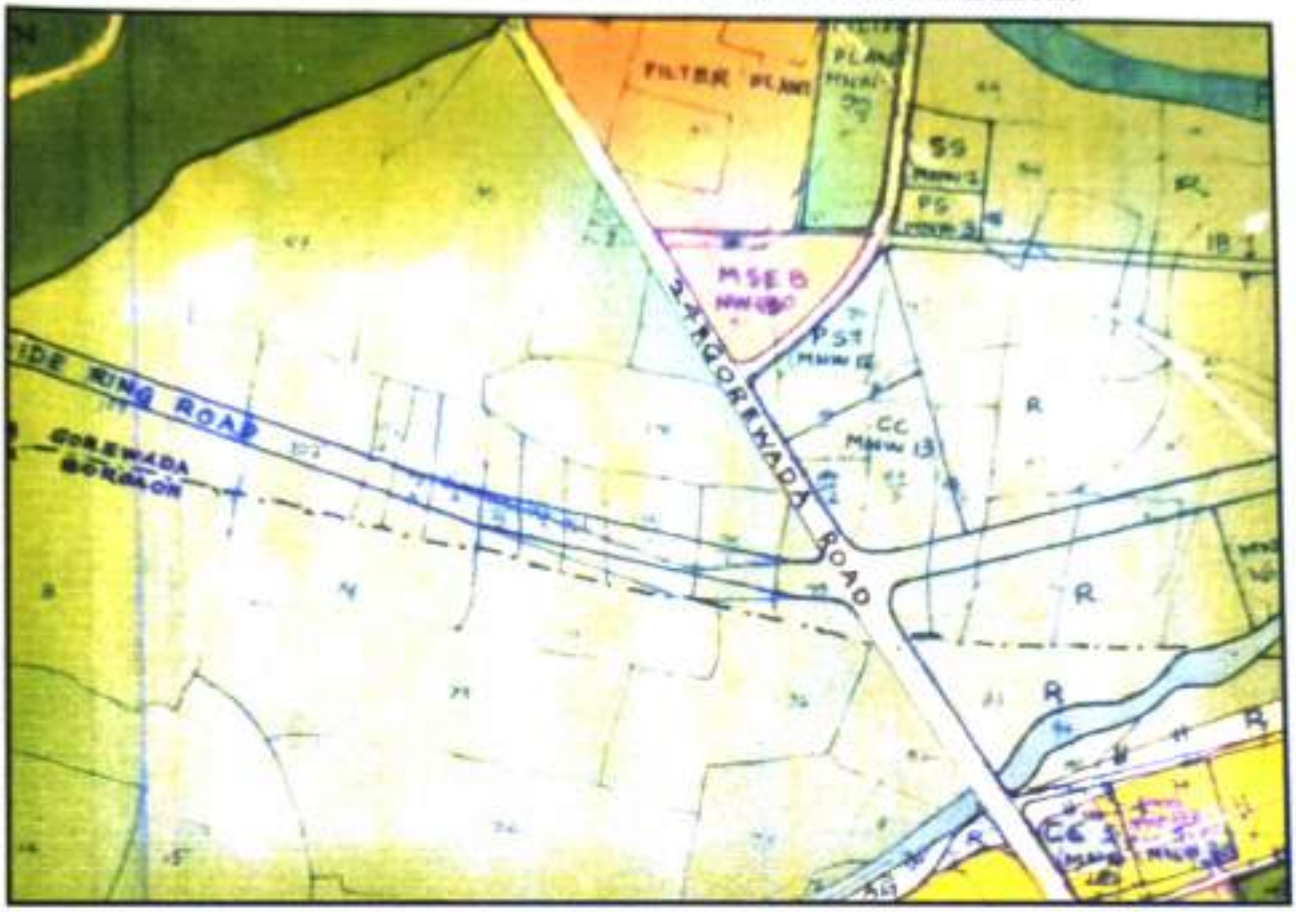
(TOWN PLANNING DEPARTMENT)

06

N

SCALE-1:8000

PART PLAN OF D.P. OF NAGPUR
SANCTIONED U/S 31(1) OF M.R. & T.P. ACT 1966,
VIDE NOTIFICATION NO. TPS. 2496/2643/CR-300(A)/97/UD-9, DT. 7th JANUARY 2000.
E.P. NOTIFICATION NO. TPS-2400/1628/CR-200/UD-9, DT. 10th SEPTEMBER 2001



REFERENCES

RESIDENTIAL		AGRICULTURAL	
COMMERCIAL		WATER BODIES	
PUBLIC & SEMIPUBLIC		EXISTING FACILITIES	
PUBLIC UTILITY		PROPOSED FACILITIES	
RECREATIONAL FACILITIES		D.P.BOUNDARY	
TRANSPORATION		MOUZA BOUNDARY	
INDUSTRIAL		N.I.T. SCHEME BOUNDARY	
		CONGESTED AREA BOUNDARY	

CHANGES MADE U/S 28 OF M.R. & T.P. ACT 1966 TO THE R.D.P. PUBLISHED U/S 26 OF THE ACT

CHANGES MADE U/S 29 OF M.R. & T.P. ACT 1966 TO THE R.D.P. SUBMITTED U/S 30 OF THE ACT

CHANGES MADE U/S 28 OF M.R. & T.P. ACT 1966 TO THE R.D.P. PUBLISHED U/S 29 OF THE ACT

EXCLUDED PAR T REPUBLISHED U/S 31 OF M.R. & T.P. ACT 1966

MODIFICATIONS SANCTIONED U/S 31 OF M.R. & T.P. ACT 1966

LAND UNDER REFERENCE

नगरपाल – 9
3865 / 2029
22 / 32

Jr. Engineer
Town Planning
Dept. N. M. C

नागपूर महानगरपालिका, नागपूर

(नगर रचना विभाग)

श्री छत्रपती शिवाजी महाराज प्रशासकीय इमारत, सी विंग, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर–440001

फॉक्स क्र. 0712 –2561584, वेबसाईट – www.nmcnagpur.gov.in

जा.क्र.मनपाना/नरवि/2032 दिनांक :– 07/1 /2021

प्रति,

श्री. पंकज आर. धवन,

रा. राजनगर, नागपूर.

विषय:– **मौजा – गोरेवाडा, खसरा क्र. 100/7 या जागेचा भाग नकाशा व जमिन वापर प्रमाणपत्र मिळणेबाबत.**

संदर्भ :– आपला दि. 05.01.2020 चा अर्ज.

संदर्भीत पत्रानूसार कळविण्यात येते की, **मौजा – गोरेवाडा, खसरा क्र. 100/7** या जागेचा पोटभाग उपलब्ध नसल्यामुळे संपुर्ण खसरा क्र. 100 चा अहवाल खालीलप्रमाणे आहे.

1. उक्त जमिन 'ग्रिन बेल्ट कंट्रोल स्किम' अंतर्गत समाविष्ट आहे.
2. शासनाने दि. 10.09.2001 ला मंजुर केलेल्या सुधारीत विकास योजनेनूसार उक्त जागा 36.00 मी. रिंग रोड व 'कृषी' या वापराकरीता प्रस्तावित आहे.

टिप :– जमिन वापर प्रमाणपत्राची कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

कनिष्ठ अभियंता
नगर रचना विभाग
महानगरपालिका, नागपूर

नगन–9
3867/2021
23/32

नगन – 9

3768 / 2029

28 / 32

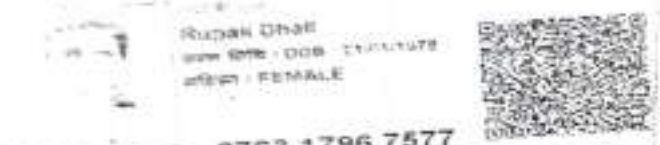



भारत सरकार
GOVERNMENT OF INDIA
Rajesh Shrikant Thorat
जन्म तारीख / DOB : 04/01/1978
पुरुष / MALE
3034 9473 1127
सामान्य माणसाचा अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
C/O Shrikant K. Thorat, Plot No. 2, South Ambazari Road, Opp. Sai Prasanna Sabhagruh, Shraddhanand Peth, Nagpur, Nagpur, Maharashtra, 440010
PERMANENT ACCOUNT NUMBER
ACXPK3617Q
KAVITA PAWAN KOLARKAR
SRIKANT KAMAJI THORAT
17-02-1970
आधार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ACNPT0847M
SRIKANT THORAT


भारत सरकार
Unique Identification Authority of India
नोंदणीयाचा क्रमांक / Enrollment No.
To,
Kavita Pawan Kolarkar
Plot no 5/2 Jeevandeep Society
Behind Hotel
Opposite state bank of Hyderabad Ajnara nagar
Vivekanand Nagar
Vivekanand Nagar Nagpur Nagpur
Maharashtra 440015
9561757579
Ref: 018 / 29H / 838910 / 829166 / P
DH1956889655FT
आपला आधार क्रमांक / Your Aadhaar No.
6275 4433 9625
आधार - सामान्य माणसाचा अधिकार


भारत सरकार
GOVERNMENT OF INDIA
Ruhan Dhar
जन्म दिनांक / DOB:
महिला / FEMALE
2763 1796 7577
माझा आधार, माझी ओळख


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Chai Mayfair
Delhi
110019


भारत सरकार
GOVERNMENT OF INDIA
6275 4433 9625
आधार - सामान्य माणसाचा अधिकार


भारत सरकार
GOVERNMENT OF INDIA
अतुल पुरुषोत्तम कोटंगले
Atul Purushottam Kotangale
जन्म तारीख / DOB: 01/09/1987
पुरुष / MALE
6766 0865 8022
माझे आधार, माझी ओळख


भारत सरकार
GOVERNMENT OF INDIA
Pankaj Roshan Dhanwan
जन्म दिनांक / DOB : 10/06/1981
पुरुष / MALE
6772 6968 5013
आम आदमी का अधिकार


Kachiraj - Sadharan Manasacha Adhikar
3167 / 2029
24 / 32
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पत्ता:
निर्मला कोटांगले, फ्लॅट नं 3 ओमकार अपार्टमेंट, धरमपेठ, वझलवार लेन जवळ, धरमपेठ, नागपूर, नागपूर, महाराष्ट्र - 440010
Address:
Nirmala Kotangle, Flat No 3 Omkar Apartment, Dharampeth, Near Wazalwar Lawns, Dharampeth, Nagpur, Nagpur, Maharashtra - 440010
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bangalore 560 001





















नोंदणी-9
3765/2029
25/32

CHALLAN

MTR Form Number-6

GRN MH002786044202122E	**BARCODE**	**Date** 28/06/2021-16:21:30	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	MS PANKAJ CONSTRUCTIONS
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	CS NO 272
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Registration Fee	30000.00	**Road/Street**	MOUZA GOREWADA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	
		SecondPartyName=CHETAN THORAT~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

DEFACED ₹ 30000.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	02300042021062695632	211779917200
Cheque/DD No.		Bank Date	RBI Date	28/06/2021-16:22:51	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9373107039

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

सदर चलन फक्त दुय्यम निबंधक कार्यालयास नोंदणी कराव्याच्या दस्तऐवजासाठी लागू आहे. नोंदणी न कराव्याच्या दस्तऐवजासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-264-3878	0001326072202122	28/06/2021-13:05:07	IGR383	30000.00
			Total Defacement Amount		**30,000.00**

Print Date 28-06-2021 01:10:37

1017--9
365/2021
26/32


नगन – ९
३४८ / २०२१
२४ / ३२

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2806202104114	**Receipt Date**	28/06/2021

Received from PANKAJ R DHAWAN, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 3878 dated 28/06/2021 at the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

DEFACED
₹ 640
DEFACED

Payment Details

Bank Name	MAHB	**Payment Date**	28/06/2021
Bank CIN	10004152021062803699	**REF No.**	004007199
Deface No	2806202104114D	**Deface Date**	28/06/2021

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

नगन-9
3565/2029
20 / 32

264/3878
सोमवार,28 जून 2021 1:05 म.नं.

दस्त गोषवारा भाग-1

नगन1 30132
दस्त क्रमांक: 3878/2021

दस्त क्रमांक: नगन1 /3878/2021

बाजार मुल्य: रु. 8,18,99,500/- मोबदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.40,95,975/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 3878 वर दि.28-06-2021

रोजी 1:01 म.नं. वा. हजर केला.

पावती:7170 पावती दिनांक: 28/06/2021

सादरकरणाराचे नाव: मेसर्स पंकज कन्स्ट्रक्शन तर्फे भागीदार रुपाली गौरव ढाल (लग्नानंतर) रुपाली रोशन धवन (लग्नाआधी) .

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकुण: 30640.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

NGP1

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. १

NGP1

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्र. 1 28 / 06 / 2021 01 : 01 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 06 / 2021 01 : 02 : 27 PM ची वेळ: (फी)



6/28/2021

Summary-2

28/06/2021 1 10:06 PM

दस्त गोषवारा भाग-2

नगर1 3132

दस्त क्रमांक:3878/2021

दस्त क्रमांक :नगर1/3878/2021

दस्ताचा प्रकार :-विक्रमनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चेतन धीकांत धोरात .AEHPT4377E पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं 02, साउथ अंबाझरी रोड, निरंजनी अर्बन को.ऑप. बँक जवळ, धरमपेठ, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:AEHPT4377E	लिहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:राजेश धीकांत धोरात .ACNPT0847M . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं 02, साउथ अंबाझरी रोड, निरंजनी अर्बन को.ऑप. बँक जवळ, धरमपेठ, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:ACNPT0847M	लिहून देणार वय :-44 स्वाक्षरी:-		
3	नाव:कविता पवन कोलारकर (लग्नानंतर) कविता धीकांत धोरात (लग्नाआधी) . पत्ता:प्लॉट नं: .ACXPK3617Q, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 5-डी, जयप्रभु सोसायटी, वेलनरोडी रोड, एसबीआई बँकेजवळ्या समोर, मनीष नगर, नागपूर , महाराष्ट्र, NAGPUR. पॅन नंबर:ACXPK3617Q	लिहून देणार वय :-50 स्वाक्षरी:-		
4	नाव:सुचिता अतुल कोटांबले (लग्नानंतर) सुचिता धीकांत धोरात (लग्नाआधी) . पत्ता:प्लॉट नं: .AKWPK0386K, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॅट नं 3, ओमकार अपार्टमेंट, वजलवार लॉन जवळ, धरमपेठ, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:AKWPK0386K	लिहून देणार वय :-49 स्वाक्षरी:-		
5	नाव:दर्शना निलीश गुल्हाने (लग्नानंतर) दर्शना धीकांत धोरात (लग्नाआधी) . पत्ता:प्लॉट नं: .ATTPG4411P, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ए-1/205, रेणुका वृंदावन सीएचएस, राजयोग कॉलोनी, चंदन स्वीट मार्ट जवळ, बाल्हेकरवाडी पुणे , महाराष्ट्र, PUNE. पॅन नंबर:ATTPG4411P	लिहून देणार वय :-48 स्वाक्षरी:-		
6	नाव:मेसर्स पंकज कन्स्ट्रक्शन तर्फे भागीदार रुपाली गौरव ढाल (लग्नानंतर) रुपाली रोशन धवन (लग्नाआधी) . पत्ता:प्लॉट नं: .ANDPV5847J, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 5, दत्तात कम्पाउंड, राज नगर, काटोल रोड, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:ANDPV5847J	लिहून घेणार वय :-42 स्वाक्षरी:-		
7	नाव:मेसर्स पंकज कन्स्ट्रक्शन तर्फे भागीदार श्रुती पंकज धवन . . पत्ता:प्लॉट नं: .ANDPV5847J, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 5, दत्तात कम्पाउंड, राज नगर, काटोल रोड, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:ANDPV5847J	लिहून घेणार वय :-30 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी वरील विक्रमनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करताात.
सिट्टा क.3 ची वेळ:28 / 06 / 2021 01 : 06 : 02 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ९

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पंकज रोशन धवन . . वय:40 पत्ता:दत्तात कंपाउंड राज नगर नागपूर पिन कोड:440013		

स्वाक्षरी

JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

2 नाव:अतुल पुरुषोतम कोटांगले . .
वय:54
पत्ता:राह. प्रेमनगर, नागपूर
पिन कोड:440010

स्वाक्षरी





नगन - ९
3565/2021
32/32

1
3565
नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि
वा दस्तला एकुण 32 पाने आहेत.

शिक्का क्र.4 ची वेळ:28 / 06 / 2021 01 : 07 : 13 PM

शिक्का क्र.5 ची वेळ:28 / 06 / 2021 01 : 07 : 30 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

NGP1

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. १
दस्त क्रमांक 3565 सन 2021

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	07/2021	4600901	4095975	SD		
2		DHC		2806202104114	640	RF	2806202104114D	28/06/2021
3		eChallan		MH002786044202122E	30000	RF	0001326072202122	28/06/2021

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

3878 /2021

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2. Get print immediately after registration.

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