Receipt (pdf/0)

274/1864
Tuesday,March 21 ,2023
3:21 PM

पावती

Original/Duplicate
पावती क्र. :394
Regn.:394

पावती क्र.: 2516 दिनांक: 21/03/2023

गाळयाचे नाव: झारगा
दस्तऐवजाचा अनुक्रमांक: नगन(झा)-1864-2023
दस्तऐवजाचा प्रकार : बिक्रीपत्र
सादर करणाऱ्याचे नाव: बी आर इंजाम्डूलवार तर्फे भागीदार श्री राजेश जीवुंधर शुक्लवार .

स्टॅम्पची फी	रु. 30000.00
पक्ष हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

अपणास मूळ दस्त ,चेकलिस्ट शिट,सूची--> झारगा
3:36 PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक , वर्ग-२ NGR10
नागपूर ग्रामीण क्र. १ ० , नागपूर

DELIVERED

बाजार मूल्य: रु.19499700 /-
मोबदला रु.18000000/-
भरलेले मुद्रांक शुल्क : रु. 975000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
रोखीने/धनादेश/पे ऑर्डर क्रमांक: 21032023131327 दिनांक: 21/03/2023
बँकेचे नाव व शाखा:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
रोखीने/धनादेश/पे ऑर्डर क्रमांक: MH016989281202223E दिनांक: 21/03/2023
बँकेचे नाव व शाखा:

CHALLAN
MTR Form Number-6

GRN	MH016868281202223E	BARCODE		Date	18/03/2023-17:31:14	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	SANJAY JANGLUJI RAUT
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	975000.00	Road/Street	MOUZA WARANGA
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=GR INFRASTRUCTURE~
Total	10,05,000.00	Amount In Words	Ten Lakh Five Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	591033320230318163961	2789346136
Cheque/DD No.		Bank Date	RBI Date	18/03/2023-17:36:36	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. : 9503727893

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

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

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Print Date 18-03-2023 05:38:32



19-2222-1828

SALE DEED VALUED AT RS. 1,80,00,000.00 ONLY
(RUPEES ONE CRORE EIGHTY LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 1,95,00,000.00 ONLY)

THIS DEED OF SALE is made on this 21st Day of MARCH, 2023 BETWEEN : **SHRI. SANJAY S/o JANGLUJI RAUT,** Aged about 52 Years, Occupation – Agriculturist & Business, PAN AJVPR9686B and AADHAR UID 7249 5558 1346, Resident of Nawabpura, in front of Durga Mandir, Nagpur-440002, 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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GR INFRASTRUCTURE, A Partnership Firm, having its Office at Plot No. 29, Sathe Marg, Himalaya Mansion, Dhantoli, Nagpur, (PAN AAYFG9275D) acting through its Partner **SHRI RAJESH S/o AUDUMBAR DUDDALWAR,** Aged 59 Years, Occupation – Agriculturist & Pensioner, PAN ABFPD7728C, AADHAR UID 8659 5938 0266, Resident of Plot No. 29, Sathe Marg, Himalaya Mansion, Dhantoli, Nagpur – 400 012, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, 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 heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

WHEREAS the Vendor named hereinabove own and possess the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. **113** of **MOUZA – WARANGA, P.S.K. 74**, having an total area of **1.28** Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written **'said Property'**; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 113 of MOUZA – WARANGA, P.S.K. 74, having an total area of 1.28 Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 2 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Maroti Shamrao Kumbhare, as a recorded Owner thereof being his separate property; AND

WHEREAS the aforesaid Shri. Maroti Shamrao Kumbhare left for heavenly abode on 28-08-2000 leaving behind him, his Widow Smt. Lilabai Maroti Kumbhare,3 sons namely Shri. Pramod Maroti Kumbhare, Shri. Ravindra Maroti Kumbhare and Shri. Mahendra Maroti Kumbhare and 2 daughters namely Mrs. Sunanda Krishnaji Masarkolhe and Mrs. Madhuri Kawaduji Maram, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS during the course of time aforesaid land bearing Survey / Khasra / Gut No. 113 of MOUZA – WARANGA, P.S.K. 74 is converted from Occupancy Class 2 (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(C) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer,

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Nagpur vide Order Dated 29-04-2010 passed in the Revenue Case No. 254/LND-18/2010; AND

WHEREAS the aforesaid Shri. Mahendra Maroti Kumbhare and others lateron decided to sell their aforesaid property and they being Tribals (Adiwasi), were required to obtain necessary permission from the State Government in accordance with the provisions of Section 36(A) and 36(B) of the Maharashtra Land Revenue Code, 1966 for sale this land. Accordingly pursuant to complying all the required modalities, the Government of Maharashtra, Revenue and Forest Department, Mantralaya, Mumbai vide its Order No. आदिवासी–४९११/१५९७/प्र.क्र.२३५/ल–९ dated 09-04-2012 granted permission for sale of the said land to Non-Tribal Shri. Sanjay Jangluji Raut upon various terms and conditions contained therein; AND

WHEREAS in furtherance of said approval of State Government, the Collector, Nagpur further permitted to complete the sale transaction of the said land in terms of the Order passed in Case No. डीई६/बीई२/आदि/कावि/१५३/१२ Dated 27-04-2012 granted permission for sale of the aforesaid property in favour of Shri. Sanjay Jangluji Raut; AND

WHEREAS in furtherance of the aforesaid Orders, the Tahsildar, Nagpur further directed the Sub-Registrar, Nagpur Rural for registration of Sale Deed vide its Order No. प्रस्तु–२/तह–नाग.(ग्रा)/कावि–१६६/१२ Dated 19-06-2012; AND

WHEREAS in accordance with the said Order, the aforesaid Shri. Mahendra Maroti Kumbhare and others later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. **113** of **MOUZA – WARANGA, P.S.K. 74**, having an total area of **1.28** Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Sanjay Jangluji Raut, the Vendor named hereinabove, by a Sale Deed Dated 19-06-2012, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3165 on 20-06-2012. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 723 dated 11-07-2012; AND

WHEREAS for variety of reasons and other good causes the aforesaid Vendor has now decided to sell his aforesaid property to any willing buyer and to utilise the Sale Proceeds in his own interests and for the benefits of his family members; AND

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WHEREAS the Vendor being thus desirous of selling his aforesaid property and the Purchaser hereinabove named having expressed his desire and willingness to purchase the same jointly for a fairly good price, the Vendor has agreed to sell his aforesaid entire property to the Purchaser for a total valuable consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

(1) That in pursuance of the said Agreement and in consideration of a total sum of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipts whereof the respective Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. **113** of **MOUZA – WARANGA, P.S.K. 74**, having an total area of **1.28** Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga 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 therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 21,00,000=00 (Rupees Twenty One Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 131507, Dated 06-12-2022, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394262, Dated 27-02-2023, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 15,00,000=00 (Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394263, Dated 10-03-2023, Drawn on Axis Bank

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Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 10,00,000=00 (Rupees Ten Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394264, Dated 11-03-2023, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394266, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394267, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394268, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394269, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394270, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394271, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394272, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394273, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

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Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394274, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394275, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394276, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394277, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 9,00,000=00 (Rupees Nine Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394278, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394265, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394279, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394280, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394281, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394282, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.

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Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394283, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394284, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394285, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394286, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	5,00,000=00	(Rupees Five Lekh) Only paid by the Purchaser to the Vendor by Cheque No. 394287, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394288, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 394289, Drawn on Axis Bank Ltd., Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by Vendor.
Rs.	**1,80,00,000=00**	**(TOTAL RUPEES ONE CRORE EIGHTY LAKH ONLY).**

(2) THAT THE VENDOR do hereby covenants with the PURCHASER as follows :-

i) THAT Vendor do hereby covenants that he has good, valid and marketable title to the property hereby sold and he has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT the Vendor further assures the Purchaser that the property hereby sold is the separate and self acquired property belonging to him alone having purchased the same by him exclusively out of his own earnings and savings and that none except him

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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, profits received there from the Purchaser without any interruption or disturbance by the Vendor or of any other person or persons claiming through, under or in trust for him and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendor has paid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same to the Purchaser or to the Competent Revenue Authority.

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 his 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 has delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

vii) 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.

viii) 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 to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall bear the same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

ix) 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 is discovered the same shall not annual this sale nor any compensation will be allowed in respect there of to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

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

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

xii) THAT the Vendor covenants with the Purchaser that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenants that he do not hold total agricultural land more than prescribed Ceiling Limits and nor it belong to any Tribal Community.

xiii) THAT the Vendor has done no 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.

xv) THAT the Purchaser shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that may be made by any person or party in respect of the aforesaid property and /or from all losses, damages, costs, charges and expenses which the Purchaser may suffer, incurred or be put to by reason of any such claims and/or demands and from breach of any of the declarations, representations and warranties contained in this Deed of Conveyance/Sale and from all suits and/ or proceedings that may be filed and/ or initiated against the Purchasers in relation to the said property or any portion thereof and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and /or proceedings filed and/ or initiated against the Purchaser.

(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 Vendor.

(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

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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.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. **113** of **MOUZA – WARANGA, P.S.K. 74**, having an total area of **1.28** Hectares, Rental Rs. 4.00 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	**BY SURVEY NO. 109/3,**
ON THE WEST	-	**BY SURVEY NO. 115,**
ON THE NORTH	-	**BY SURVEY NO. 114/3,**
ON THE SOUTH	-	**BY SURVEY NO. 140/3.**

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.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			**(SANJAY JANGLUJI RAUT)** **VENDOR**

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FOR GR INFRASTRUCTURE

(RAJESH AUDUMBAR DUDDALWAR)
Partner
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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४३७६
२०२३
३६

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुनियंत्रीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वारंगा (५४५९९) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

ULPIN : 16728866830 भूमापन क्रमांक व उपविभाग ११३ 16728866830

भूधारणा पद्धती भोगवटादार वर्ग-१ शेतावे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	६९	संजय जंगलुजी राऊत	१.२८.००	४.००		(२४३)	कुळाचे नाव व खंड
अ) जागच्या भोगक्षेत्र							इतर अधिकार
जिरायत १.२८.००							इतर
बागायत -							दि. २४/०२/२००३ मैच्या झालेल्यानुसे जारशाप वर्ग १ (२४३)
एकुण							इतर
ला.जो.क्षेत्र १.२८.००							दि. २४/०५/२०१० वर्ग १ चा आदेश (६१३)
ब) पोटखराब क्षेत्र							इतर
(लागवड अयोग्य							दि. १५/०३/१२ आसलाचे परवानगी अन्वये खरेदी (६२६)
वर्ग (अ) -							इतर
वर्ग (ब) -							खरेदी खूंखरे दि. २८/८/०२ रोजी मैच्यात झालेल्या वरुन (२४२)
एकुण							झारसाव वर्ग १ क्र २४३ २४/२/०३ (२४०)
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र १.२८.०० (अ+ब)							प्रलंबित फेरफार : नाही.
आकारणी ४.००							शेवटचा फेरफार क्रमांक :— व दिनांक :—
जुडी किंवा आकारणी विशेष							
पुने फेरफार क्र :							सीमा आणि भूमापन चिन्हे

ई महाभूमि

हा गाव नमुना क्रमांक ७ दिनांक २४/०१/२०२३८:२५:५१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा सर्वप्रथम प्रसारणाप्रमाणे ८/१२ अभिलेखावर वर पोचलेली नवी सिध्दस्थानी सादरकरता येतो.

८/१२ उताऱ्यावर दि. : २३/०३/२०२३ : १५:१७:१९ वेबसाईट महाभूमी पोर्टल https://digitalsatbara.mahabhumi.gov.in/dilr/ या संकेत स्थळावर भाउ/१ [illegible] हा उतारा पाहण्यात.

पृष्ठ क्र. १/२

नगन-ग्रा-१०
१९४४ / २०२३
१५ / ३८

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ चातील नियम २९]

गाव :- बारेगा (५३१९९९) तालुका :- कामठी (ग्रामीण) जिल्हा :- नागपुर

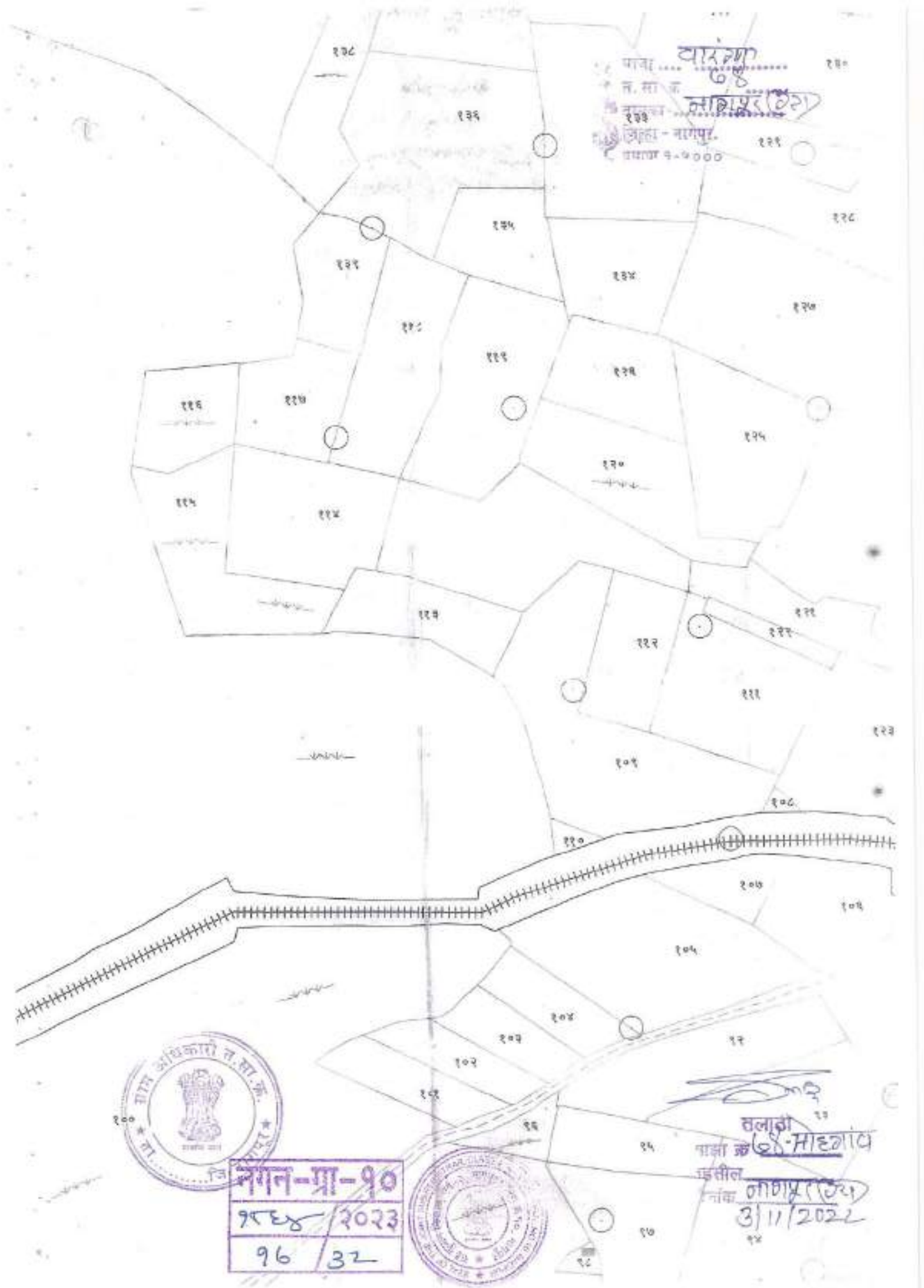
भुमापन क्रमांक व उपविभाग ११३

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२०	खरीप		निर्पळ	सोयाबीन		१.००००				
२०२१	खरीप	६९						चालू पड	०.४८००	
			निर्पळ	सोयाबीन		१.२०००				
२०२२	खरीप	६९*						चालू पड	०.४८००	
			निर्पळ	सोयाबीन		१.२०००				

टीप :- * खरडवही नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे

ई महाभूमि

नगन-ग्रा-१०
१९४ | २०२३
१६ | 32


भाग ....
ता. सा. क.
जिल्हा - नागपूर.
तयार १-४०००
नागपूर (ग्रा)
तलाठी
साजा क्र. 69-माहदोळ
तहसील
नागपूर (ग्रा)
दिनांक 3/11/2022
नगल-ग्रा-१०
१९६४ / २०२३
96 / 32

11/3/2022

वर्ष:2022-23

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

जिल्हा: नागपूर

गाव: वारेगा

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			आकारणी किंवा जुडी	दुमाला जमिनींवरील तुकसान.	वसुलीसाठी स्थानिक उपकर		एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)			जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 69	संजय जंगलुजी राऊत .								
व्यक्तिगत खातेदार	113	1.28.00	0.0000	1.28.00	4	0	0	0	4
	एकूण	1.28.00	0.0000	1.28.00	4	0	0	0	4

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये चिकाले."
दिनांक :- 03/11/2022
सांकेतिक क्रमांक :- 27090009010885000011202321 2

(गाव :- अजनी दाभा शेत)
तलाठी साजा :- सा :- नागपूर (ग्रामीण) ता :-नागपूर

नगन-ग्रा-१०
१८५ / २०२३
१८ / ३२

तलाठी
साजा क्र
तहसील

03/11/2022



नागपूर महानगर प्रदेश विकास प्राधिकरण

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

जा. क्रमांक :– नर/भान/नामप्रविप्रा/१९८६ दिनांक : १२/१०/२०२२

प्रति,

श्री. संजय जंगलुजी राऊत
नेबाबपूरा, दूर्गा मंदिर समोर,
नागपूर ४४००३२.

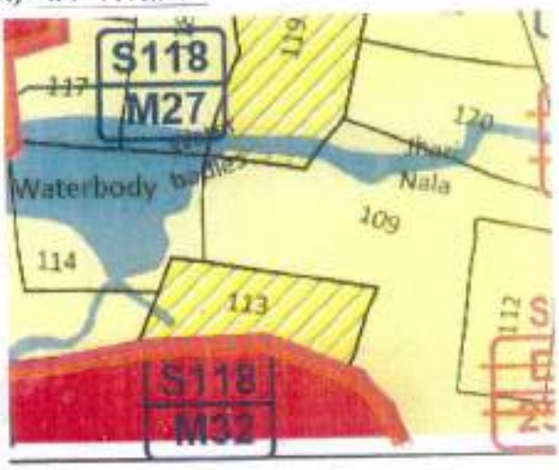
विषय :– मौजा **वारंगा,** खसरा क्र. ११३, तह. **नागपूर (ग्रा.),** जि. **नागपूर** चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :– आपला अर्ज आवक क्र. २०४४ दिनांक ११/१०/२०२२.

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.एस./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 घोशित मंजूर तसेच अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि–९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :–



N
SCALE : N.T.S
S. N0. - 113
MOUZA - WARANGA
TAHSIL - NAGPUR (RURAL)

ब) झोन दाखला / प्रमाणपत्र :–

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

सेक्टर :– अर्बन सेक्टर बाहेर.

झोन :– "As per EP-250 Parcel No. 101 to 139, 158 to 165 (Excluding Natural Features) is Deleted from Agriculture (A-2) Zone & Existing Residential in Agriculture (A-2) Zone And Included in Residential Zone Excluding modification S118/M27 and Including modification S118/M18, Water Body (शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या UDCPR च्या अनुषंगाने शासनास सादर केलेल्या संदर्भास अधीन राहून), Water Body"

टीप :– १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात पुरावागी 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 भुवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नूसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला सरोल नमूद जावक क्रमांकाच्या दिनांकापासून केवळ तीन महिन्यापर्यंत ग्राह्य धरल्या जाईल.
६) अर्जदाराने चुकीची माहिती पुरविल्याने सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

नगन-ग्रा-१०
१९६४/२०२३
20/32

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण

मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन)

Valuation ID : 202211076547 — 07 November 2022,04:36:16 PM

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	नागपूर
तालुका :	नागपूर (ग्रामीण)
गावाचे नाव :	वारेगा 105
क्षेत्राचे नाव :	Rural
विभागाचे नाव :	6
सर्वे नंबर/गट नंबर.	113
मूल्यदर	Rs.4180 /-

मिळकतीचा प्रकार	खुली
जमिनीचा प्रस्तावित वापर	जिरायत शेत जमिन
जमिनीचा दर	(50 % on 4180) = Rs.2090 /- (Change of Zone)
मिळकतीचे क्षेत्र	1.28 हेक्टर
मोजमापनाचे एकक	हेक्टर

Zone Change Primary Notification: Yes

Rules Applicable	23 फ ,16 ब

1. 500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2090 /-
   500चौ.मीटर क्षेत्रासाठी मूल्य = 500 * 2090
   = 1045000/-
2. 1500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =1881/-
   1500चौ.मीटर क्षेत्रासाठी मूल्य = 1500 * 1881
   = 2821500/-
3. 2000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =1672 /-
   2000चौ.मीटर क्षेत्रासाठी मूल्य = 2000 * 1672
   = 3344000/-
4. 6000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =1463 /-
   6000चौ.मीटर क्षेत्रासाठी मूल्य = 6000 * 1463
   = 8778000/-
5. 2800चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =1254/-
   2800चौ.मीटर क्षेत्रासाठी मूल्य = 2800 * 1254
   = 3511200/-

नगन-ग्रा-१०
९८४ / २०२३
22 / 32

जमीनीचे एकत्रित अंतिम मूल्य =मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य+ मिळकतीचे क्षेत्र (5) मूल्य
=1045000 + 2821500 + 3344000 + 8778000 + 3511200
= **Rs.19499700/-**
= **₹ एक करोड़ चौ-याण्णव लाख नव्व्याण्णव हजार सात सौ /-**

Home Print

हजार मूल्य दर बाजार विक्रीचे दर है
मुंबई मुद्रांक अधिनियमानुसार मुद्रांक शुल्क
वसूलीसाठी हवार करण्यात येतील आहेत.

६/११/२२



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SANJAY RAUT
JANGLUJI BHAGWANJI RAUT

14/12/1967

Permanent Account Number
AJVPR9686B

Signature



भारत सरकार
Government of India

संजय जंगलुजी राऊत
Sanjay Jangluji Raut
जन्म तारीख/DOB: 14/12/1967
पुरुष/ MALE

7249 5558 1346
VID : 9132 7485 3055 9281

माझे आधार, माझी ओळख



Unique Identification Authority of India

पत्ता:
हाउस न. 539, गंगाबाई घाट रोड, दुर्गा मंदिर जवळ,
नवाबपुरा, महाल, नागपूर,
महाराष्ट्र - 440032

Address:
House No. 539, Gangabai Ghat Road,
Near Durga Mandir, Navabpura, Mahal,
Nagpur,
Maharashtra - 440032

7249 5558 1346
VID : 9132 7485 3055 9281

नगन-ग्रा-१०
१२६४ / २०२३
२४ / ३२









नागन-ग्रा-१०
९६६ | २०२३
२५ | ३२


GOVERNMENT OF INDIA
Vishal Ramdas Kandalgaonkar
Year of Birth : 1981
Male
3965 9019 4737
आधार — सामान्य माणसाचा अधिकार


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पत्ता: फ्लॅट नं २०१, हरे-कृष्ण एन्क्लेव्ह, हॉटेल सेंटर पॉईंट मागे, ५१, फार्मलँड रामदासपेठ, नागपूर, महाराष्ट्र, 440010
Address: Flat No 201, Hare-Krishna Enclave, Behind Hotel Centre Point, 51, Farmland Ramdaspeth, Nagpur, Maharashtra, 440010
1947
PO. Box No. 1947, Bengaluru-560 001


नगन-ग्रा-१०
९८४/२०२३
२६/३२



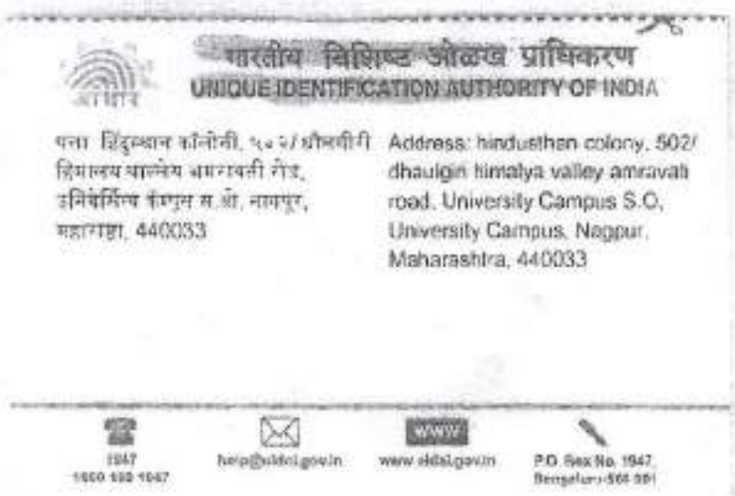
भारत सरकार
GOVERNMENT OF INDIA

अमित उदय दुदलवार
Amit Uday Dudalwar

जन्म वर्ष / Year of Birth : 1979
पुरुष / Male

8237 8959 7482

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: हिंदुस्थान कॉलोनी, ५०२/धौलगीरी हिमालय व्हॅलेय अमरावती रोड, युनिवर्सिटी कॅम्पस स.क्षे., नागपूर, महाराष्ट्र, 440033

Address: hindusthan colony, 502/ dhaulgiri himalya valley amravati road, University Campus S.O, University Campus, Nagpur, Maharashtra, 440033

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

नगन-ग्रा-१०
१८४८ / २०२३
26 / 32

OP-NG-PMC
६५०९

मूल्यांकन पत्रक (ग्रामीण क्षेत्र,खुली जमीन)

Valuation ID : 202303216802 21 March 2023,04:41:44 PM

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	नागपूर
तालुका :	नागपूर (ग्रामीण)
गावाचे नाव :	वारेगाव 105
क्षेत्राचे नांव :	Rural
विभागाचे नाव :	6
सर्वे नंबर,गट नंबर :	113
मूल्यदर :	Rs.4180 /-

मिळकतीचा प्रकार	खुली
जमिनीचा प्रस्तावित वापर	शिरायत शेत जमिन
जमिनीचा दर	(50 %, on 4180) = Rs.2090 /- (Change of Zone)
मिळकतीचे क्षेत्र	1.28 हेक्टर
मोजमापनाचे एकक	हेक्टर

Zone Change Primary Notification:Yes

Rules Applicable	23 फ ,16 ब

1. 300चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 2090 /-

300चौ.मीटर क्षेत्रासाठी मूल्य = 300 * 2090
= 1045000/-

2. 1500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 1881/-

1500चौ.मीटर क्षेत्रासाठी मूल्य = 1500 * 1881
= 2821500 -

3. 2000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर = 1672 /-

2000चौ.मीटर क्षेत्रासाठी मूल्य = 2000 * 1672
= 3344000 -

4. 6000चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर = 1463 /-

6000चौ.मीटर क्षेत्रासाठी मूल्य = 6000 * 1463
= 8778000/-

5. 2800चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर = 1254/-

2800चौ.मीटर क्षेत्रासाठी मूल्य = 2800 * 1254
= 3511200/-

जमीनीचे एकत्रित अंतिम मूल्य -मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य + मिळकतीचे क्षेत्र (5) मूल्य
= 1045000 + 2821500 + 3344000 + 8778000 + 3511200
Rs.19499700/-
- ₹ एक करोड़ चौऱ्याण्णव लाख नव्वाण्णव हजार सात शे /-

Home Print

नगन-ग्रा-१०
१६४/२०२३
२५/३२

CHALLAN
MTR Form Number-6

GRN	MH016989261202223E	BARCODE	Date	18/03/2023-17:31:14	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	SANJAY JANGLUJI RAUT
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	975000.00	Road/Street	MOUZA WARANGA
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=GR INFRASTRUCTURE~
Total	10,05,000.00	Amount In Words	Ten Lakh Five Thousand Rupees Only

DEFACED ₹1005000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023031816396	2798346136
Cheque/DD No.		Bank Date	RBI Date	18/03/2023-17:36:36	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. : 9503727883
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाचे दस्तासाठी लागू आहे. नोंदणी न करावयाचे दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-274-1864	0008470875202223	21/03/2023-15:21:36	IGR539	30000.00
2	(IS)-274-1864	0008470875202223	21/03/2023-15:21:36	IGR539	975000.00
			Total Defacement Amount		10,05,000.00

नागपूर-ग्रा-१० २०२३ ९८४८ 30/32

Print Date 21/03/2023 03:25:58

274/1864
मंगळवार,21 मार्च 2023 3:22 म.नं.

दस्त गोषवारा भाग-1

नगन(ग्रा) 39-329
दस्त क्रमांक: 1864/2023

दस्त क्रमांक: नगन(ग्रा) /1864/2023

बाजार मुल्य: रु. 1,94,99,700/- मोबदला: रु. 1,80,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,75,000/-

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

अ. क्र. 1864 वर दि.21-03-2023

रोजी 3:15 म.नं. वा. हजर केला.

पावती:2516 पावती दिनांक: 21/03/2023

सादरकरणाराचे नाव: जी आर इंफ्रास्ट्रक्चर तर्फे भागीदार श्री राजेश औदुंबर दुहलवार

.

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

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्र.१०, नागपूर

NGR10

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

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खेड [illegible] न करणात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्र. 1 21 / 03 / 2023 03 : 15 : 08 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 03 / 2023 03 : 16 : 25 PM ची वेळ: (फी)

21/03/2023 3:24:57 PM

दस्त गोषवारा भाग-2

नगन(ग्रा) ३३-३३
दस्त क्रमांक:1864/2023

दस्त क्रमांक :नगन(ग्रा)/1864/2023
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय जंगलुजी राऊत पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: नवाबपुरा, दुर्गा मंदीराच्या बाजुला, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:AJVPR9686B	लिहून देणार वय :-52 स्वाक्षरी:-		
2	नाव:जी आर इंफ्रास्ट्रक्चर तर्फे भागीदार श्री राजेश औदुंबर दुद्दलवार . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 29, साठे मार्ग, हिमालय मेन्शन, धंतोली, नागपुर , महाराष्ट्र, नागपुर. पॅन नंबर:ABFPD7726C	लिहून घेणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र या दस्त लिहुन करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:21 / 03 / 2023 03 : 17 : 42 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्र.१०, नागपूर

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार संजय जंगलुजी राऊत	21/03/2023 03:18:05 PM	संजय जंगलुजी राऊत M XXXX XXXX 1346	
2	लिहून घेणार जी आर इंफ्रास्ट्रक्चर तर्फे भागीदार श्री राजेश औदुंबर दुद्दलवार .	21/03/2023 03:19:45 PM	राजेश औदुंबर दुद्दलवार M XXXX XXXX 0266	

सिद्धा क्र.4 ची वेळ:21 / 03 / 2023 03 : 19 : 47 PM

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY JANGLUJI RAUT	eChallan	69103332023031816395	MH016989281202223E	975000.00	SD	0008470875202223	21/03/2023
2		DHC		2103202313137	640	RF	2103202313137D	21/03/2023
3	SANJAY JANGLUJI RAUT	eChallan		MH016989281202223E	30000	RF	0008470875202223	21/03/2023

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

नंबराचे बुकाचे
१९६४ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण.....पाने आहेत.

1864 /2023

सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामिण क्र.१०, नागपूर
दि.....माहे.....सन २०२३

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