Receipt (pavti)

(5)

274/3224
Tuesday,June 07 ,2022
3:35 PM

पावती

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

पावती क्र.: 4583 दिनांक: 07/06/2022

गावाचे नाव: येरला
दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-3224-2022
दस्तऐवजाचा प्रकार : बिक्रीपत्र
सादर करणाऱ्याचे नाव: मेसर्स राधे गोविंद इंन्फ्रा तर्फे भागीदार श्री शशांक ओमप्रकाश माहेश्वरी . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 30560.00

DELIVERD

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:51 PM ह्या वेळेस मिळेल.

NGR10

बाजार मुल्य: रु.11256000 /-
मोबदला रु.12111000/-
भरलेले मुद्रांक शुल्क : रु. 726700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0706202203415 दिनांक: 07/06/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002929729202223M दिनांक: 07/06/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH002929729202223M	BARCODE	Date	06/06/2022-14:11:51	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	MS RADHE GOVIND INFRA
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	MOUZA YERLA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	726700.00
0030063301 Registration Fee	30000.00
Total	7,56,700.00

Remarks (If Any)

SecondPartyName=SHRI JANARDAN NARAYAN PATHARE~

Amount In Words: Seven Lakh Fifty Six Thousand Seven Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	00040572022060693902	CPABSNTGG7
Cheque/DD No.		Bank Date	RBI Date	06/06/2022-14:11:53	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		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 लागू आहे. मुद्रांक शुल्काच्या दस्तासाठी सदर चलन लागू नाही.

नगन-ग्रा-१०
३२२८/२०२२
९/२८


नगन-ग्रा-१०
३२२६ / २०२२
२ / २८

SALE DEED FOR RS. 1,21,11,000.00 ONLY
(RUPEES ONE CRORE TWENTY ONE LAKH ELEVEN THOUSAND ONLY)
MARKET VALUE RS. 1,12,56,000.00 ONLY

THIS DEED OF SALE is made on this 07th Day of **JUNE, 2022** BETWEEN: **SHRI. JANARDAN S/o NARAYAN PATHARE**, Aged 75 Years, Occupation – Agriculturist, PAN BQNPP7821G & AADHAR UID 8869 3274 1750, Resident of Buty Mahal, Near Regal Cinema, Sitabuldi, Nagpur-440012, Tahsil and District - NAGPUR, hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR**, as well as his heirs, legal representatives, administrators, executors, successors and assigns of the **ONE PART.**

AND

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Contd. .....

M/S. RADHE GOVIND INFRA, A Partnership Firm, having its registered Office at Shop No. 3, Laxmi Sada Apartments, Chhatrapati Square, Near Sai Mandir, Wardha Road, Nagpur-440015 (PAN ABFFR1416H) and acting through its Partners **(1) SHRI. SHASHANK S/o OMPRAKASH MAHESHWARI**, Aged 42 Years, Occupation – Business, PAN AIOPM6755G & AADHAR UID 2557 4363 4940, Resident of Plot No. Q-20, Laxmi Nagar, Near Aath-Rasta Square, Nagpur-440022, Tahsil and District – NAGPUR; AND **(2) MRS. PUSHPA W/o MOTILAL PALIWAL**, Aged 45 Years, Occupation – Business, PAN ABKPP3685K & AADHAR UID 8274 2778 2511, Resident of Flat No. 102, Tirumala Palace-1, Near Shani Mandir, Chitnavispura, Mahal, Nagpur-440032, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM and its PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS the Vendor own and possess ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 112 of MOUZA – YERLA, P.S.K. 3 having an area of 0.87 Hectares, Rental Rs. 6.50 Yearly, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Yerla in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described schedule hereunder written; AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 112 & 120 of MOUZA – YERLA, P.S.K. 3 having an area of 0.87 Hectares & 1.17 Hectares respectively, Rental Rs. 6.50 & 8.00 Yearly respectively, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Yerla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Narayan Pathare, being his separate property; AND

WHEREAS the aforesaid Shri. Narayan Pathare left for heavenly abode leaving behind him, his widow Smt. Shakuntala Narayan Pathare and Two sons namely (i) Shri Ramchandra Narayan Pathare and (ii) Shri. Janardan Narayan Pathare and Four married daughters namely (i) Mrs. Suhasini Shridharrao alias Devidas Chaudhary, (ii) Mrs. Kundabai alias Alka Vasudeo Chaudhary, (iii) Smt. Surekha Bhimrao Thakare and (iv) Mrs. Shashikala Namdeo Barde, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS the aforesaid Mrs. Shashikala Namdeo Barde left for heavenly abode leaving behind her his only son namely Shri. Anil Namdeorao Barde, as her only legal heirs, who inherited her 1/7th share and interest in the said entire property by way of intestate succession; AND

नागपूर-मुद्रांक-१०
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Contd. ....

WHEREAS the said (i) Smt. Shakuntala Narayan Pathare, (ii) Mrs. Suhasini Shridharrao alias Devidas Chaudhary, (iii) Mrs. Kundabai alias Alka Vasudeo Chaudhary, (iv) Smt. Surekha Bhimrao Thakare and (v) Shri. Anil Namdeorao Barde relinquished all their share and interest in the said property i.e. 0.87 Hectares and 1.17 Hectares lands out of Khasra/Survey Nos. 112 and 120 respectively of MOUZA – YERLA, in favour of (i) Shri. Ramchandra Narayan Pathare, and (ii) Shri. Janardan Narayan Pathare (the Vendor hereinabovneamed), by a Deed of Relinquishment Dated 08-09-2006 which is duly Registered in the Office of the Sub-Registrar, Nagpur-10 in Book No. 1, at Sr. No. 4476 on even date; AND

WHEREAS for better utilization of the said properties separately, (i) Shri. Ramchandra Narayan Pathare, and (ii) Shri. Janardan Narayan Pathare lateron by a Deed of Partition Dated 03-11-2006 partitioned their aforesaid joint properties in between them and in terms of which (i) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 120 of MOUZA – YERLA, P.S.K. 03 having an area of 1.17 Hectares, Rental Rs. 8.00 Yearly, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Yerla in Tahsil – Nagpur (Rural) and District – NAGPUR, is allotted to Shri. Ramchandra Narayan Pathare; AND (ii) ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 112 of MOUZA – YERLA, P.S.K. 3 having an area of 0.87 Hectares, Rental Rs. 6.50 Yearly, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Yerla in Tahsil – Nagpur (Rural) and District – NAGPUR, is allotted to Shri. Janardan Narayan Pathare, the Vendor namedherinabove absolutely forever with heritable and transferable rights therein, which is duly registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1, at Sr. No. 6149 on 09-11-2006. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property comprising Khasra No. 112 of Mouza – Yerla with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 548 dated 30-05-2007; AND

WHEREAS for variety of reasons and other good causes the aforesaid Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in his best interests and for the benefit of his family members; AND

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market, the Vendor agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 1,21,11,000/- (Rupees One Crore Twenty One Lakh Eleven Thousand) Only upon the following terms and conditions.



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NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of agreement and in consideration of the sum of Rs. 1,21,11,000/- (Rupees One Crore Twenty One Lakh Eleven Thousand) Only paid by the Purchaser to the Vendor in the manner appearing here in below the receipt whereof the Vendor acknowledge, the Vendor does hereby grant, convey and assign by way of Sale to the Purchaser ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 112 of MOUZA – YERLA, P.S.K. 03 having an area of 0.87 Hectares, Rental Rs. 6.50 Yearly, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Yerla in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 11,000=00	(Rupees Eleven Thousand) Only paid by the Purchaser to the Vendor in Cash on 24-04-2022, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 000028 Dated 24-04-2022, Drawn on HDFC Bank, Dhantoli, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,14,78,890=00	(Rupees One Crore Fourteen Lakh Seventy Eight Thousand Eight Hundred Ninety) Only paid by the Purchaser to the Vendor by Demand Draft No. 018431, Dated 07-06-2022, Drawn on ICICI Bank, Chhatrapati Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,21,110=00	(Rupees One Lakh Twenty One Thousand One Hundred Ten) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,21,11,000=00	**(TOTAL RUPEES ONE CRORE TWENTY ONE LAKH ELEVEN THOUSAND ONLY)**

B Maheshwari

B Maheshwari

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(2) THAT THE VENDOR does hereby covenant with the PURCHASER as follows:-

i) THAT the Vendor undertakes and assures the Purchaser that he has good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendor and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendor further assure the Purchaser that the property hereby sold is the ancestral property belonging to him alone and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable up to date.

v) THAT the Vendor shall, at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendor hereby declares that he is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and the Vendor has this day delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition.

vii) THAT the Vendor has delivered all the Original/Relevant documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed.

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viii) THAT the Vendor shall support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

ix) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject, the Vendor will keep and hold the Purchaser indemnified.

x) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission is discovered, the same shall not annual this sale, but such misstatement, error or omission will always be subject to correction by the parties hereto.

xi) THAT the Purchaser has now become the exclusive, absolute and full owner of the aforesaid property with transferable rights therein.

xii) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion.

xiii) THAT the Vendor has do not act whereby the property hereby sold is encumbered in any manner or whereby he is debarred from transferring the same by way of sale to the Purchaser.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Purchaser.

(4) THAT the Parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(5) THAT wherever in this Deed of Sale/Conveyance the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

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3228 / 2022
८ / २८

Contd. ....

SCHEDULE OF PROPERTY

(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 112 of MOUZA – YERLA, P.S.K. 3 having an area of 0.87 Hectares, Rental Rs. 6.50 Yearly, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Yerla in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	**BY KHASRA NO. 111 & 109,**
ON THE WEST	-	**BY KHASRA NO. 116,**
ON THE NORTH	-	**BY KHASRA NO. 117 & NALAH,**
ON THE SOUTH	-	**BY KHASRA NO. 113.**

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE 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)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			**(JANARDAN NARAYAN PATHARE)** **VENDOR**
02			**FOR M/S. RADHE GOVIND INFRA** 1) **(SHASHANK OMPRAKASH MAHESHWARI)**



Contd. ....

03			2) P. M. Paliwal **(MRS. PUSHPA MOTILAL PALIWAL)** **Partners** **PURCHASER**

WITNESSES: The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I			**WITNESS NO. (1)**
II			**WITNESS NO. (2)**

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१०/२८

अहवाल दिनांक : 17/02/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चालील नियम ३,५,६ आणि ७]

गाव :- येरला (535853) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 112

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	131	जयवर्धन नारायण पांडरे	0.87.00	6.50		(548)	कुळाचे नाव व शर्ते
अ) लागवड योग्य क्षेत्र							
जिरायत 0.87.00							इतर अधिकार
बागायत -							(~~नाम~~)(1)
एकूण हा.फे. क्षेत्र 0.87.00							[~~सदरहू न.भ.धे जिरीत असून त्यास खालील प्रमाणे नाम्यक 0.8.0, केशवराव,नथ्थाजी,पांडरे- 0.8.0~~](1)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							[~~सिमे अमेक~~](1)
वर्ग (अ) -							सदरहू न.भ.धे जिरीत असून त्यास खालील प्रमाणे हिस्से आहेत, नारायण 0.8.0, केशवराव,बाळकृष्णा, पार्वती सर्व मिळून 0.8.0 (1)
वर्ग (ब) -							इतर
एकूण पो.ख. 0.00.00							फे.फा. 332/7/9/2001 (332)
एकूण क्षेत्र (अ+ब) 0.87.00							इतर
आकारणी 6.50							दि. 18/12/06 हक्क सोडल्याप्रमे (521)
दुरुस्ती किंवा विशेष आकारणी -							इतर
							दि. 30/05/07 बदलले पत्र (548)
							इतर
							सं.स.# येरला खोदा नदी कलम दि. 07/04/2015 (841)
							बोजा
							एक ओफ इडीया साखा कदरे कडुन = 50,00,00/- कर्जे दाखल दि 30/09/2015 (851)
							फालील फेरफारी : नाही.
							शेवटचा फेरफार क्रमांक 1408 व दिनांक 28/07/2019
दुरुस्त फेरफार क्र. (332)(521)(548)(841)(851)(1278)(1381)(1407)(1408)							शेरा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ चालील नियम ३९]

गाव :- येरला (535853) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 112

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			पटक पिके व प्रत्येकाखालील क्षेत्र			निव्वळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	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		हे.आर. चौ.मी		
2019-20	खरीप							तूर		0.2000	पडीत पड	0.0700		
								कापूस		0.6000				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 17/05/2022

सांकेतिक क्रमांक :- 27090000901082500005202214Z

(तलाठी सजा : [illegible]) ता :- नागपूर (ग्रामीण) जि :- नागपूर

नगन-ग्रा-१०
३२२४ /२०२२
११/२८


नगन-ग्रा-१०
२२२४/२०२२
१२/२८

वर्ष: 2021-22

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

5/17/2022

गाव: येरला

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान,	स्थानिक उपकर जि.प.	स्थानिक उपकर ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 131	जनार्धन नारायण पाथरे .								
व्यक्तिगत खातेदार	112	0.87.00	0.0000	0.87.00	6.5	0	0	0	6.5
	एकूण	**0.87.00**	**0.0000**	**0.87.00**	**6.5**	**0**	**0**	**0**	**6.5**

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 17/05/2022
सांकेतिक क्रमांक :- 27090009010825000052022243

(नाव :- [illegible])
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

तहसील नागपूर (ग्रामीण)

नगन-ग्रा-१०
३२२४ | २०२२
१३ | २८


नगन-ग्रा-१०
२२२४ / २०२२
१४ / २८

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा.क्रमांक :– न.र./भा.न./नामप्रविप्रा/१६७३० दिनांक : २३/०५/२०२२.

प्रति,

श्री. जनार्थन नारायण पाथरे
रा. बुटी महाल रिगल सिनेमा जवळ, सिताबर्डी,
जि. नागपूर–४४००१२.

विषय :–मौजा **येरला**, खसरा क्र. **११२**, तह. **नागपूर (ग्रामिण)**, जि. **नागपूर** चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

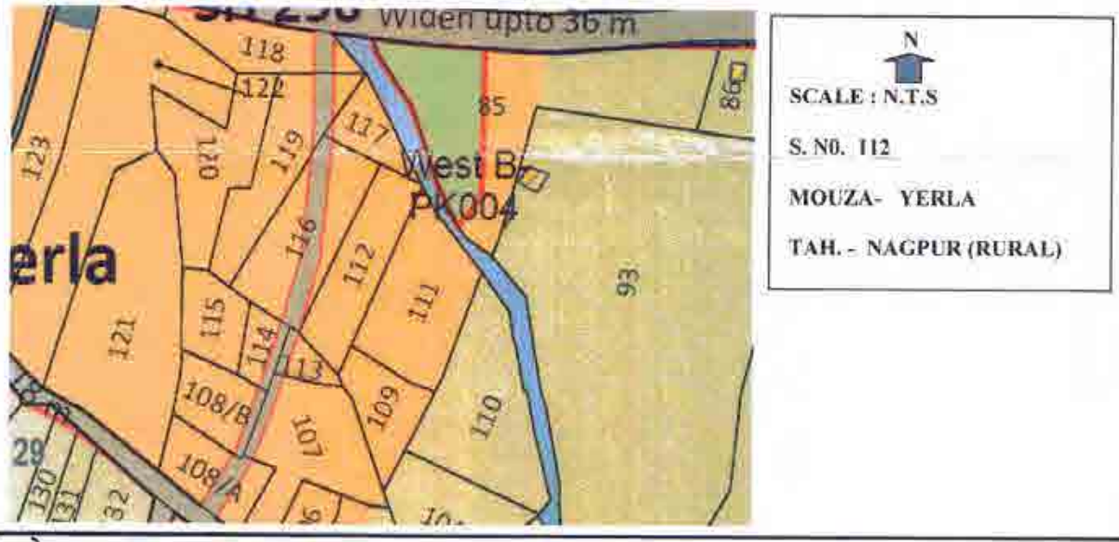
संदर्भ :– आपला दिनांक २०/०५/२०२२ चा अर्ज.

.....

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि–९, दिनांक ०५/०१/२०१८ आणि अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये भागश: मंजूर तसेच अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि–९ दिनाक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) **भाग नकाशा** :–



ब) **झोन दाखला / प्रमाणपत्र** :–

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

सेक्टर :– **West B Sector.**

झोन :– **"निवासी & 15.0 m. Proposed Road लगत नाला/Water Bodies"**

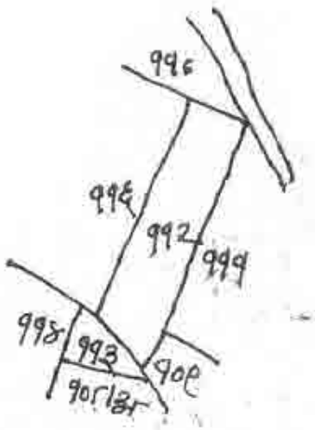
टीप :– १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
३) नविन/जुना एकत्रित झालेल्या सर्वे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत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

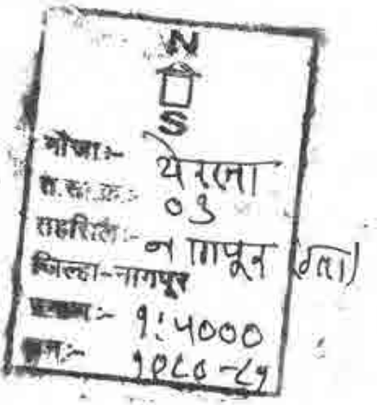
नगन-ग्रा-१०
३२२४/२०२२
१५/२८

23/5/2022

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण


नगन-ग्रा-१०
३२२४/२०२२
१६/२८











तलाठी....२६/१/२२....३
ता. नागपूर (ग्रा.), जि. नागपूर

नगन-ग्रा-१०
३२२४ / २०२२
१८ / २८







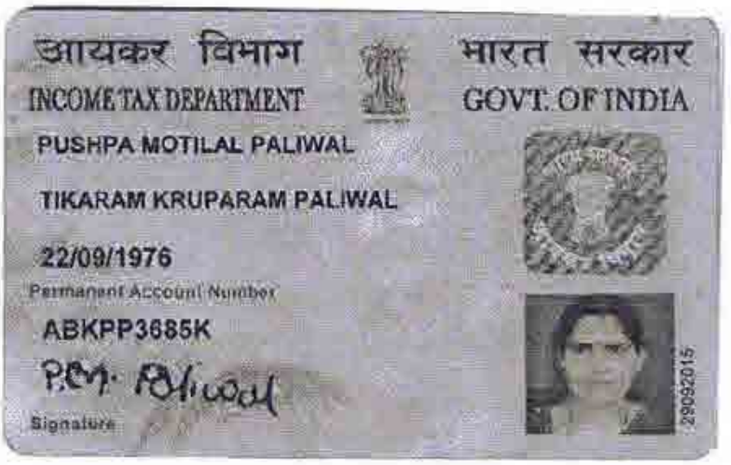
Tulthare

नगन-ग्रा-१०
२२२४/२०२२
१९/२८




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIOPM6755G
नाम/Name
SHASHANK MAHESHWARI
पिता का नाम/Father's Name
OM PRAKASH MAHESHWARI
जन्म की तारीख/Date of Birth
10/07/1979
हस्ताक्षर/Signature
29122020

B Maheshwari


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PUSHPA MOTILAL PALIWAL
TIKARAM KRUPARAM PALIWAL
22/09/1976
Permanent Account Number
ABKPP3685K
Signature
29092015

P.M. Paliwal


भारत सरकार
Government of India
पुष्पा मोतीलाल पालीवाल
Pushpa Motilal Paliwal
पती : मोतीलाल सुखचैन पालीवाल
Husband : Motilal Sukhachain Paliwal
जन्म तारीख / DOB : 22/09/1976
स्त्री / Female
8274 2778 2511
आधार - सामान्य माणसाचा अधिकार


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता W/O: मोतीलाल पालीवाल, फ्लॅट न 405, मंतोजी मंगल कार्यालय जवळ, गरीबा मैदान हनुमान चौक जुना बगडगंज, कोलार, बगडगंज, नागपूर. महाराष्ट्र, 440008
Address: W/O: Motilal Paliwal, Plot No 405, Near Santaji Mangal Karyalay, Garibe Maidan Hanuman Chouk Juna Bagadganj, Kolar, Bagadganj, Nagpur, Maharashtra, 440008
8274 2778 2511
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

नगल-ग्रा-१०
२२२८ / २०२२
२० / २१









नगन-ग्रा-१०
२२२४ / २०२२
२७ / २८


नगन-ग्रा-१०
३२२४/२०२२
२२/३८

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202205304715

30 May 2022 02:54:27 PM

मूल्यांकनाचे वर्ष	2022
जिल्हा	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग	17.4.3-उर्वरित ठिकाणच्या रहिवास व इतर वापराच्या नव्याने विकसनक्षमता प्राप्त झालेल्या जमिनी/ भूखंड
क्षेत्राचे नांव	Nagpur Muncipal Corporation
मिळकतीचा क्रमांक	सर्व्हे नंबर#112

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
1670	25710	29570	32130	0	चौ. मीटर

मिळकतीचे क्षेत्र	8700 चौ. मीटर	Bulk Land

Applicable Rules 16-ब

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =1670/-

500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 1670

=835000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =1503/-

1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 1503

=2254500/-

3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =1336/-

2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 1336

=2672000/-

4. 4700चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =1169/-

4700चौ. मीटर क्षेत्रासाठी मूल्य = 4700 * 1169

=5494300/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य

=835000 + 2254500 + 2672000 + 5494300

= Rs. **11255800/-**

= **₹ एक करोड़ बारा लाख पंचावन्न हजार आठ शे /-**

नगन-ग्रा-१०
३२२४ / २०२२
२३ / २८

SUB REGISTRAR CLASS-2 NAGPUR


नगल-ग्रा-१०
३३२४ / २०२२
२६ / २६

CHALLAN
MTR Form Number-6

GRN	MH002929729202223M	BARCODE		Date	06/06/2022-14:11:51	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	MS RADHE GOVIND INFRA
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	726700.00	Road/Street	MOUZA YERLA
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=SHRI JANARDAN NARAYAN PATHARE~
Total	7,56,700.00	Amount In Words	Seven Lakh Fifty Six Thousand Seven Hundred Rupees Only

DEFACED ₹756700.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022060693902	CPABSNTGG7
Cheque/DD No.		Bank Date	RBI Date	06/06/2022-00:00:00	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		359 , 07/06/2022	

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.

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-274-3224	0001552208202223	07/06/2022-15:35:32	IGR539	30000.00
2	(IS)-274-3224	0001552208202223	07/06/2022-15:35:32	IGR539	726700.00
			Total Defacement Amount		7,56,700.00

Print Date 07-06-2022 03:39:20

नगन-ग्रा-१० 3228 / २०२२ २५ / ३८

SUB REGISTRAR CLASS-2 NAGPUR RURAL NO.10


नगन-ग्रा-१०
३२२४/२०२२
२६/२८

274/3224
मंगळवार,07 जून 2022 3:46 म.नं.

दस्त गोषवारा भाग-1

नगन(ग्रा) २१०-२८
दस्त क्रमांक: 3224/2022

दस्त क्रमांक: नगन(ग्रा) /3224/2022

बाजार मुल्य: रु. 1,12,56,000/- मोबदला: रु. 1,21,11,000/-

भरलेले मुद्रांक शुल्क: रु.7,26,700/-

दु. नि. सह. दु. नि. नगन(ग्रा) यांचे कार्यालयात

अ. क्रं. 3224 वर दि.07-06-2022

रोजी 3:30 म.नं. वा. हजर केला.

पावती:4583 पावती दिनांक: 07/06/2022

सादरकरणाराचे नाव: **मेसर्स राधे गोविंद इन्फ्रा तर्फे भागीदार श्री शशांक ओमप्रकाश माहेश्वरी . .**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकुण:	30560.00

दस्त हजर करणाऱ्याची सही:

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १०, नागपूर

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १०, नागपूर

दस्ताचा प्रकार: विक्रीपत्र

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

शिक्का क्रं. 1 07 / 06 / 2022 03 : 30 : 03 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 07 / 06 / 2022 03 : 31 : 27 PM ची वेळ: (फी)

दस्त गोषवारा भाग-2

नगन(ग्रा) २८-२८
दस्त क्रमांक:3224/2022

07/06/2022 3 38:19 PM

दस्त क्रमांक :नगन(ग्रा)/3224/2022
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जनार्धन नारायण पाथरे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: वृटी महाल, रिगल सिनेमा जवळ, सितावर्डी, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:BQNPP7821G	लिहून देणार वय :-75 स्वाक्षरी:-		
2	नाव:मेसर्स राधे गोविंद इन्फ्रा तर्फे भागीदार श्री शशांक ओमप्रकाश माहेश्वरी . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. क्यु-20, लक्ष्मी नगर, आठ रस्ता चौक जवळ, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:ABFFR1416H	लिहून घेणार वय :-42 स्वाक्षरी:-		
3	नाव:मेसर्स राधे गोविंद इन्फ्रा तर्फे भागीदार सौ. पुष्पा मोतीलाल पालीवाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॅट नं. 102, तिरुमाला पॅलेस-1, शनि मंदिर जवळ, चिटनविसपुरा, महाल, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:ABFFR1416H	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 06 / 2022 03 : 33 : 16 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र १० नागपूर

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

अनु क.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सागर जनार्धन पाथरे . . वय:33 पत्ता:105, अभ्यकर रोड, रीगल सिनेमा जवळ, सितावर्डी, नागपूर पिन कोड:440012	 स्वाक्षरी	
2	नाव:सचिन सदाशिव हिवसे . . वय:43 पत्ता:गोदावरी अपार्टमेंट, नरेंद्र नगर, नागपूर पिन कोड:440015	 स्वाक्षरी	

अनुक्रमांकाचे एकूण
3224 नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण 25 पाने आहेत.

शिक्का क्र.4 ची वेळ:07 / 06 / 2022 03 : 34 : 04 PM

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र १० नागपूर

सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामीण क्र.१०, नागपूर
दि. 10 महे 06 सन २०२२

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