

Receipt (pavti)

270/5928

Monday, June 12, 2023

6:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7120 दिनांक: 12/06/2023

गावाचे नाव: बेलतरोडी

दस्तावेजाचा अनुक्रमांक: नगन7-5928-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: मेसर्स ईचेस रियलिटीस तर्फे भागीदार अमित विजयराव माराबार

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 960.00

पृष्ठांची संख्या: 48

एकूण: ₹. 30960.00

आपणाम मूल दस्त, थंबनेल प्रिंट, सूची-२ अंद

6:27 PM ह्या वेळेस मिळेल.

०८१

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७,

वाजार मूल्य: ₹. 36055800/-

मोबदला ₹. 35000000/-

भरलेले मुद्रांक शुल्क: ₹. 2163400/-

1) देवकाचा प्रकार: DHC रकम: ₹. 960/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 1206202304718 दिनांक: 12/06/2023

विक्रेते नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: ₹. 30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH003303933202324M दिनांक: 12/06/2023

विक्रेते नाव व पत्ता:

[Signature]



CHALLAN
MTR Form Number-6



GRN	MH003303933202324M	BARCODE			Date	08/06/2023-16:43:52	Form ID	25.1
Department	Inspector General Of Registration		Payer Details					
Stamp Duty	711		TAX ID / TAN (If Any)					
Type of Payment	Registration Fee		PAN No.(If Applicable) AAFI0167F					
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name Ms INCHES REALITIES					
Location	NAGPUR		Flat/Block No. Kh. No. 22/1/A					
Year	2023-2024 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street Mouza Beltarodi					
0030046401 Stamp Duty		2100000.00	Area/Locality Tah. Nagpur Gramin, Dist. Nagpur					
0030063301 Registration Fee		30000.00	Town/City/District					
			PIN 4 4 1 1 0 8					
			Remarks (If Any)					
			PAN2-AAOPP2757M-SecondPartyName=BABULAL ROSHANLAL					
			PATNI-CA=35000000-Marketval=34182000					
			Amount In Twenty One Lakh Thirty Thousand Rupees Only					
Total		21,30,000.00	Words					
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	00040572023060956055	CPACUWZWN1		
Cheque/DD No.			Bank Date	RBI Date	08/06/2023-16:44:00	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9823389965

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

खदर चलन कोडक दुवयग निबंधक कार्यालयात नोंदणी करायच्या दस्तावळी लागू आहे. नोंदणी न करायच्या दस्तावळी खदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MHD03464807202324E	BARCODE			Date	12/06/2023-16:10:33		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		AAFFI9167F			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		Ms INCHES REALITIES			
Location NAGPUR										
Year 2023-2024 One Time					Flat/Block No.		Kh. No. 22/1/A			
Account Head Details				Amount In Rs.	Premises/Building					
0030046401 Stamp Duty				63400.00	Road/Street		Mouza Bellarodi			
					Area/Locality		Tah. Nagpur Gramin, Dist. Nagpur			
					Town/City/District					
					PIN		4 4 1 1 0 8			
					Remarks (If Any)					
					PAN2=AAOPP2757M~SecondPartyName=BABULAL ROSHANLAL					
					PATNI-CA=0-Marketval=0					
				Amount In	Sixty Three Thousand Four Hundred Rupees Only					
Total				63,400.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332023061217458		2912981244	
Cheque/DD No.					Bank Date	RBI Date	12/06/2023-16:11:30		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. : 9623389955

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

नोंदणी करवावळी दस्तऐवजाक कार्यालयीन नोंदणी करवावळी दस्तऐवजाची शक्ती आहे. नोंदणी न करवावळी दस्तऐवजाची शक्ती नाही.



SALE DEED

VALUED AT RS. 3,50,00,000/-
(Rupees Three Crores Fifty Lakhs Only)
As per ready reckoner Rs. 3,27,78,000/-
Item No. 11.3.1, Mouza - Beltarodi, @ Rs. 12,140/- Per Sq. Mtrs.

Stamp Duty - 21,00,000/-

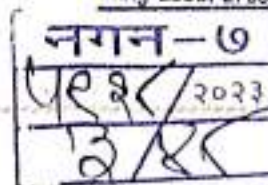
THIS SALE DEED is made at Nagpur on this 12th day of June, 2023 BETWEEN:
(1) SHRI BABULAL S/o ROSHANLAL PATNI, aged about 79 years, Occupation - Agriculturist, PAN - AAOPP2757M, Aadhar - 2043-2374-5507, R/o Dhanoli, Nagpur - 440022, represented through his Power of Admission holder SHRI ARUN KAMAL JAIN, Aged about 51 yrs, Occupation - Business, R/o Nandanwan, Nagpur - 440009, Adhar No. 5895-9638-6722, (2) SHRI ROHAN S/o NIRANJAN THAKAR, aged about 45 years, Occupation - Agriculturist, PAN - AAUPT0673J, Aadhar - 5592-0078-0663, Mob No. 9764640000, R/o Shanti Niwas, J.M. Thakar Marg, Itwari, Bhaji Mandi, Nagpur 440 002, hereinafter referred to as "VENDORS" which expression shall unless repugnant to the context and meaning thereof mean and include the said Vendors, their legal heirs, agents, executors, successors, representatives and assigns of the FIRST PART:

AND

M/s INCHES REALITIES, (PAN : AAFFI9167F), A Partnership Firm represented through its Partners (1) SHRI AMIT S/o VIJAYRAO MARAWAR, Aged 40 years, Occupation - Business, P.A.N - AMSPM3938R, Aadhar No. 347412049825, Mob No. 9823389955, R/o Plot No. 208, Shri Nagar, Ring Road, Empress Mill Society, Nagpur 440015, (2) SHRI SUHAS S/o ASHOKRAO DOMDE, Aged 42 years, Occupation Business, P.A.N - AKFPD7607R, Aadhar No. 732266010792, Mob No. 9373290870, email : mahalaxmirealities@gmail.com, R/o Plot No.50, Bante Layout, Wardha Road, Nagpur - 440025, hereinafter called the PURCHASER which expression also shall unless repugnant to the context and meaning thereof mean and include the said Purchaser, Firm, its Partners, their heirs, executors, agents, successors, representatives and assigns of the SECOND PART:

WHEREAS the Vendors herein mentioned are the absolute owners and in peaceful possession of All That Piece and Parcel of surplus land admeasuring about 2700 Sq.Mtr bearing Kh.No.22/1/A out of Kh. No. 22/1 admeasuring about 1.02 H.R. Land revenue Rs.5.95, Occupancy Class 1 situated at Mouza Beltarodi, Tah Nagpur Gramin, Dist Nagpur having purchased the same by them from its previous owners Shri Manoj Sapruji Hadke and 13 others represented through their Power of Attorney holder Shri Babulal Roshanlal Patni and Shri Rohan Niranjana Thakar vide Sale deed dated 30/11/2022 at Sr. No. 6884 before the Sub registrar No. 10, Nagpur AND

WHEREAS, the aforesaid Shri Manoj Sapruji Hadke and 13 others were the co-owners and had all rights in surplus land admeasuring about 2700.00 Sq. Mtrs. out of Survey, Kh.No.



22/1, in all admeasuring about 1.02 Hectares, (10200.00 Sq. Mtrs.) Land Revenue Rs. 5.95 per year with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mouza : BELTARODI, Tahsil : NAGPUR (RURAL) and District : NAGPUR AND;

WHEREAS, originally the said land was owned by Shri Sapruji Hadke and on his death the said land was inherited by his legal heirs Shri Dinesh Sapruji Hadke, Shri Manoj Sapruji Hadke, Smt. Gangubai Chandrashekhar Thool, Smt. Umabai Hemraj Somkuwar, Smt. Nishabai Morestha Hathithela, Smt. Ashabai Tekchand Tembhurne, Smt. Ushabai Ramdas Waghmare, Smt. Radhabai Nilkantha Nagdevate, AND;

WHEREAS, previously the said land was under urban agglomeration and under the residential zone, the OWNER/S filed the return u/s 6(1) of the ULC Act, and the Competent Authority and Add. Collector ULC declared the portion of said land admeasuring about 2700.00 Sq. Mtrs. as surplus vacant land and land admeasuring about 7500.00 Sq. Mtrs. as Retainable land by Order dt.29.12.2005 and thereafter the said previous owners having approached the Government for getting the sanction of Residential Layout Scheme on the said surplus vacant Land on the Pattern of Talegaon Dabhade Scheme u/s 20(1)(a) of the ULC Act, 1976 as per the Government Circular of Housing and Special Assistant Department, No.C.S.C./ULC/1091/5 (3977) Desk-III, dt.15.01.1992, the Government sanctioned the Residential Layout Scheme for the said surplus vacant land vide order in Case No. ATP/ULC/TD(619)/Beltarodi/ 2005/14 dt. 05.01.2006, AND;

WHEREAS, one of the previous owners Shri Dinesh Sapruji Hadke expired on 29/11/2003 and after his death his share in the said land was inherited by his legal heirs, Smt. Jyotsna Dinesh Hadke, Ku. Deepiksha alias Diksha Dinesh Hadke and Master Manish alias Manav Dinesh Hadke, AND;

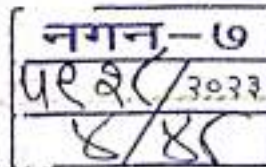
WHEREAS, subsequently one of the co-owner Smt. Radhabai Nilkantha Nagdevate expired on 29/06/08 and after her death her share in the said land was inherited by her legal heirs viz. Smt. Pratibha Uttam Bagde, Shri Shalendra Nilkantha Nagdevate, Shri Narendra Nilkantha Nagdevate, Shri Vijayendra Nilkantha Nagdevate, AND;

WHEREAS, the said previous owners thereafter decided to develop the said property as per the norms of Development Control rules and Urban Land Ceiling Act but having no previous experience and for want of pecuniary arrangements the said previous owners approached the present Vendors here-in-above and negotiated and decided to get the said entire property developed or sell through the said VENDORS/ DEVELOPER/S here-in-above vide Agreement to Sell and Development which is registered at Sr. No. 6270 before the Sub registrar No. 7, Nagpur on 05/12/2012; AND

WHEREAS names of the Vendors are duly mutated in 7/12 and other records vide Ferfar No. 3773 dated 13/01/2023.

WHEREAS ULC department has permitted to develop the aforesaid land into residential estate by constructing housing scheme thereon vide its order no. 70/2023 dated 19/05/2023, demand amounting to Rs.44,43,660/- is duly paid by the Purchaser in the government treasury on 15/04/2023 on behalf of and on the request of the Vendor.

WHEREAS the Vendor has conducted a detailed measurement of the aforesaid land from government department and has duly obtained a K Prat vide 05/06/2023 vide Mojini Mamla kramank 9028 and the area so found is property demarcated and ascertained.



WHEREAS the aforesaid Vendors now being desirous to dispose off the said Surplus Land and after negotiations the amount finalized is **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lac only)** and the same is paid by the Purchasers to the Vendors in the below mentioned manner.

MANNER OF PAYMENT

Amount in Rs.	Payment Details
Rs. 1,50,00,000=00	Paid by the Purchaser to the Vendor No. 1 by way of Cheque No. 000547 dated 20/12/2022 drawn on ICICI Bank, Nagpur.
Rs. 1,50,00,000=00	Paid by the Purchaser to the Vendor No. 2 by way of Cheque No. 000549 dated 20/12/2022 drawn on ICICI Bank, Nagpur.
Rs. 44,43,660=00	Paid by the Purchaser to the ULC department for NOC vide challan no 2 dated 15/04/2023 through Cheque No. 579938 drawn on SBI, CA road, Nagpur (paid on behalf of the Vendor on their request).
Rs. 1,03,170=00	Paid by the Purchaser to the Vendor No. 1 by way of Cheque No. 579990 dated 09/06/2023 drawn on SBI, Nagpur.
Rs. 1,03,170=00	Paid by the Purchaser to the Vendor No. 2 by way of Cheque No. 579991 dated 09/06/2023 drawn on SBI, Nagpur.
Rs. 1,75,000=00	Deducted as TDS of the Vendor No. 1 and deposited with the Income tax department.
Rs. 1,75,000=00	Deducted as TDS of the Vendor No. 2 and deposited with the Income tax department.
Rs. 3,50,00,000=00	Rupees Three Crores Fifty Lakhs Only in full and final satisfaction.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT in pursuance of the total sum of **Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only)** paid by the Purchasers to the Vendors, the receipt whereof the Vendors does hereby acknowledge. The Vendors as the absolute and full owner of the said Plot of land do hereby grant, convey, assign and transfer by way of SALE to the Purchaser ALL THAT Piece and Parcel of surplus land admeasuring about 0.2700 H.R (i.e 2700 Sq.Mtr) Jama Rs. 1.00, bearing Kh. No. 22/1/A out of Kh. No. 22/1 totally admeasuring about 1.02 H.R, Land revenue Rs. 5.95, Occupancy Class 1, situated at Mouza Beltarodi, P.H No. 38, Tah Nagpur Gramin, Dist Nagpur which is more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute and full owner thereof forever, free from encumbrance of all kinds whatsoever.
2. THAT the VENDORS assures the PURCHASERS that the property hereby sold is the separate and self acquired property belonging to them only, having purchased the same by them exclusively from and out of their own funds and none except them has any manner of right, title and interest whatsoever in respect of the same.
3. THAT the VENDORS have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to sale the same to the PURCHASERS absolutely forever.
4. THAT, the property hereby sold, shall be quietly entered into upon and held and enjoyed, any rents and profits received there from by the PURCHASERS without any interruption or disturbance by the VENDORS or any person claiming through or under them in trust for them and without any lawful disturbance or interruption by any other persons whatsoever.

नगन-७
५६२८/२०२३
५/८५

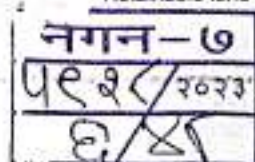


5. THAT, the interest hereby transferred, to the **PURCHASERS** subsists.
6. THAT, the **VENDORS** have done no act whereby the plot hereby sold is encumbered in any way, or whereby they are debarred from transferring the same by way of sale to the **PURCHASERS**.
7. THAT the said property hereby sold, conveyed, transferred onto the Purchaser is free from encumbrances or charges of all kinds whatsoever and the title of the Vendors to the said property is absolutely clear and marketable and free from all kind of encumbrances. However if any encumbrance, charge, mortgage of any kind whatsoever is found to be existing on the said property the Vendors do hereby undertake to keep and hold the Purchasers duly and effectually indemnified and saved from any risk/charge/action or financial loss whatsoever and further Vendors shall remove all such encumbrance, charge, mortgage etc at their own cost and shall do all such thing or acts as may be necessary for the better and more effective enjoyment of the property hereby sold to the purchaser amicably.
8. THAT, the **VENDORS** have paid all dues levied on this property including the Gram Panchayat Taxes and in the event if it is discovered that there remain any arrears to be paid, the **VENDORS** undertake to pay the same and any other payment pertaining to said property after the registration of Sale deed shall be paid by the Purchasers only.
9. THAT the **VENDORS** have this day delivered the actual physical possession of the property hereby sold to the **PURCHASERS** in vacant condition.
10. THAT the **VENDORS** shall support any application made by **PURCHASERS** for mutation of their names on the property hereby sold and shall render necessary assistance to the **PURCHASERS** for obtaining the mutation thereof in their name in all the relevant Government and Semi-Government records.
11. THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder, written and if any mis-statement, error or omission shall be discovered, the same shall not annul the sale, nor shall any compensation be allowed in respect thereof to the **PURCHASERS** but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
12. THAT the **VENDORS** will at the cost of the person requiring the same, execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the **PURCHASERS** as may reasonably be required.
13. THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty & Registration Fees payable thereon will be borne by the **PURCHASER**.

SCHEDULE OF PROPERTY

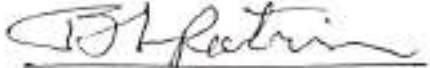
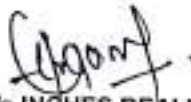
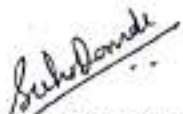
ALL THAT Piece and Parcel of surplus land admeasuring about 0.2700 H.R (i.e 2700 Sq.Mtr) Jama Rs. 1.00, bearing Kh. No. 22/1/A out of Kh. No. 22/1 totally admeasuring about 1.02 H.R, Land revenue Rs. 5.95, Occupancy Class 1, situated at Mouza Beltarodi, P.H No. 38, Tah Nagpur Gramin, Dist Nagpur and the said land is bounded as below:

TO THE EAST	-	Road
TO THE WEST	-	Kh. No. 21
TO THE NORTH	-	Shiv Pandar/Road
TO THE SOUTH	-	Retainable land of Kh. No. 22/1



IN WITNESS WHEREOF the VENDORS and the PURCHASERS have set their respective hands and signed this SALE DEED in the presence of the Witnesses signing as such on the day, month and year first above mentioned.

Drafted by: Adv. Ram Joshi

Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 SHRI BABULAL ROSHANLAL PATNI VENDOR REPRESENTED THROUGH HIS POWER OF ADMISSION HOLDER SHRI ARUN KAMAL JAIN
02			 SHRI ROHAN NIRANJANA THAKAR VENDOR
03			 M/s INCHES REALITIES THROUGH ITS PARTNER SHRI AMIT VIJAYRAO MARAWAR PURCHASER
04			 M/s INCHES REALITIES THROUGH ITS PARTNER SHRI SUHAS ASHOKRAO DOMDE PURCHASER

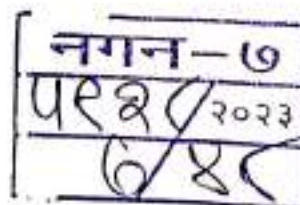
WITNESSES :

(1)


C. Pramed. S. Holke

(2)


PRASHANT JAWANE



गाव नमुना बारा (शिरुंढी चौकडी) [गलगाढू जमीन महसूल अधिपत्र अर्पितेंच बाबि चौकडी (तयार करणे व सुविधीत ठेवणे) निषण १५७१ घडील निषण २१]										
गाव :- बेलतणेडी (५३५/६४)			ताजुका :- नागपूर (प्रामीण)					जिल्हा :- नागपूर		
मुद्रापत्र क्रमांक व उपविभाग			२३/१/७४							
			विश्वदासील क्षेत्राचें तपशील					जलपडीसठी उपलब्ध नसलेली जमीन		शेरा
वर्ग	हंगाम	चढी क्रमांक	विजाबा प्रकल	विशुंढी गाव	जल विविधित	अजल विविधित	जल विविधिते सापड	खसल	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- सदरची चौक नोंदबद्दल जेंय ह्मणें घेणेंत आलेली आढे

ई महा भूमि

नगन-७
५९९८/२०२३
९/४८



ह. र. म. ह.

711-11-90
28/2023
98 48



महोदय, नगर (Nagera)
महोदय, नगर (Nagera)
02/11/23

महोदय, नगर (Nagera)
महोदय, नगर (Nagera)
महोदय, नगर (Nagera)

नगर-6
पर 28/2023
92/88



स्टेशन रोड, सदर, नागपुर - ४४०००१.

फॉक्स नं. २५३१४३१, २५३१४३२, २५३१४३३, फॉक्स नं. ०७१२ २५३१४३१

११. क्रमांक :- नर/भान/सामग्रविभा/११७२९६

दिनांक : 03/10/2022

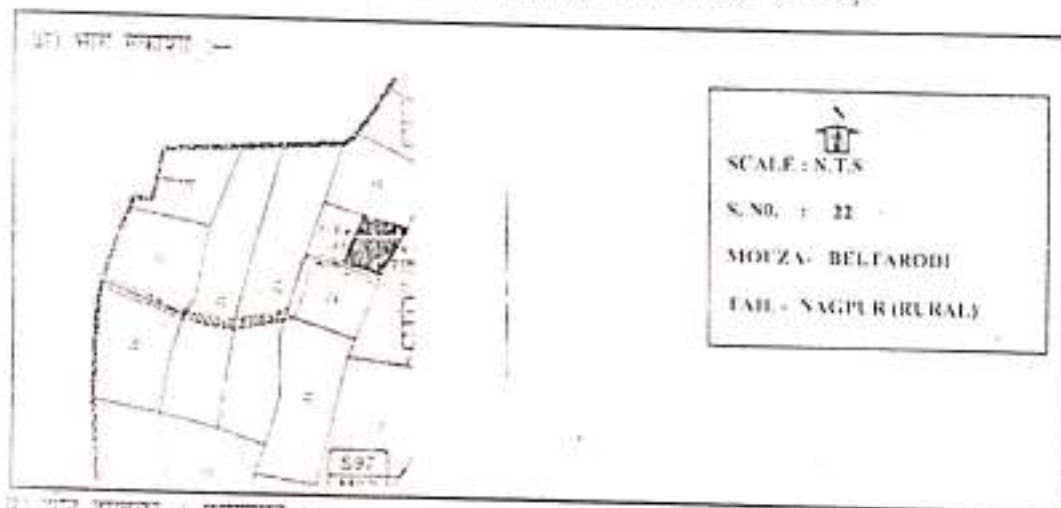
☆

[illegible]

विषय :- मौजा बेलतरोडी, खयरा क. २२/१/ब/अ, तह. नागपूर (ग्रामिण), जि. नागपूर या भाग नकाशा व जमीन दाखला पुर्वविभागाद्वारे

संदर्भ :- आगगा अर्ग आवक क्र. ५०७३ दि. ३१/१०/२००३

नगरपालिका विकास योजना

[illegible]

॥ अहं शम्भुला / प्रणमामहे ॥

॥ अथ हिमालयस्य पर्वतस्य नामानि ॥

South B Sector.

— "विद्युत्, 18.00 M. Wide Proposed Roads"

उत्तर :- हा का भाग सकारात्मक है और राज्यपाला वृत्तव्यापार प्रकरणात परवानगी देतून उपयोग करता येणार नाही

२) मरणात् पूर्व वाच्यता वा मरणोत्तर वाच्यता युक्तं मरणान्तरं प्राप्य भवता संसारं मोक्षं

3) जलिन/पुला पकविले झालेल्या सर्व कसाक/गुठ कसाक कापून अर्जदार यांनी आपल्या मगका खुली करावी

४) उपर्युक्त प्रमाण प्रस्तुतकर्ता कोत्तलीत शक भवता मासाला उद्भववाचकान मुख मन्त्र विकास योजना नकाशा मुखावर प्रमाण दाखल भवताना उद्देश

4) मराठा शासनाचा वरीलत नमुने, जायका कुमाराच्या दिनांकानुसार केवळ तीन महिन्यांपासून आता धरल्या जाईल.

६) आरक्षण प्राप्त कर्मीनां माहिती पुढीलप्रमाणे निवृत्त झाल्यास मर्यादा ठरविली आहे. समजाविले जाईल.

नगन-७

५९८७३०३३

~~9/3/22~~

विगरशेडी प्रकरणातील निकासी उत्तर

जाचक क्र. ९०२९

उप अधीक्षक भूमि

अभिलेख

नागपुर वांचे

कार्यालय,

निकासी

दिनांक: 5/6/2023

प्रति,

श्री/श्रीमती रोजन विरजन ठाकर

राज्य न्याय : शिवाजी नगर, ता. नागपुर, जिल्हा : नागपुर, पिन
नं. 440002.

विषय :- विगरशेडी जमिन मोजणीबाबत

संदर्भ- आपला दि. 3/5/2023 रोजाचा मोजणी अर्ज.

महोदय/महोदय

निपडोविल कमी जमिनीच्या विगरशेडी मोजणीकाली इकडील कर्मचारी हे आपला मुलांच्या नोटीशीने बळवट प्रत्यक्ष जागेवर आले होते, त्यांनी आपण दाखविलेल्या सोमांकाय प्रमाणे विगरशेडी मोजणी केली आहे. मोजणीचा नकारा इकडील अभिलेखापारे कायम कायम आला आहे. सदर मोजणी नकाराची क प्रत सोबत जोडली असून या प्रकरणात अहितेख हुरुसीची कारवाई नियमातुसार १ महिन्यात करण्यात येईल. आपल्या प्रकरणाची सविस्तर माहिती खालील प्रमाणे आहे.

मोजणीचा प्रकार		पो. र. क्र.	तालुका	गाव	पट नं.	मोजणीचा दिनांक
कालावधी	उद्देश					
अतिअतितातडी	विगरशेडी	६६	नागपुर	बेलतरोडी	२२	२९/५/२०२३

उप अधीक्षक भूमि अभिलेख, नागपुर.

नगन-७
५२६८/२०२३
१५/४८



READ :-

1. Govt. of Maharashtra, Housing & Spl. Assistance Deptt., Mantralaya, Mumbai's Resolution No.CSC-ULC-1091/5(3977)/D-III dt.15.1.1992.
2. Application of Shri Manoj Sapruji Hadke & others through POAH Shri Babulal Roshanlal Patni, R/o Itwari, Nagpur's dt.29/12/2005.
3. Proceedings of Meeting held on dt.30/12/2005.



No.ATP/ULC/TD(619)/Beltarodi/2005/ 14
O/o the Addl.Collector and Competent
Authority, Urban Land Ceiling, Nagpur.
Dt. 14/2/2005. 5/1106

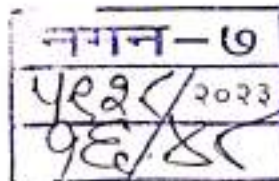
PROVISIONAL ORDER :-

WHEREAS, the Landowner Shri Manoj Sapruji Hadke & others, through POAH Shri Babulal Roshanlal Patni, R/o Nagpur had filed a return w/s 6(2) of the Urban Land (Ceiling & Regulation) Act, 1976 for the land Survey No.22/1 of Village- Beltarodi, Tah. Nagpur (Rural), Distt. Nagpur, total area admeasuring 10200 sq.mt. on 2.12.2005. The returns filed by the landowner was registered as ULC Case No.288/2005. After scrutiny of the returns filed by the landowners, the Competent Authority vide its order w/s 8(4) dt.29.12.2005, and after allowing 7500 sq.mt. retainable land i.e. 5 retainable shares (Namely- 1. Shri Manoj S. Hadke, 2. Smt.Jyotsna D. Hadke, 3. Smt.Nisha M. Hattithele, 4. Smt.Ashabai T. Tembhurne, 5. Smt.Umabai H. Somkuwar) and area admeasuring 2700 sq.mt. was declared as surplus vacant land and directed landowner/s to file a scheme on the surplus vacant land w/s 20(1)(a) of the Act, 1976 on the Pattern of Talegaon-Dabhade Scheme within a period of 60 days from the date of passing the order w/s 8(4). Accordingly, the landowners have submitted a scheme w/s 20(1)(a) of the Act, 1976 on the surplus vacant on dt.29.12.2005.

AND WHEREAS, Shri Manoj Sapruji Hadke & others, R/o Nagpur holds vacant land in excess of ceiling limit in the Nagpur Urban Agglomeration, the details of which are given in Annexure-I & II hereto appended.

AND WHEREAS, above person/his power of attorney holder has applied for exemption under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) in respect of the said excess land for providing plots and/or construction of tenements in accordance with the special dispensation issued by the Govt. Resolution, Housing and Special Assistance Department No. CSC/ULC/ 1091/5(3977)/D-III dt.15.1.1992.

-2-



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AND WHEREAS, the said person/his/her power of attorney holder has mentioned, in his/her application that his/her scheme of providing plots/and/construction of tenements will be governed by the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Act XIV of 1963) or by the Maharashtra State Co-operative Societies Act, 1960 (Act XXIV of 1960) as may be applicable.

AND WHEREAS, the Government of Maharashtra is satisfied that having regard to the location of the land, the purpose for which the land is being of or is proposed to be used and other relevant factors, it is necessary in the public interest so to do.

NOW THEREFORE, in exercise of the powers conferred upon it by sub-section (1)(a) of section 20 of the said Act and after having recorded in writing the reasons for making this order, the Government of Maharashtra i.e. Additional Collector, Nagpur President of Committee-hereby exempts the said vacant land from the provisions of Chapter-III of the said Act, subject to the following conditions, namely :-

The land exempted under the exemption order shall be used for the purpose of providing plots and/or constructions of tenements in accordance with the terms and conditions of this exemption order. Any change made in the use of the land shall amount to breach of these conditions.

2. The said person shall make full utilization of the land so exempted, for the aforesaid purpose, by providing plots on the said land in the following manner.

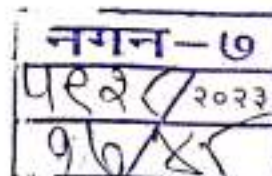
ACTUAL PLOT AREA

- i. 33.34 %
- ii. 33.33 %
- iii. 33.33 %

PLOTS AREA (Sq.mt.)

- Upto 100 sq.mt.
- Upto 250 sq.mt.
- Upto 500 sq.mt.

2.(a) In case plots are amalgamated for construction of flats 1/3rd of the net buildable surplus area under plots should be use for construction of plinth area not exceeding 100 sq.mt.



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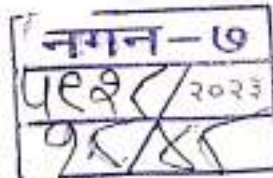
3. The said persons shall first hand over 15% / 30% / 25% / 50 % of land after excluding first 4000 sq.mt. i.e. Nil. sq.mt. free of cost and free from all encumbrances to the Govt. before providing plots and/or commencing construction of tenements on the exempted land. The said area of the land to be surrendered shall be comparable to the remaining land permitted to be retained by the said in all respect such as access, frontage by the etc. in the event of any dispute, Government's decision in this respect shall be binding on the said person.

4. The said person shall get the layout/building plans approved from the concerned planning authority prior to the commencement of the construction work. The actual construction shall be subject to the building regulation of the concerned planning authority and subject to such other conditions as may be imposed by the concerned planning authorities/Town Planning Authorities and other statutory bodies. Approved copy of layout plan/building plan shall be submitted to this office.

5. All the land (whether vacant or non-vacant) from the total holdings of the said person falling under development plan, reservations, DP roads or the reservations prescribed by the planning authority in a layout for various public amenities as well as the internal roads (whatever these are to be transferred by local authorities rules) shall be transferred by the said persons to the State Govt. Concerned Planning Authority after being duly developed as per the Rules of the concerned Planning Authority without changing any consideration, either before the work actually commences or at a latter date as may be obtained by the said person only after land under reservation etc. if any is actually handed over to Govt./Planning Authority if so prescribed by the concerned Planning Authority. Internal roads shall be brought upto the standard laid down by the concerned Planning Authority before they are transferred.

6. The said person shall sell the plots to the intending purchasers within a period to two years from the date of exemption order. The said person/purchaser shall commence and complete the construction within a period of 5 years from the date of exemption order.

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7. The quality of construction in case of construction of tenements shall be subject to the building regulation of the local authorities and subject to such other condition, as may be imposed by the Municipal Corporation/Nagpur Improvement Trust/Town Planning Authority and other statutory bodies. The layout of the land to be used for construction of tenements shall be in accordance with the statutory provisions applicable in this regard. The commercial shopping area shall be restricted to the minimum prescribed under the D.C. Rules in residential area.

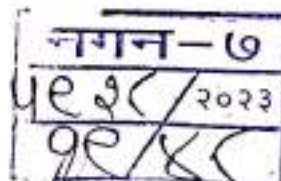
8. The plots/tenements sold or otherwise transfer shall not be permitted to be resold or otherwise transferred for a period of 5 years from the date of completion of the construction of the dwelling units on the plots occupation of the tenements.

9. The landholder shall not sell or otherwise transfer the plots tenements to a person if he/she or any member of his/her family also owns a plot or tenement in the Nagpur Urban Agglomeration and he/she shall obtain from the intending purchaser an affidavit to this effect.

10. The said person/purchaser of the plots shall not transfer the plot (with or without building thereon) or any part thereof to any other person, except for the purpose of mortgage in favour of any financial institution specific to sub-section (1) of the section 19 of the Act, for raising finance for the purpose of construction of tenements/dwelling units. Breach of this condition shall mean that exemption granted under this order stands withdrawn, for such defaulting person/purchaser of plot. HOWEVER, this restriction shall cease to apply once the vacant land has been built upon in accordance with the terms and conditions of this exemption order. It shall then be lawful the built up properties constructed on the exempted land. The landholder may please then transfer the non-vacant land alongwith the building to the purchasers without having to obtain the State Govt. permission.

11. The area required to be kept open according to the DC Rules, building regulations of Planning Authority. Town Planning rules and other statutory regulations shall always be kept open. This part of the land shall not be used for any construction whatsoever, even if there is a change in FSI in future, permitting additional constructions.

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12. The said person shall submit from time to time necessary "Returns" prescribed by the State Govt. in order to indicate the progress of the work done by him/her.

13. If any time, the State Govt. is satisfied that there is a breach of any of the conditions mentioned in this order it shall be competent for the State Government to withdrawn by an order, the exemption from the date specified in the said order.

Provided that, before making any such order, the State Govt. shall give reasonable opportunity to the person whose lands are exempted for making representation against the proposal withdrawal.

14. When any such exemption is withdrawn or demanded to be withdrawn under these conditions the provisions of the Chapter-III of the said Act apply to the land as if they had not been exempted under order.

15. The said person shall advertise the entire scheme within one year from the date of this exemption/sanction order of the State Government in atleast two local newspapers giving full details of the scheme including area and final selling price for plot/tenements (Plinth and Carpet area) specifications, locations, terms and conditions of allotment of plots/tenements.

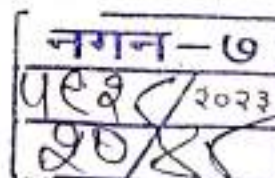
16. The said person will be permitted after obtaining prior permission of this office to transfer the total/part area under scheme submitted on surplus land by him/her to any group of purchasers intending to propose a Co-operative Housing Society (under Co-operative Society's Act, 1960), and or any developer promoter, builder.

17. Prior to such transfer, the land holder shall first hand-over the land to State Govt. 15%/30%/25/50% as mentioned in condition No.3 above.

All above conditions shall be binding on the transferee i.e. Proposed / Regd. Co-operative Housing Society and its members and the Promoter/Builder and his purchasers.

18. The transferee Housing Society shall submit a list of subsequent members of society/purchasers of plots to this office within two years and Promoter/Builder Agency shall submit a list of subsequent purchasers of tenements to this office within 5 years from the date of this order along-with relevant documents (i.e. Affidavit etc.).

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19. Government expects that the concept of low rise, low cost construction technology without sacrificing the standard and specifications be adopted to maximum possible extent, less reliance should be placed on use of cement and steel by having load bearing walls made of bricks of good quality and strength by using low cost building technology.

20. The Government reserves the right to alter any of the conditions prescribed herein.

21. The Government also reserves the rights to revoke the exemption granted for the entire land or part thereof, if the land is required for public purpose.

22. The scheme was sanctioned by committee subject to the condition that approach road will have to be made available by the landowner themselves.

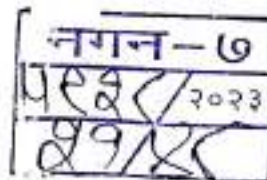
23. The scheme order issued by this office is a provisional order. The schemeholder should submit the layout plan for its sanction to the concerned planning authority and after demarcation by TILR or City Survey Office & after final sanction to the layout plan by the planning authority the schemeholder should submit the demarcated final layout plan to this office for final sanction within two months.

ANNEXURE-I

Details regarding applicant and the vacant land possessed by Shri Manoj Sapruji Hadke & others, R/o Nagpur.

- | | | | |
|----|--|---|---|
| 1. | Name of the landowners & address | : | Shri Manoj Sapruji Hadke & others,
R/o Somalwada, Tah. Nagpur (City),
Distt. Nagpur. |
| 2. | Date of returns u/s 6(2) submitted. | : | 2/12/2005. |
| 3. | Details of land | : | a) Mouza- Beltarodi, Tah. Nagpur (R),
b) District- Nagpur.
c) Survey No. - 22/1
d) Total land - 10200.00 sq.mt. |
| 4. | Date of order u/s 8(4) | : | 29/12/2005. |
| 5. | Retainable & surplus area as per statement u/s 9 | : | a) Retainable land - 7500.00 sq. mt.
b) Retainable shares allowed - 5 shares.
(Names:- 1. Shri Manoj S. Hadke,
2. Smt. Jyotsna D. Hadke, 3. Smt. Nisha M. Hattithele, 4. Smt. Ashabai T. Tembhurne,
5. Smt. Umabai H. Somkuwar)
c) Surplus land - 2700.00 sq.mt. |

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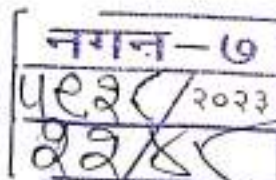


ANNEXURE-II

(Appended to the Order No. ATP/ULC/TD(619) y/2005/ 14 dt. 5/11/06
12/2005)

Details regarding applicant and the vacant land possessed by Shri Manoj Sapruji Hadke & others, R/o Nagpur for which exemption is sought and hereby granted under section 20(1)(a) of the Urban Land (Ceiling & Regulation) Act, 1976.

1. Name of the person/persons Holding the land :- Shri Manoj Sapruji Hadke & others, R/o Somalwada, Tah. & Distt. Nagpur.
2. Name of Power of Attorney Holder and address. :- Shri Babulal Roshanlal Patni, R/o Itwari, Nagpur.
3. Status of the person/persons. :- Family
4. No. and date of application. :- dt. 29/12/2005.
5. Name of Urban Agglomeration In which land for which exemption is situated. :- Nagpur.
6. Description of property for which exemption is sought.
 - i. District :- Nagpur
 - ii. Taluka :- Nagpur (Rural)
 - iii. Village/Mouza :- Beltarodi
 - iv. Survey No. :- 22/1
 - v. Total surplus land Holding. :- 2700.00 sq.mt.
 - vi. Area under the scheme :- 2700.00 sq.mt.
 - vii. Land to be used for providing Plots/ Constructing tenements :- 2328.44 sq.mt.
 - viii. Land to be handed over Free of cost to Govt. :- NIL
 - ix. Area under open space & P.U. :- NIL
 - x. Internal roads :- 371.56 sq.mt.
 - xi. Area exempted under this order. :- 2700.00 sq.mt.



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7. Total number of plots to be provided :-

- | | | |
|------|--|----------------------------|
| i. | Total No.of Plots/Area upto 100 sq.mt. | :- 08 Nos. (726.00 sq.mt.) |
| ii. | Total No.of Plots/Area upto 250 sq.mt. | :- 04 Nos. (864.42 sq.mt.) |
| iii. | Total No.of Plots/Area upto 500 sq.mt. | :- 02 Nos. (738.02 sq.mt.) |



(Signature)
(Aannaada Bharkade)
Additional Collector and
Competent Authority, ULC
Nagpur. 5.1.06
5/1/06

Shri Manoj Sapruji Hadke & others,
Through POAH Shri Babulal Roshanlal Patni,
R/o Itwari, Nagpur.

Copy submitted for information to :-

The Secretary, Urban Development Department, (ULC) Mantralaya, Mumbai-32.

Copy forwarded with compliments to :-

1. The Asstt. Director of Town Planning, Br. Office, Nagpur.
2. The Superintendent Engineer, N.I.T. Nagpur.
3. The Asstt. Director (Town Planning), N.M.C. Nagpur.
4. The Registrar of Stamps, Collectorate, Nagpur.
5. ULC Case No. 288/2005.



(Signature)
Additional Collector and
Competent Authority, ULC
Nagpur.

नगरपालिका - ७
५९२८/२०२३
१३/४५





महाराष्ट्र शासन

जिल्हाधिकारी तथा सक्षम प्राधिकारी

नागरी जमिन कमाल धारणा कार्यालय, नागपूर

रविंद्रनाथ टागोर मार्ग, आकाशवाणी चौक, सिव्हील लाईन्स, नागपूर - ४४०००१

फोन नं.

Email- ulenagpur@yahoo.com

जा.क्र.अका./यु.एल.सी/कावि- ६०/२०२३

दिनांक: ११/०५/२०२३

आदेश -

- वाचा :- १. या कार्यालयाचे आदेश क्र. ATP/ULC/TD(६१९)/beltarodi/२००५/१४, दि.०५/०१/२००६
२. शासन निर्णय क्र. नाजक-२०१८/प्र.क्र. ५१/नाजकभा-१, दिनांक ०१/०८/२०१९
३. शासन निर्णय क्र. नाजक-२०१८/प्र.क्र. -५१/भाग-१२/नाजकभा-१, दिनांक २३/०६/२०२१
४. श्री बाबुलाल पाटणी व श्री रोहन ठाकर यांचा विनंती अर्ज दिनांक - १६/०१/२०२३
(प्राप्त दिनांक २३/०१/२०२३)
५. तहसिलदार नागपूर ग्रामीण यांचे पत्र क्र. प्रस्वु-१/तह.नाग(ग्रा)/कावि-४१७/२०२३,
दिनांक २३/०२/२०२३(प्राप्त दिनांक ०१/०३/२०२३)
६. सह जिल्हा निबंधक, वर्ग -१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांनी पत्र जा.क्र.
/ ना.ग्रा. ७/२४१ ते २४२/मुल्यांकन/२०२३, दिनांक १६/०२/२०२३ (प्राप्त दिनांक
०१/०३/२०२३)
७. श्री बाबुलाल पाटणी व श्री रोहन ठाकर यांचा प्राप्त अर्ज व रक्कम शासन खाजिना दाखल
केल्याचे रक्कमेची चलान दिनांक- १७/०४/२०२३(प्राप्त दिनांक २६/०४/२०२३)

मौजा बेलतरोडी, तहसिल नागपूर(ग्रा), जिल्हा नागपूर, २२/१/अ या जागेवर नाजकभा अधिनियम १९७६ च्या फलम ८(४) च्या आदेशान्वये अतिरिक्त घोषित केलेल्या २,७०० चौ.मी श्री मनोज सप्रुजी हाडके व इतर यांचे नावे या कार्यालयाचे संदर्भित आदेश क्र. १ अन्वये तळेगाव दाभाडे भुखंड विकास योजना मंजूर झालेली असून, अर्जदार/विकासक श्री बाबुलाल पाटणी व श्री रोहन ठाकर यांनी दिनांक १६/०१/२०२३ रोजी शासन निर्णय दिनांक ०१/०८/२०१९ व २३/०६/२०२१ मध्ये नमूद केल्यानुसार एकूण १३% रक्कम भरून विकास नियंत्रण नियमावलीप्रमाणे सदर जागेचा विकास करावयाचा असल्याबाबत विनंती केली होती.

अर्जदार यांनी केलेल्या विनंतीच्या अनुषंगाने सह जिल्हा निबंधक, वर्ग -१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांना मौजा बेलतरोडी, तहसिल नागपूर(ग्रा), जिल्हा नागपूर, २२/१/अ मधील जागेवर या कार्यालयाने मंजूर केलेल्या तळेगाव दाभाडे भुखंड विकास योजनेच्या आदेशातील नमूद एकूण क्षेत्रासाठी २७०० चौ.मी. क्षेत्राचे प्रचलित वार्षिक बाजारमूल्य (Ready Reckoner Rate) दरानुसार मुल्यांकन करून अहवाल सादर करण्यास कळविण्यात आले असता, त्यांनी संदर्भित क्र. ६ अन्वये सदर २७०० चौ.मी. क्षेत्राचे मुल्यांकन रु. ३,४१,८२०००/- परिगणित करून दिलेले आहे. त्या

नगन-७
५९२५/२०२३
२४/४५



अनुषंगाने शासन निर्णय दिनांक २३/०६/२०२१ मध्ये नमुद एकुण प्रचलित वार्षिक बाजारमूल्य दर, तत्कालीनधील दराच्या १३% दराने येणारी रक्कम रु. ४४,४३,६६०/- (अक्षरी रु. चवरेचाळीस लक्ष, त्रेचाळीस हजार, सहाशे साठ फक्त) शासन खजिना दाखल करण्याकरिता विकासक श्री बाबुलाल पाटणी व श्री रोहन ठाकर यांना कळविण्यात आले असता, त्यांनी सदर परिगणित रक्कम रु. ४४,४३,६६०/- चलान क्र. ०२ दिनांक १५/०४/२०२३ अन्वये खजिना दाखल केलेल्या चलानची प्रत संदर्भित क्र. ७ अन्वये या कार्यालयास सादर केलेली आहे.

सबब श्री बाबुलाल पाटणी व श्री रोहन ठाकर यांना शासन निर्णय दिनांक ०१/०८/२०१९ च २३/०६/२०२१ नुसार मौजा बेलतरोडी, तहसिल नागपुर(ग्रा), जिल्हा नागपुर, २२/१/अ मधील २७०० चौ.मी. क्षेत्रावर विकास नियंत्रण नियमावलीनुसार रहिवास प्रयोजनार्थ विकास करण्यास मान्यता देण्यात येत आहे. तथापि सदर जमिनीच्या अधिकार अभिलेखात घेण्यात आलेली "नाजकधा कलम २० खालील क्षेत्र व हस्तांतरणास प्रतिबंध" ही नोंद कमी करून, या क्षेत्रावर लघु, मध्यम आकारमानाच्या सदनिका बांधणे अपेक्षित असल्याने "८० चौ.मी. चटई क्षेत्राचे मर्यादेत सदनिका बांधण्यासाठीचे क्षेत्र" अशी नोंद घेण्याबाबत तहसिलदार नागपुर (ग्रामिण) यांनी आवश्यक कार्यवाही करावी.

सदर शासन निर्णयानुसार विकासासाठी उपलब्ध होणा-या क्षेत्राच्या विकसनास परवानगी देताना संबंधित नियोजन प्राधिकरणाने या शासन निर्णयातील तरतुदीनुसार कमाल ८० चौ.मी. चटई क्षेत्राच्या सदनिका बांधण्याची अट बांधकाम परवानगी प्रमाणपत्रामध्ये स्पष्टपणे नमुद करण्याबाबत आवश्यक ती दक्षता घ्यावी आणि अशा इमारतीस भोगवटा प्रमाणपत्र देताना त्याबाबतची खातरजमा करावी.

(डॉ. विपीन)

जिल्हाधिकारी, तथा सक्षम प्राधिकारी,
नागरी जमिन कमाल धारणा, नागपुर.

प्रतिलिपी:-

- १ श्री बाबुलाल पाटणी व श्री रोहन ठाकर, रा. नागपुर.
- २ तहसिलदार नागपुर(ग्रामिण):- उपरोक्त आदेशाप्रमाणे अभिलेखामध्ये सुधारित नोंदी घेऊन अभिलेखासह अहवाल या कार्यालयास सादर करावा.
- ३ सहसंचालक, नगर रचना विभाग, नागपुर महानगर प्रदेश विकास प्राधिकरण, नागपुर/प्रशासक, नगर पंचायत बेसा-पिपळा- उपरोक्त आदेशातील वाचा क्रमांक २ या शासन निर्णयानुसार विकासासाठी उपलब्ध होणा-या क्षेत्राच्या विकसनास परवानगी देताना कमाल ८० चौ.मी. चटईक्षेत्राच्या सदनिका बांधण्याची अट बांधकाम परवानगी प्रमाणपत्रामध्ये स्पष्टपणे नमुद करावी आणि अशा इमारतीस भोगवटा प्रमाणपत्र देताना त्याबाबतची खातरजमा करावी.



S.M. Jey
17/5/23
प्राप्त झाले

आवक आकडा दाखल
तहसिल नागपुर (ग्रामिण)

Reked.
Amit V. Marawar

9823389955

(डॉ. विपीन)

जिल्हाधिकारी तथा सक्षम प्राधिकारी,
नागरी जमिन कमाल धारणा, नागपुर.

नगन-७
५९३८/२०२३
०५/५८



नमुना म.को.नि.-६(नियम ११२ पहा)चलान क्रमांक सर्वेसा २६-म
या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन. Gen. २६-M
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणा-याने भरावयाचे	विभागीय अधिका-याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/ भारतीय स्टेट बँकेने/भारतीय रिझर्व बँकेने/हैद्राबाद स्टेट बँकेने
नाव व पत्ता य मोबाईल क्र.- श्री बाबुलाल रो. पाटनी व इतर सा. धंतोली, नागपूर. मो. क्र. - ९८२३३८९९५५	लेखाचे वर्गिकरण विभाग- नगर विकास विभाग प्रधानशिर्ष - ०२१७ नगर विकास विभाग उपप्रधानशिर्ष- ८० इतर नगर विकास विभाग गौणशिर्ष - ८०० इतर नगर	रक्कम मिळाली. रुपये(आकड्यात). रुपये(अक्षरी).
भरणा करणासंबंधीचा प्राधिकार पत्राचा तपशिल आणि भरणा करवयाचा उद्देश :- मोठा बेलतरोडी लक्ष्मिल नागपूर(जा.) लि. नागपूर येथील ख.क्र. २२/६/अ हया जमिनीवर मंजूर तलेगाव राभाडे भुजंड विकास योजनेअंतर्गत क्षेत्र शासन निर्णय दिनांक ०१/०८/२०१९ व २३/०६/२०२१ मधील तरतुदीनुसार १३% रक्कम शासनास भरण ना.ज.क.धा. तरतुदीनुसार मुक्त करवयाची परवानगी मिळाल्याकल	संगणक सांकेतांक	कोषापाल लेखापाल कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक
रक्कम रु. - ४४,४३,६६०/-	० २ १ ७ ० १ १ ७	
अक्षरी रु. - चवरेचाळीस लक्ष, त्रेचाळीस हजार, सहाशे साठ फक्त		
भरणा करण्या-याची स्वाक्षरी		
दिनांक	०१/०८/२०२३	

नगन-७
२२/८/२०२३
२२/८/२३

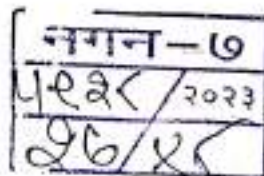


घोषणापत्र

मी सुभाष चंद्र कामत या द्वारे घोषित
करतो की, दुय्यम निबंधक श्री. २०७७ यांचे कार्यालयात
मि. २०७७ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री. सुभाष चंद्र कामत व इतर यांनी दिनांक २८/४/२०१७
रोजी मला दिलेल्या कुलमुख्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर
केला आहे/निष्पादीत करून कबुली जवाब दिला आहे. सदर कुलमुख्यारपत्र
लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र
लिहून देणार व्यक्तीपैकी कोणीही मर्यादित झालेले नाही. किंवा अन्य कोणत्याही
कारणामुळे कुलमुख्यारपत्र रद्दबातल उरलेले नाही. सदर कुलमुख्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर चे
कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यत्र
शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक :- १२/०६/२०२३

सुभाष चंद्र कामत
कुलमुख्यारपत्र धारकाचे नांव
व सही



GRN	MH008745921201718E	BARCODE	[Barcode]		Date	28/12/2017-12:50:44		Form ID	48/5		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID (If Any)						
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha					PAN No.(If Applicable)						
Office Name NGP5_JT NAGPUR NQ 5 SUB REGISTRAR					Full Name		RAKESH BABULAL PATNI				
Location NAGPUR					Flat/Block No.		KHASRA NO. 120/2				
Year 2017-2018 One Time					Premises/Building						
Account Head Details				Amount in Rs.		Road/Street		FETRI			
0030046401 Sale of NonJudicial Stamp				500.00		Area/Locality		NAGPUR			
						Towns/City/District					
						PIN		4400010			
					Remarks (If Any)						
					SecondPartyName=ARUN KAMAL JAIN-						
					Amount in		Five Hundred Rupees Only				
Total					500.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		00540572017122821347 IC00KSPWC3		
Cheque/DD No.					Bank Date		RBI Date		28/12/2017-12:51:19		Not Verified with RBI
Name of Bank					Bank/Branch		STATE BANK OF INDIA				
Name of Branch					Serial No. / Date		Not Verified with Serial				
Mobile No. : Not Available											

Name of Branch				Mobile No. : Not Available
NOTE:- This Chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. लघु चालन केवल मुख्य निहाय कार्यालय में ही दर्ज कराया जा सकता है। लघु चालन केवल उप निहाय कार्यालय में ही दर्ज कराया जा सकता है।				

નગર-૬	
૯૫૨૦	૨૦૪૭
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Page 1/1

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नगन-७
पहल/२०२३
४८/४८



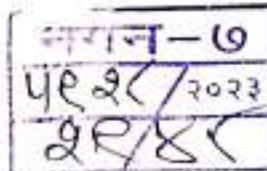
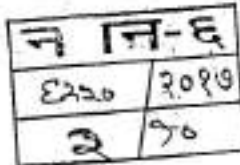
POWER OF ATTORNEY
(FOR ADMISSION)

This POWER OF ATTORNEY is made and executed on this 28th Day of
DECEMBER, 2017 BY

- (1) SHRI. BABULAL ROSHANLAL PATNI, (PAN AAOPP2757M), aged about 71 years, Occ:- Business/ Agriculture,
- (2) SMT. TARADEVI BABULAL PATNI, (PAN AAOPP2630D), aged about 67 years, Occ:- Household/ Agriculture,
- (3) SMT. ANITA RAKESH PATNI, (PAN AAZPP6826C), aged about 44 years, Occ:- Household/ Agriculture,
- (4) SHRI. BABULAL ROSHANLAL PATNI-HUF acting Through its Karta SHRI. BABULAL S/o ROSHANLAL PATNI, (PAN AAAHB4541B), aged about 71 years, Occ:- Business/ Agriculture, AND
- (5) SHRI. RAKESH BABULAL PATNI, (PAN ADPPP0613A), aged about 48 years, Occ:- Business/ Agriculture, ALL Residents of 52, Balraj Marg, Dhantoli, NAGPUR-440012.

WHEREAS we, the aforesaid Executants are engaged in the business of sale and purchase of land, development, constructions etc. During the course of business We are required to execute various deeds and documents viz. Deed of Declarations, Memorandum of Understanding, Apartment Deeds, Agreement to Sell, Sale Deed, Agreement of Development, Power of Attorney, Correction Deeds, Gift Deeds, Relinquish Deed and such other deeds etc to be executed and registered before the concerned Sub Registrar Office on behalf of us and also in the capacity of constituted Attorney for the Land Owners, whose land(s) are taken by us for development and sale and to register the same in accordance with the law in force AND;

WHEREAS during the course of the said business We execute various documents viz Deed of Declarations, Memorandum of Understanding, Apartment Deeds, Agreement to Sell, Sale Deed, Agreement of Development, Power of Attorney, Correction Deeds, Gift Deeds, Relinquish Deed etc and other related documents,



however due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before Competent registration Officer / Authorities, Sub Registrar Office and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf in respect of the aforesaid deeds and documents, AND

WHEREAS Shri. ARUN KAMAL JAIN, aged 45 years, Occupation - Business, Resident of NANDANWAN, NAGPUR-440009 is ready and willing to act on our behalf as our Lawful Attorney for the above said purposes.

NOW THEREFORE THIS DEED WITNESSES AS UNDER

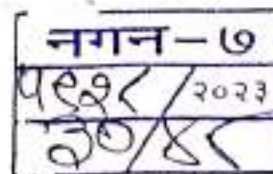
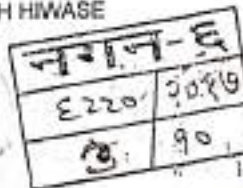
We, the Executants hereinabovenamed do hereby nominate, constitute and appoint Shri. ARUN KAMAL JAIN, aged 45 years, Occupation - Business, Resident of NANDANWAN, NAGPUR-440009 as our Constituted Attorney to do and perform the following acts and things that is to say:

To present the deeds and documents executed by us before the Competent registering Authority / Sub Registrar offices and to admit the contents of the said Documents to the extent of our execution only.

AND We, the Executants named hereinabove further state that the acts and things done by my said Constituted attorney in admission of the said documents shall be binding on us as if We have done the same. We undertake to ratify the acts and things done or Deeds or Documents admitted by our attorney.

IN WITNESS WHEREOF, the EXECUTANTS have willingly signed and executed this Deed of Power of Attorney at our own accord and free will at NAGPUR on the Day, Date and Year first above written.

DRAFTED BY ADV. JAYANT H. HIWASE



WITNESSES:



1. Anese



Babulal



SHRI. BABULAL ROSHANLAL PATNI.



सौ. तारावहि-पारनी

SMT. TARADEVI BABULAL PATNI.



Anita Patni



SMT. ANITA RAKESH PATNI.



SHRI. BABULAL R. PATNI-HUF
Through Karta
SHRI. BABULAL R PATNI.



2. Raksh



R. Patni

SHRI. RAKESH BABULAL PATNI.

(EXECUTANTS/ PRINCIPALS)

नगन-६
६२२०/२०१९
४०/९०



SHRI. ARUN KAMAL JAIN.
(ATTORNEY)



नगन-७
५६२८/२०२३
६९/२८



क्र. ५६५...संवत् २०७६...२०१२/१७
 हा मुक्तपारनामा श्री. बाबुलाल रोडनाल बाबाजी व इतर ४
 घंटा कायदा...पय वर्ष ४१...हस्ता को १.५२ बलराज मांगी हतेतोळी नागपुर
 बांनी अल कारीव ३६...माहे १३...सन २०१७ रोजी
 माझे सगळ तले पुरान दिता. त्यांच्या ओळखीकियली
 श्री. जयंत हरिभाऊ शिवले या यांना १६ नमस्तर
२) ललकटा बाबा राजत या मंगल नागपुर
 बांनी माझी खात्री पक्कन दिली आहे.

सदरुं दस्तात कुठही खाडाखोळ
 अथवा आंतराळ नाही

सह हुक्म निदान, न-२,
 नागपुर शहर को. ६



न-नि-६
 ६२२० २०१७
 ६/१०



नगन-७
 ५९२८ २०२३
 ८२/८८



PERMANENT ACCOUNT NUMBER
AAOPP2630D

नाम / NAME
TARADEVI BUBULAL PATNI

पिता का नाम / FATHER'S NAME
FULCHANDJI HAPACHANJI KASARIYAR

जन्म तिथि / DATE OF BIRTH
15-11-1948

प्रभुत्व / SIGNATURE

आयकर अधिकारी, विभाग
COMMISSIONER OF INCOME-TAX, VIGARSH

सौ. ताराबाई पाटील

नगन-६
६२२०/२०१७
६१०



PERMANENT ACCOUNT NUMBER
AAOPP2757M

नाम / NAME
BABULAL ROSHANLAL PATNI

पिता का नाम / FATHER'S NAME
ROSHANLAL BIJILAL PATNI

जन्म तिथि / DATE OF BIRTH
12-05-1941

प्रभुत्व / SIGNATURE

आयकर अधिकारी, विभाग
COMMISSIONER OF INCOME-TAX, VIGARSH

नाम / NAME
BABULAL ROSHANLAL PATNI

PERMANENT ACCOUNT NUMBER
AAAHB4541B

जन्म तिथि / DATE OF BIRTH
12-05-1941

आयकर अधिकारी, विभाग
COMMISSIONER OF INCOME-TAX, VIGARSH

नाम / NAME
Rakesh Babulal Patni

जन्म तिथि / DATE OF BIRTH
1986

पुरुष / Male

3416 4374 2993

आधार - सामान्य माणसाचा अधिकार

PERMANENT ACCOUNT NUMBER
AAZRP6826C

नाम / NAME
ANITA RAKESH PATNI

पिता का नाम / FATHER'S NAME
RADACHAND NEMICHAND JAIN

जन्म तिथि / DATE OF BIRTH
27-07-1972

प्रभुत्व / SIGNATURE

आयकर अधिकारी, विभाग
COMMISSIONER OF INCOME-TAX, VIGARSH

नगन-७
५९२८/२०२३
६५४८




 भारत निर्वाचन आयोग
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मतदाताचे नाव	जयवंत हरिचंद्र हिरोडे
Elector's Name	Jayant Harichandra Hirode
पति/पत्नीचे नाव	हरिचंद्र हिरोडे
Elector's Name	Harichandra Hirode
लिंग / Sex	पुरुष / MALE
Date of Birth	21/02/1959


 भारत सरकार
 GOVERNMENT OF INDIA



नाम / Name : नरेश राजू राऊत
 Naresh Raju Raut
 पिता - नर जंगूरी राऊत
 Father : Raju Janguri Raut
 जन्म वर्ष / Year of Birth : 1959
 लिंग / Male



3126 5600 5477

प्राप्तार — सामान्य माणसाचा अधिकार

६२२०
६ १०

१७

नगन-७
 ५९२८/२०२३
 १२४४८

१७

(GoshwaraBhag-1)

29 डिसेंबर 2017 12:40 म.नं.

दस्तावेज नोंदणी भाग-1

पृष्ठ 6

2/90

दस्तावेज क्रमांक: 6220/2017

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वेळी 12:21 म.नं. वा. हजर केला.

पावती 8253

पावती दिनांक: 29/12/2017

सादरकरणासाठीचे नाव: अरुण कमल जैन -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 200.00

पृष्ठांची संख्या: 10

दस्त हजर करण्याची मही:

एकूण: 300.00

राह. दु. नि. निबंधक, वर्ग-2
नागपूर शहर क्र. ६.

राह. दु. नि. निबंधक,
नागपूर शहर क्र. ६.

दस्तावेज प्रकार: आममुखावार्तामात्र

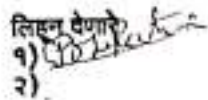
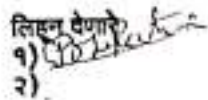
मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संवत्सराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करणे साठी केला असेल तेव्हा

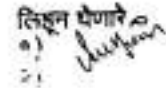
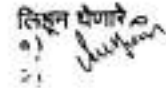
शिक्का क्र. 1 29 / 12 / 2017 12 : 21 : 49 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 12 / 2017 12 : 22 : 51 PM ची वेळ: (फी)

प्रातिज्ञापत्र

सखर भरलेल्या हा नोंदणी कायदा १९०८ अंतर्गत अंदाजेच्या जस्तुतीनुसार नोंदणीचा दाखल केलेला आहे. दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्तावेजी सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कादुलीधारक हे संपूर्णपणे जबाबदार राहतील. सह. दु. नि. जबाबदार राहणार नाही.

लिहून देणारे:
१) 
२) 

लिहून देणारे:
१) 
२) 



गण-७
२९/१२/२०१७
८५४८



(दस्तावेज भाग - २)

दिनांक 29/12/2017 12:29:14 PM सोदणी गुप्तक 4 पाये

राज्य न्यायालय, वर्ग-२

नागपुर शहर ज. ६.

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९ नवराचे बुकाचे
६२२० नवरी नोंदला

प्रमाणित करण्यात येते की,
या दस्तावेजा एकूण १० पाने आहेत.

राज्य न्यायालय, वर्ग-२
नागपुर शहर ज. ६.
तारीख २९ दिने १२, सन २०१७

नगन-६
६२२०/२०१७
१०/१०



नगन-७
५६२८/२०२३
७६/४८





12/2017 12:49:07 PM

दस्तावेज भाग - 2

नम्र ९१७०
दिनांक 6220/2017

दिनांक 6220/2017
दस्तावेज प्रकार - अधिसूचना/आदेश

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम अरुण कामल वैज - पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - 52, बलराज मार्ग, धर्ती ये, नागपूर, महाराष्ट्र, NAGPUR पिन नंबर -	पक्षीर जीव अर्जाची होल्डर वय - 45 स्वाधरी -		
2	नाम बाबुलाल रोशनलाल पाटली - पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - 52, बलराज मार्ग, धर्ती ये, नागपूर, महाराष्ट्र, NAGPUR पिन नंबर AAOPP2757M	कुलमुद्रणार देणार वय - 71 स्वाधरी -		
3	नाम तारादेवी बाबुलाल पाटली - पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - 52, बलराज मार्ग, धर्ती ये, नागपूर, महाराष्ट्र, NAGPUR पिन नंबर AAOPP2630E	कुलमुद्रणार देणार वय - 67 स्वाधरी -		
4	नाम अमिता रावेंद्र पाटली - पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - 52, बलराज मार्ग, धर्ती ये, नागपूर, महाराष्ट्र, NAGPUR पिन नंबर AAZPP6826C	कुलमुद्रणार देणार वय - 44 स्वाधरी -		
5	नाम बाबुलाल रोशनलाल पाटली तर्फे कर्ता बाबुलाल रोशनलाल पाटली - पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - 52, बलराज मार्ग, धर्ती ये, नागपूर, महाराष्ट्र, NAGPUR पिन नंबर AAHMB4541E	कुलमुद्रणार देणार वय - 71 स्वाधरी -		
6	नाम रावेंद्र बाबुलाल पाटली - पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. - 52, बलराज मार्ग, धर्ती ये, नागपूर, महाराष्ट्र, नागपूर पिन नंबर ADPPP0613A	कुलमुद्रणार देणार वय - 48 स्वाधरी -		

वरील दस्तावेज करम देणार अधिकाऱ्याने अधिसूचना/आदेश या दस्त देणार करम दिव्याचे करम करताना
निष्ठा क्र 3 ची वेळ 29 / 12 / 2017 12 : 26 : 12 PM

अंदाज -

आलेखीन इमम असे निवेदीन करतात की ते दस्तावेज करम देणार करताना अधिकाऱ्याने, व त्याची अंदाज परवानगी

क्र.सं. पक्षकाराचे नाव व पत्ता

- नाम निवेद राहु राऊत -
वय 32
पत्ता महान, नागपूर
पिन कोड 440032

- नाम जयंत हरिनाथ हिबले -
वय 32
पत्ता सोमवारीपेट, नागपूर
पिन कोड 440009

छायाचित्र

अंगठ्याचा दस्त



राहु निवेद, वार्ड-२
नागपूर शहर क्र. ६

नम्र-७
५९२५/२०२३
३६/४५



शिक्का क्र.4 ची वेळ: 29 / 12 / 2017 12 : 29 : 02 PM

भारत सरकार
आधार - सामान्य माणसाचा अधिकार

अरुण कमल जैन
Arun Kamal Jain
जन्म तारीख / DOB : 30/08/1971
पुल्लिंग / GENDER : MALE

5895 8638 6722

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
आधार - सामान्य माणसाचा अधिकार

रोहन मिरान्जण ठाकर
Rohan Miranjan Thakar
जन्म तारीख/DOB: 20/10/1977
पुल्लिंग / GENDER : MALE
Mobile No: 9764640000

5592 0078 0663
VID : 9182 0839 7371 6220

आधार
आधार - सामान्य माणसाचा अधिकार

स/O कर्णाल जैन, नैर पोलीस चौक, फ्लॅट नं. 1, जयश्री अपार्टमेंट नंदान्वन, हारमन नगर S.O, नागपूर, महाराष्ट्र, 440008

Address:
S/O Kamal Jain, NEAR POLICE CHOWK, FLAT NO 1, JAYSHREE APARTMENT NANDANWAN, Harman Nagar S.O, Nagpur, Maharashtra, 440008

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bangalore-560 001

आधार
आधार - सामान्य माणसाचा अधिकार

S/O: मिरान्जण ठाकर, 837, शंभू निवास, जेएन रोड, जैन मंदिर परिसर, इंदूर, नागपूर जिल्हा, महाराष्ट्र - 440002

Address:
S/O: Rohanjan Thakar, 837, Shambhu Niwas, J.N. Thakar Road, Near Jain Mandir, Indur, Nagpur City, Nagpur, Maharashtra - 440002

5592 0078 0663
VID : 9182 0839 7371 6220

भारत सरकार
आधार - सामान्य माणसाचा अधिकार

बाबुलाल रोशनलाल पाटनी
Babulal Roshanlal Patni
जन्म तारीख / Year of Birth: 1941
पुल्लिंग / Male

2043 2374 5507

आयकर विभाग
INCOME TAX DEPARTMENT

ROHAN NIRANJAN THAKAR
NIRANJAN JAYDEOSHANKAR THAKAR

20/10/1977
Permanent Account Number
AAUPT0673J

Signature

भारत सरकार
GOVT OF INDIA

आधार
आधार - सामान्य माणसाचा अधिकार

ए.पी. जयदेव नं. 10/1, ए. नगर, अपार्टमेंट, डोंडोली, बांद्रा पूर्व, नागपूर, महाराष्ट्र, 440010

Address: Plot No-10/1/02, Ashree Apartment, Dondoli, Bandra East, Nagpur, Maharashtra, 440010

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1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bangalore-560 001

भारत सरकार
Government of India

प्रमोद शंकराजी हड्डे
Prasad Shankaraji Hude
जन्म तारीख/DOB: 11/12/1975
पुल्लिंग / MALE

9429 8468 8783
VID : 9176 8981 1468 5908

माझी आधार, माझी ओळख

PERMANENT ACCOUNT NUMBER
AAOPP2757M

नाम / NAME
BABULAL ROSHANLAL PATNI

पिता या पत्नी / FATHER'S NAME
ROSHANLAL BULILAL PATNI

जन्म तारीख / DATE OF BIRTH
12-06-1941

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, विभाग
COMMISSIONER OF INCOME-TAX, VIJAYNAGAR

भारतीय विशिष्ट - आणख अधिकार
Unique Identification Authority of India

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Address:
Wardha Road, Near PNB Office, Sonolwadi, Nagpur, Nagpur, Maharashtra - 440010

9429 8468 8783
VID : 9176 8981 1468 5908

नगन-७
५९२९/२०२३
३२/४५





भारत सरकार
GOVERNMENT OF INDIA



अमित विजयराव मराठवार
Amit Vijayrao Marawar
जन्म तिथि / DOB : 05/07/1982
पुरुष / MALE

Mobile No: 9823389955

3474 1204 9825

VID : 9199 0474 5169 7838



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

प्लॉट नं 208, एम्प्रेस मेल सोसायटी, शिवाजी नगर,
नगपुर, महाराष्ट्र - 440015

Address:

Plot No 208, Empress Mel Society, Shivaji
Nagar, Ring Road, Vivekanand Nagar,
Nagpur,
Maharashtra - 440015

3474 1204 9825

VID : 9199 0474 5169 7838



भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT VIJAYRAO MARAWAR

VIJAYRAO BHASKARRAO MARAWAR

05/07/1982

Permanent Account Number

AMSPM3938R

Signature



भारत सरकार
GOVERNMENT OF INDIA



सुहास अशोकराव दोमडे
Suhas Ashokrao Domde
जन्म तिथि / DOB : 18/12/1979
पुरुष / MALE

7322 6601 0792

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

प्लॉट नं 208, एम्प्रेस मेल सोसायटी, शिवाजी नगर,
नगपुर, महाराष्ट्र - 440015

Address:

Plot No 208, Empress Mel Society, Shivaji
Nagar, Ring Road, Vivekanand Nagar,
Nagpur,
Maharashtra - 440015



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUHAS ASHOKRAO DOMDE

ASHOK CINTAMANRAO DOMDE

18/12/1979

AKFPD7607R

Signature

Signature



भारत सरकार
GOVERNMENT OF INDIA

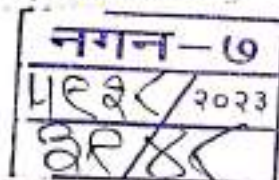


प्रशांत ईश्वर जावने
Prashant Ishwar Jawane
जन्म तिथि / DOB : 06/02/1989
पुरुष / Male



5958 8053 0907

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: S/O ईश्वर जावने, रामेश्वरी निवासी रोड,
मोहन किराना स्टोर जावने, जोशी प्लॉट, न्यू
बाबुखेडा, नगपुर, महाराष्ट्र - 440027

Address: S/O Ishwar Jawane,
Ramashwari Ring Road, Near Mohan
Kirana Store, Joshi Plot, New
Babukheda, Nagpur, Nagpur,
Maharashtra, 440027



5958 8053 0907



1947



help@uidai.gov.in



www.uidai.gov.in

मूल्यांकन वर्ष	2023
जिल्हा	नागपूर
तालुका	तालुका - नागपूर (मागील)
उपमूल्य विभाग	11.3.1-दुसरे महत्वाच्या संस्थासन्मुख रहिवास व दुसरे वापराच्या विक्रीत जमिनी / भुखंड
क्षेत्रीय नाव	Nagpur Municipal Corporation
माली नंबर / मट नंबर	22

वार्षिक मूल्य दर (कर यादनुसार जमिनीचा दर)

सुनी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सौजसापन्नाचे एकक
12110	36320	42120	15780	0	चौ मीटर

मिळकतीचे क्षेत्र 2700 चौ. मीटर Layout Plan - More Than 1 Road Front Corner Plot (12 meter)

कॉर्नर प्लॉट नुसार 110% = 13354

Applicable Rules : 80, 10 व

(1) 2700 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर = 13354 -

2700 चौ. मीटर क्षेत्रासाठी मूल्य = 2700 * 13354
= 36055800 -

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

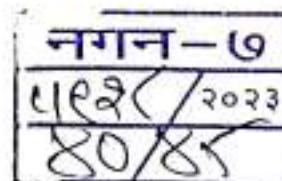
= 36055800 + 0

= Rs. 36055800/-

= तीन करोड साठ लाख पचावन्न हजार आठ शें/-

Home

Print



Department ID: 982338955 Mobile No: 982338955
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह चालान केवल उप-रजिस्ट्रार कार्यालय में दस्तावेजों के पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालान वैध नहीं है।

Page 1/1

Print Date 12-06-2023 06:09:24

नगन-७
५९९/२०२३
४९/४५



CHALLAN
MTR Form Number-6



GRN: 88XV13404R07202324E		BARCODE: 81001000101001010000000000000000		Date: 12-06-2023 16:10:33	Form ID: 25.1
Department: Inspector General Of Registration			Payer Details		
Type of Payment: Stamp Duty			TAX ID / TAN (If Any):		
Type of Payment: Registration Fee			PAN No (If Applicable):	AAFP9167E	
Office Name: NGPT, JT NAGPUR NO 7 SUB REGISTRAR			Full Name:	Ms RICHES REALITIES	
Location: NAGPUR			Flat/Block No.:	Kh. No. 22-1-A	
Year: 2023-2024 One Time			Premises/Building:		
Account Head Details		Amount In Rs.	Road Street:	Mouza Betarodi	
0130046401 Stamp Duty		63400.00	Area Locality:	Tah. Nagpur Gramin, Dist. Nagpur	
			Town/City/District:		
			PR:	4 4 1 1 0 8	
			Remarks (If Any):		
			PAN2=AAOPP2757M-SecondPartyName=BABULAL	ROSHANILAL	
			PATN=CA=0-Marketval=0		
			Amount In	Sixty Three Thousand Four Hundred Rupees Only	
			Words		
Total		63400.00			
Payment Details: IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref No	60103332023061217456 2812681244
Cheque/DD No			Bank Date	RBI Date	12/06/2023-16:11:30 Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK	
Name of Branch			Scoll No., Date	Not Verified with Scoll	

Department ID: 9823380955
 Note: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह चालन केवल दस्तावेजों के पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेजों के लिए यह चालन वैध नहीं है।

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	RS-270-5628-	0001827712202324	12/06/2023-16:08:15	IGR389	63400.00
Total Defacement Amount					63,400.00

नगन-७
पंजीकृत/२०२३
४४/४४



नगन-७
५३२५
४३४५





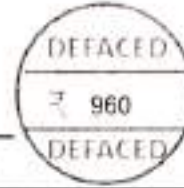
D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1206202304718

Receipt Date 12/06/2023

Received from Purchaser, Mobile number 9422111235, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 5928 dated 12/06/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name IBKL

Payment Date 12/06/2023

Bank CIN 10004152023061204399

REF No. 2839776516

Deface No 1206202304718D

Deface Date 12/06/2023

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

नगन-७
५६२८/२०२३
४४/४८



नगन-७
५९३८/२०२३
४५/४८



1

270/5928

सोमवार, 12 जून 2023 6:08 म.न.

दस्त गोश्वारा भाग-1

नमन 7

88/18

दस्त क्रमांक: 5928/2023

दस्त क्रमांक: नमन 7 / 5928/2023

वाजारा मूल्य: ₹. 3,60,55,800/-

मोबदला: ₹. 3,50,00,000/-

अनलेख मुद्रांक मूल्य: ₹. 21,63,400/-

दु. वि. म.न. दु. वि. नमन 7 पांचे तारोवधान

पावनी: 7120

पावनी दिनांक: 12/06/2023

अ. न. 5928 वर ति. 12-06-2023

सादरगणनाचे नाव: मेसर्स ईन्फेस रिबलिटीम तर्फे भागीदार अमिन
विजयराव मारावार

सोनी 6:06 म.न. वा. शहर केन्ना.

सोदणी फी

₹. 30000.00

दस्त इनालकी फी

₹. 960.00

गुशची मर्यादा: 48

दस्त इजाजतपत्राच्या मधील

एकूण: 30960.00

सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्रांतिपत्र क्र. ७.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्रांतिपत्र क्र. ७.

दस्तावेज प्रकार: विपरीत

मुद्रांक मूल्य: (दोन) कोणत्याही सगल्यापैकी किंवा लगेच पंचायत किंवा स्थानिय अनलेख कोणत्याही कटक क्षेत्राच्या इर्दगि किंवा मुचई महानगर प्रदेश ३
विकास या अधिन्यायाच्या इर्दगि अनलेख कोणत्याही सामीप क्षेत्रात, किंवा मुचई मुद्रांक (मानमनेच्या प्रत्यक्ष वाजारा मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दगाप्रमाण प्रभाव क्षेत्रात.

शिफा क्र. 1 12 / 06 / 2023 06 : 06 : 46 PM ची वेळ: (मादरीकरण)

शिफा क्र. 2 12 / 06 / 2023 06 : 07 : 44 PM ची वेळ: (फी)



क्र.सं.	पुलिस स्टेशन का नाम	पुलिस स्टेशन का पता	पुलिस स्टेशन का फोन नं.	पुलिस स्टेशन का ईमेल	पुलिस स्टेशन का वेबसाइट	पुलिस स्टेशन का फोटो	पुलिस स्टेशन का फिंगरप्रिंट
1.	पुलिस स्टेशन का नाम	पुलिस स्टेशन का पता	पुलिस स्टेशन का फोन नं.	पुलिस स्टेशन का ईमेल	पुलिस स्टेशन का वेबसाइट		
2.	पुलिस स्टेशन का नाम	पुलिस स्टेशन का पता	पुलिस स्टेशन का फोन नं.	पुलिस स्टेशन का ईमेल	पुलिस स्टेशन का वेबसाइट		
3.	पुलिस स्टेशन का नाम	पुलिस स्टेशन का पता	पुलिस स्टेशन का फोन नं.	पुलिस स्टेशन का ईमेल	पुलिस स्टेशन का वेबसाइट		
4.	पुलिस स्टेशन का नाम	पुलिस स्टेशन का पता	पुलिस स्टेशन का फोन नं.	पुलिस स्टेशन का ईमेल	पुलिस स्टेशन का वेबसाइट		

सूचना प्रणालीगत सफलता प्राप्त होईल अशा शुभचिन्ताने आपला प्रवास संपवून घ्यावा.
दिनांक ३०.०६.२०२३ १२:०५ PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण सं. ७.

2000

प्रमाणित किया जाता है कि उपरोक्त उल्लेखित व्यक्ति/व्यक्तियों का नाम/नामों में कोई भी परिवर्तन नहीं किया गया है।

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	પાર્ટી ઓફ કાર્ટીની હોનર અરુણ શંકર જીન	12/06/2023 06:40:23 PM	અરુણ શંકર જીન M XXXX XXXX 6722	
2	વિહુલ પેશ્કાર ગેરુડ નિમ્મજીવ ટાકર	12/06/2023 06:40:41 PM	ગેરુડ નિમ્મજીવ ટાકર M XXXX XXXX 0663	
3	વિહુલ પેશ્કાર મંગલ દેવેશ રિપબ્લિકેન નર્થે આર્મીશર અમિત વિજયરાવ માળવાર	12/06/2023 06:41:34 PM	અમિત વિજયરાવ માળવાર M XXXX XXXX 9825	
4	વિહુલ પેશ્કાર મંગલ દેવેશ રિપબ્લિકેન નર્થે આર્મીશર મુજાન અજીવરાવ રોમટે	12/06/2023 06:41:14 PM	મુજાન અજીવરાવ રોમટે M XXXX XXXX 0792	

ਸਿਰਲੇਖ: 4 ਵੀਂ ਫੇਲ: 12 / 06 / 2023 06 : 41 : 38 PM

सह दुय्यम निर्बंधक, वर्ग-२,
नागपुर ग्रामिण कें. ७,
Payment Details

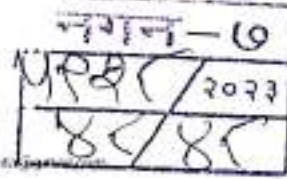
Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms INCHES REALITIES	eChallan	69103332023061217458	MH003404807202324E	63400.00	SD	0001827712202324	12/06/2023
2	Ms INCHES REALITIES	eChallan	00040572023060956055	MH003303933202324M	2100000.00	SD	0001827703202324	12/06/2023
3		DHC		1206202304718	960	RF	1206202304718D	12/06/2023
4	Ms INCHES REALITIES	eChallan		MH003303933202324M	30000	RF	0001827703202324	12/06/2023

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

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५९२८ नंबराचे बुकाचे
नंयरी नोंदला
प्रमाणित करण्यात येते कि,
दस्तावा एकुल पाने आहेत

५९२८ नंबराचे बुकाचे
नंयरी नोंदला

सह दुय्यम-निर्बंधक वर्ग-२
नागपुर ग्रामिण कें. ७,
७.९.२३ साहे... सन २०२३

