SALE DEED

SELLER : SHRI . ASHISH PRAKASH DAGA AND OTHERS

PURCHASER : M/S FORTUNE INFRA

REGISTERED ON : 10/05/2023

M/S DWIVEDI & KHEDKAR ADVOCATES
"SHRINIWAS", WARDHAMAN NAGAR SQ.
CENTRAL AVENUE, NAGPUR – 440 008.
PH. NO. 2767995, FAX 0712-2762645
email: msdkadvocates@gmail.com

268/2911
Wednesday,May 10 ,2023
5:38 PM

पावती

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

पावती क्रं.: 4623 दिनांक: 10/05/2023

गावाचे नाव: **गाडगा**
दस्तऐवजाचा अनुक्रमांक: **नगन5-2911-2023**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **मेसर्स फॉरच्युन ईन्फ्रा तर्फे अधिकृत भागिदार श्री. सचिन सुमत कुमार जेजानी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 420.00
पृष्ठांची संख्या: 21	
एकूण:	रु. 30420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:57 PM ह्या वेळेस मिळेल.

NGP5

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

बाजार मुल्य: रु.52500000 /-
मोबदला रु.75000000/-
भरलेले मुद्रांक शुल्क : रु. 5250000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.420/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1005202307999 दिनांक: 10/05/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001842574202324E दिनांक: 10/05/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH001842574202324E	BARCODE	Date	10/05/2023-13:48:44	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	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	**Full Name**	MS FORTUNE INFRA
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	MZ GADGA
		Premises/Building	

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	5250000.00
0030053301	Registration Fee	30000.00
Total		52,80,000.00

Road/Street	NAGPUR							
Area/Locality	NAGPUR							
Town/City/District								
PIN		4	4	0	0	0	2	
Remarks (If Any)	SecondPartyName=SHRI ASHISH P DAGA AND OTHER~							
Amount In Words	Fifty Two Lakh Eighty Thousand Rupees Only							

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023051081796	CKW8781499
Cheque/DD No.		Bank Date	RBI Date	10/05/2023-13:24:49	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. : 9373103103

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.5

Print Date 10-05-2023 01:49:51

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1005202307999	**Date**	10/05/2023
Received from MS FORTUNE INFRA, Mobile number 9373103103, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	10/05/2023
Bank CIN	10004152023051007509	**REF No.**	CHM5473106
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.5

SALE DEED

VALUED AT RS. 7,50,00,000/-
(RS. SEVEN CRORE FIFTY LAKHS ONLY)

THIS **DEED OF SALE** is made at Nagpur on this 10th day of MAY 2023 BY AND BETWEEN :

01. **SHRI ASHISH S/O PRAKASH DAGA,** aged about 49 years, {PAN : AAMPD8075G} {UID : 9027 7591 2288}, Occupation: Business,

02. **SMT. PREETI W/O ASHISH DAGA,** {PAN: AJJPD3731B} {UID: 6350 4028 8695} aged about 42 years, Occupation: Housewife,

Both Resident of Plot No. 240, Shreekrupa, Opp. Khare Town Post Office, Dharampeth, Nagpur – 440010, here-in-after known and referred to as the **"SELLERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLERS as well as their heirs, legal representatives, executors, administrators, successors and assignees of the FIRST PART, AND;

03. **M/S FORTUNE INFRA,** {PAN : AAIFF8294M} a partnership concern having registered office at Shop No. 1,2,3, Ground Floor, Tower – 2, Tata Capitol Heights, Medical Square, Nagpur – 440003 acting through authorized Partner **SHRI SACHIN S/O SUMAT KUMAR JEJANI,** aged about 40 years, {PAN : ADHPJ3848B} {UID: 9578 1443 1479}, Occupation : Business Resident of Capitol Heights, Medical Chowk, Nagpur – 440003, here-in-after known and referred to as the **"PURCHASER"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASER as well as its Partners, their heirs, legal representatives, executors, administrators, successors and assignees of the SECOND PART, AND;

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.5

WHEREAS, the SELLERS are the co-owners of ALL THAT piece and parcel of land admeasuring about 815.50 Sq. Mtrs. bearing City Survey No. 1092, Sheet No. 33, of Mauza : GADGA, alongwith old house property bearing Municipal House No. 240/A, Ward No. 70, situated at Opp. Khare Town Post Office, Dharampeth, Nagpur - 440010 Nagpur, within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur and more particularly described in the schedule hereunder, AND;

WHEREAS, originally above said property owned Shri Prakash Chaganlal Daga and Smt. Surjadevi Chaganlal Daga, AND;

WHEREAS, Shri Prakash Chaganlal Daga expired on 24.12.1999 and on his death his legal heirs being his wife Smt Shardadevi Prakash Daga, Shri Ashish Prakash Daga and two married daughters Smt. Vandana Ajay Mohta and Neha Atul Niyati inherited his undivided share in the said Malik Maqbuza property by way of intestate succession and accordingly their names were mutated in the revenue records of property, AND;

WHEREAS, one of the co-owner Smt. Surjadevi Chaganlal Daga during her life time executed her last will/testament wherein she bequeathed her undivided share in the said property to her Grand daughter-in-law (Wife of Grandson) namely Smt Priti Ashish Daga the SELLERS No. 2 herein above and accordingly their names were mutated in the revenue records of property, AND;

WHEREAS, Smt Shardadevi Prakash Daga, Smt. Vandana Ajay Mohta and Neha Atul Niyati relinquished their undivided share whatever they have in the said property in favour of Shri Ashish Prakash Daga the SELLERS No. 1 herein above by Release Deed dt. 25.05.2011 which was registered with Sub Registrar Nagpur-3 at Book No. 1 at Sr. No. 2943 dt. 25.05.2011, AND;

WHEREAS, the owners constructed a residential building on the said plot of land, AND;

WHEREAS, Shri Ashish Prakash Daga and Smt Priti Ashish Daga the SELLERS here-in have obtained the financial assistance from Saraswat Bank Nagpur and mortgaged the said property and the said loan was repaid and now the said property is mortgaged with Fullerton India Credit Company and the same has been repaid alongwith interest etc., AND;



WHEREAS, Shri Ashish Prakash Daga and Smt Priti Ashish Daga the SELLERS being not interested in retaining the said property have decided to sell the same to the PURCHASER with all rights therein for a total consideration of RS. 7,50,00,000/- (Rs. SEVEN CRORE FIFTY LAKHS ONLY) agreeing inter-alia that the SELLERS will execute a SALE DEED relating to the said property in favour of the PURCHASER after completion of all necessary formalities, AND;

WHEREAS, the SELLERS herein being not interested in retaining the said property / Plot of land have decided to sell the same to the third party and utilize the sale proceeds thereof for the best interest of them, AND;

WHEREAS, the SELLERS have all rights to sell the said property agreed to sell the said property to the PURCHASER herein for a total consideration of RS. 7,50,00,000/- (RS. SEVEN CRORE FIFTY LAKHS ONLY) agreeing inter-alia that the SELLERS will execute and register the Sale Deed of the said property in favour of PURCHASER, AND;

WHEREAS, the PURCHASER having paid agreed consideration to the SELLERS, it has become now necessary to execute and register SALE DEED in favour of the PURCHASER and transfer all rights, title and interest in the said property to PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

01. That in consideration of total sum of RS. 7,50,00,000/- {RS. SEVEN CRORE FIFTY LAKHS ONLY} paid by the PURCHASER to the SELLERS as per Manner of payment annexed herewith, the receipt whereof the SELLERS do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer by way of sale to the PURCHASER, the property being ALL THAT piece and parcel of land admeasuring about 815.50 Sq. Mtrs. bearing City Survey No. 1092, Sheet No. 33, of Mauza : GADGA, alongwith old house property admeasuring about 200.00 Sq. Mtrs. bearing Municipal House No. 240/A, Ward No. 70, situated at Opp. Khare Town Post Office, Dharampeth, Nagpur - 440010 Nagpur, within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur together with all connections, with electric and water meter and all other easementary rights appurtenant thereto and more particularly described in Schedule hereunder written, ON AS IS WHERE IS BASIS TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue/Non Agricultural Assessments, Corporation Taxes, Electricity Charges, cesses etc. payable upto date.



02. THAT the SELLERS do hereby covenant with the PURCHASER that they have good, valid and marketable title to the property hereby sold and that the SELLERS have absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever.

03. THAT the SELLERS further assures the PURCHASER that the property hereby sold is their separate property belonging to them and none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

04. THAT the SELLERS further assures to the PURCHASER that they have not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone. The SELLERS covenants with the PURCHASER that they have not granted any powers related to the said property to any third party so as to alienate the same.

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

06. THAT, the SELLERS will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER and its Partners, their heirs, legal representatives, assigns etc. as may reasonably be required.

07. THAT, the SELLERS have paid upto this date all dues with respect to non agricultural assessments, Corporation Taxes, Cesses, Electricity and Water Charges 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 SELLERS undertakes to pay the same and keep the PURCHASER always indemnified against such payments.

08. THAT, the SELLERS has this day delivered the actual physical possession of the property hereby sold to the PURCHASER in peaceful and in vacant condition at the time of execution of this Sale Deed and the PURCHASER has taken over the same.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR

09. THAT, the SELLERS has this day delivered all the original Title Deeds related to the said property to the PURCHASER at the time of execution of this Sale Deed and the PURCHASER has taken over the same.

10. THAT, the SELLERS will support any application made by the PURCHASER for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASER for obtaining the mutation in respect thereof in favour of the PURCHASER in all relevant 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 this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

12. THAT, in case, if the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLERS or any encumbrance or charge on the same to which this sale is not subject, the SELLERS will indemnify the PURCHASER in all respects. The SELLERS also Indemnifies the PURCHASER in respect of any claims / objections received from the old tenants, all third parties in respect of the land hereby sold under this Sale Deed, the SELLERS shall rectify / resolve, the title defects, disputes, litigations, charges, liabilities and / or encumbrances in the title / possession the said property and bear all the costs, expenses related to the same undertakes to defend the same and the PURCHASER.

13. THAT, the SELLERS covenants with the PURCHASER that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor as on date any court cases are pending in any Civil / Revenue Courts.

14. That this Sale Deed is subject to realisation of Cheques. That the PURCHASER endeavour to see that the Cheques issued to the SELLERS shall be honoured when presented in Bank for clearing.

15. THAT, all expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by PURCHASER.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.5

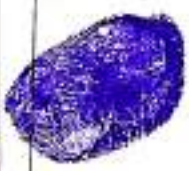
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land admeasuring about 815.50 Sq. Mtrs. bearing City Survey No. 1092, Sheet No. 33, of Mauza : GADGA, alongwith old house property admeasuring about 200.00 Sq. Mtrs. bearing Municipal House No. 240/A, Ward No. 70, situated at Opp. Khare Town Post Office, Dharampeth, Nagpur - 440010 Nagpur, within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur and the same is bounded as under:

ON THE NORTH	:	ROAD
ON THE EAST	:	PROPERTY BEARING CTS NO. 1091, 1090
ON THE WEST	:	PROPERTY BEARING CTS NO. 1093
ON THE SOUTH	:	ROAD

IN WITNESES WHEREOF THE SELLERS AND THE PURCHASER hereto have signed this DEED OF SALE at Nagpur after understanding the contents here-in, in presence of attesting witnesses in their vernacular language, signing as such on the day first hereinabove written.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

Photo	L. H. Thumb	Signature / Name
		SHRI ASHISH P. DAGA
		SMT. PREETI A. DAGA
		SELLERS
		FOR M/S FORTUNE INFRA SHRI SACHIN S. JEJANI Partner
		PURCHASER

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WITNESSES :		
		(ADV VISHAL GADWADI)
		(ACHYUT ASHISH DAGA)

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MANNER OF PAYMENT

AMOUNT RS.	PARTICULARS
12,50,000/-	RS. TWELVE LAKHS FIFTY THOUSAND ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089080022 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
12,50,000/-	RS. TWELVE LAKHS FIFTY THOUSAND ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089073612 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
12,50,000/-	RS. TWELVE LAKHS FIFTY THOUSAND ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089102923 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
12,50,000/-	RS. TWELVE LAKHS FIFTY THOUSAND ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089109047 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
10,50,000/-	RS. TEN LAKHS FIFTY THOUSAND ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089109414 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
10,50,000/-	RS. TEN LAKHS FIFTY THOUSAND ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089115314 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
25,00,000/-	RS. TWENTY FIVE LAKHS ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023031089095053 dt. 10.03.2023 from HDFC Bank Limited as per instructions of the SELLERS
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000213 dt. 15.01.2023 from HDFC Bank Limited.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Smt. Preeti A... by account payee Cheque bearing No. 000214 dt. 15.02.2023 from HDFC Bank Limited.

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1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000016 dt. 15.02.2023 from HDFC Bank Limited.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Smt. Preeti A. Daga by account payee Cheque bearing No. 000017 dt. 15.02.2023 from HDFC Bank Limited.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Shri Ashish P. Daga by online transfer vide Ref. No. 000352960692 dt. 15.02.2023 from HDFC Bank Limited.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Smt. Preeti A. Daga by online transfer vide Ref. No. 000297485313 dt. 17.02.2023 from HDFC Bank Limited.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000151 dt. 15.02.2023 from HDFC Bank Limited.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Smt. Preeti A. Daga by account payee Cheque bearing No. 000154 dt. 15.02.2023 from HDFC Bank Limited.
10,37,500/-	RS. TEN LAKHS THIRTY SEVEN THOUSAND FIVE HUNDED ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000153 dt. 16.01.2023 from HDFC Bank Limited.
10,37,500/-	RS. TEN LAKHS THIRTY SEVEN THOUSAND FIVE HUNDED ONLY paid by the Purchaser to Smt. Preeti A. Daga by account payee Cheque bearing No. 000152 dt. 16.01.2023 from HDFC Bank Limited.
10,37,500/-	RS. TEN LAKHS THIRTY SEVEN THOUSAND FIVE HUNDED ONLY paid by the Purchaser to Smt. Preeti A. Daga by account payee Cheque bearing No. 000015 dt. 16.01.2023 from HDFC Bank Limited.
3,37,500/-	RS. THREE LAKHS THIRTY SEVEN THOUSAND FIVE HUNDED ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000014 dt. 16.01.2023 from HDFC Bank Limited.
7,00,000/-	Rs. Seven Lakhs Only paid by the Purchaser to Fullerton India Credit Limited by Ref.No. CRE0027663dt.31.12.2022from State Bank of India, as per instructions of the SELLERS.
1,00,000/-	RS. ONE LAKH ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000202 dt. 29.12.2022 from HDFC Bank Limited.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.8

9,37,500/-	RS. NINE LAKH THIRTY SEVEN THOUSAND FIVE HUNDRED ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000206 dt. 16.01.2023 from HDFC Bank Limited.
10,37,500/-	RS. TEN LAKHS THIRTY SEVEN THOUSAND FIVE HUNDRED ONLY paid by the Purchaser to Smt. Preeti A. Daga by account payee Cheque bearing No. 000207 dt. 16.01.2023 from HDFC Bank Limited.
10,37,500/-	RS. TEN LAKHS THIRTY SEVEN THOUSAND FIVE HUNDRED ONLY paid by the Purchaser to Smt. Preeti A. Daga by account payee Cheque bearing No. 000145 dt. 16.01.2023 from HDFC Bank Limited.
10,37,500/-	RS. TEN LAKHS THIRTY SEVEN THOUSAND FIVE HUNDRED ONLY paid by the Purchaser to Shri Ashish P. Daga by account payee Cheque bearing No. 000143 dt. 16.01.2023 from HDFC Bank Limited.
4,00,000/-	RS. FOUR LAKHS ONLY paid by the Purchaser to Fullerton India Credit Limited by RTGS vide UTR No. HDFCR52023022886496627 dt. 28.02.2023 from HDFC Bank Limited as per instructions of the SELLERS.
2,75,75,000/-	RS. TWO CRORE SEVENTY FIVE LAKHS SEVENTY FIVE THOUSAND ONLY paid by the Purchaser to the SELLERS BY Cheque bearing No. 000002 drawn on HDFC Bank Limited drawn in favour of Shri Ashish P. Daga as per instructions of the SELLERS.
2,75,75,000/-	RS. TWO CRORE SEVENTY FIVE LAKHS SEVENTY FIVE THOUSAND ONLY paid by the Purchaser to the SELLERS BY Cheque bearing No. 000003 drawn on HDFC Bank Limited drawn in favour of Smt. Preeti A. Daga as per instructions of the SELLERS.
7,50,000/-	TDS as per provisions of the I. T. Act, 1961
7,50,00,000/-	TOTAL RS. SEVEN CRORE FIFTY LAKHS ONLY

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THE JOINT SUB-REGISTRAR CLASS-II NAGPUR-1

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

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: मौजा	तालुका/न.भू.का. : न.भू.अ.३ नागपूर	जिल्हा : नागपूर

र भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या केरतपासणीची नियत वेळ
			८१५.५०	क	शासन तरफेल त्याग्रामागे गका.सा.पात्र

धिकार :	
वा भूल धारक :	H
१९७०	[राधाबाई गोविंद महादेवकर]
	[दामोदर गोविंद महादेवकर]
	[श्रीधर गोविंद महादेवकर]
	[भास्कर गोविंद, महादेवकर]
	[दिनकर गोविंद महादेवकर]
	[रामचंद्र गोविंद महादेवकर के.क्र.१२७.]
र :	
धार :	
शेरे :	

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३९१ | २०२३
९३ | २१

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

दिनांक	व्यवहार	खंड क्रमांक	नमिन धारक(पा), पट्टेदार(प) किंवा चार (इ)	शेरा
26/02/1987	खरेदी खत क्र.३५८८ दि.१५.६.८८ रक्कम रु.८५०००/- द.क्र.९८२/८६-८७.		H [श्री. प्रकाश छगनलाल डागा के क्र २८८१] [सुरजदेवी छगनलाल डागा के क्र २८८०]	किरकार क्र.५ प्रमाणे सही- 26/02/1987 न.भू.अ.क्र.१ नागपूर
31/03/2011	मृत्युपत्राने- मृत्युपत्रावला दि २१/७/२०१० चा व प्रतिज्ञापत्र क्र २२७६ दि ७/३/११ अन्वये श्रीमती सुरजदेवी छगनलालजी डागा हा दि १६/७/१० ला मरण पावल्याने नोटरी मृत्युपत्र दि ९/१२/०८ अन्वये मौजा गाडगा येथील न भु क्र १०९२ मधील कार्यवेशन नं २४० मधील त्यांचे हिस्याला येणारा हिस्सा दिल्याने		H सौ. प्रिती अशिष डागा (गहाण बोझा के क्र ३१३१) के.क्र. ४२७२ पहावे	किरकार क्र.२ प्रमाणे सही- 31/03/2011 न.भू.अ.क्र.१,२
31/03/2011	वारसाने- मृत्युपत्रावला दि २१/१२/११ चा व प्रतिज्ञापत्र क्र ४४७७ दि १५/३/११ अन्वये श्री प्रकाश छगनलाल डागा हे दि १६/१२/११ ला मरण पावल्याने प्रतिज्ञापत्रामधले त्यांचे वारसांचे नाव दर्ज		H [श्रीमती. शारदादेवी प्रकाश डागा के क्र २९५२] श्री. आशिष प्रकाश डागा [सौ. वंदना अजय मोहता] [कुमारी नेहा प्रकाश डागा के क्र २९५२] (गहाण बोझा के क्र ३१३१) के.क्र. ४२७२ पहावे	किरकार क्र.२ प्रमाणे सही- 31/03/2011 न.भू.अ.क्र.१,२
11/07/2011	हक्कसोडल्याने -- र द क्र २०४३ दि २५/५/११ अन्वये रक्कम रु बिस लोबतला मौजा गाडगा येथील न भु क्र १०९२ मधील प्लॉट क्र २७ व २८ क्षेत्र ८१५.५ चौमी सिक्कातीरावरुन श्रीमती शारदादेवी वि प्रकाश डागा व सौ वंदना अजय मोहता व कुमारी नेहा प्रकाश डागा यांनी श्री आशिष प्रकाश डागा यांचे हक्काचा हक्क सोडल्याने नाव कमी		-नाव कमी	किरकार क्र.२ प्रमाणे सही- 11/07/2011 न.भू.अ.क्र.१,२
12/01/2012	गहाणखताबाबत- मौजा गाडगा न भु क्र १०९२ मधील क्षेत्र ८१५.५ चौमी श्री आशिष प्रकाश डागा व प्रिती आशिष डागा यांनी सारस्वत को ऑप बँक मर्यादित नागपूर करुन रु २०,००,०००/- रु कर्ज घेतल्याने गहाण बोझा नोंद		(गहाण बोझा नोंद)के.क्र. ४२७२	किरकार क्र.१ प्रमाणे सही- 12/01/2012 न.भू.अ.क्र.१,२
01/03/2012	गहाणखत - मौजा गाडगा, न भु क्र १०९२ मधील प्लॉट क्र २७ व २८ क्षेत्र ८१५.५ चौमी वा सिक्कातीवर श्री आशिष प्रकाश डागा व प्रिती आशिष डागा यांनी २०००,०००/- रु सारस्वत को ऑप बँकलिमि यांचेकडुन नागपूर करुन कर्ज घेतल्याने गहाण बोझा नोंद		(गहाण बोझा नोंद)के.क्र. ४२७२	किरकार क्र.१ प्रमाणे सही- 01/03/2012 न.भू.अ.क्र.१,२
29/06/2016	परिशोधन- अधिकारक आशिष प्रकाश डागा व सौ. प्रिती आशिष डागा यांनी सारस्वत को- ऑप बँक लि. नागपूर करुन घेतलेल्या कर्जाची परतफेड केल्याने ते सारस्वत को- ऑप बँक लि. नागपूर यांनी ना हरकत प्रमाणपत्र क्र. SCB/GDB/१६-१७ दि. २/४/२०१६ अन्वये करुन दिल्याने गहाणबोझा कमी		गहाणबोझा कमी	किरकार क्र.१ प्रमाणे सही- 29/06/2016 न.भू.अ.क्र.१ नागपूर

हि सिक्कत पत्रिका (दिनांक **20/01/2021 07:03:58 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सिक्कत पत्रिका डाउनलोड दिनांक **06/04/2023 11:04:10 AM**

वैधता पडताळणी साठी **https://digitalsethara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **09171000016655S7** हा क्रमांक पाठवावा.

नगन – ५
३८९४ / २०२३

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

2022-2023

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2022 पासून 31/03/2023 पावेतो वापरली जाईल.त्यापुढे वापरल्यास ती खोटी समजावी)

GEPCMC 25913

रसीद क्रमांक: RCPT2223277572 **मोहल्याचे नांव:** DHARAM PETH

घर क्रमांक: 240/A

यूपीन: **इंडेक्स क्रमांक:** 70000787

घर मालकाचे नांव: SMT.PREETI ASHISH DAGA

वहिवाटदाराचे नांव:

घरचा पत्ता:

तारीख पासून : 01-04-2022 ता 31-03-2023 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0	806	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	0	597	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	0	50	
अग्नी सेवा कर (Fire Service Tax)	0	50	
मलजल लाभ कर (Sewerage Bene. Tax)	0	50	
पाणी लाभ कर (Water Bene. Tax)	0	50	
पथ कर (Street Tax)	0	50	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर(Municipal Education Tax)	0	50	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	0	0	
रा.स.शी.कर (Educn. Cess)	0	249	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठया निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	90	
एकूण (Grand Total)	0	1862	

एकूण रक्कम अक्षरी रू (In words total Rs.) ONE THOUSAND EIGHT HUNDRED AND SIXTY-TWO RUPEES ONLY

Received Amount :₹1,862.00

(Payment is made by cash)

दिनांक: 27/12/2022

Generated By: SachinShrirame02

वसूल करणाराची पूर्ण सही

Full Signature of the Official

This is a computer generated receipt, no signature required. Please visit website http://www.nmcnagpur.gov.in

नगन-५
३०९४ | २०२३
९५ | २९

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY-2

आयकर विभाग
INCOME TAX DEPARTMENT

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJJPD3731B

नाम / Name
PREETI ASHISH DAGA

पिता का नाम / Father's Name
INDER KUMAR MOHATTA

जन्म की तारीख / Date of Birth
06/03/1978

हस्ताक्षर / Signature

Preeti A. Daga

भारत सरकार
GOVERNMENT OF INDIA

प्रीती आशिष डागा
Preeti Ashish Daga

जन्म वर्ष / Year of Birth : 1978

स्त्री / Female

6350 4028 8695

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: W/O आशिष डागा, प्लॉट न. २४०, श्री कृपा खोली लाहोरी मार्ग, खरे टाउन, धरमपेठ, नागपूर, महाराष्ट्र, 440010

Address: W/O Ashish Daga, PLOT NO. 240, SHREE KRIPA, BEHIND CHHOTI LAHORI, KHARE TOWN, DHARAMPETH, Nagpur, Maharashtra, 440010

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FATPD8621J

नाम / Name
ACHYUT ASHISH DAGA

पिता का नाम / Father's Name
ASHISH PRAKASH DAGA

जन्म की तारीख / Date of Birth
23/08/2006

हस्ताक्षर / Signature

भारत सरकार
Government of India

आशिष प्रकाश डागा
Ashish Prakash Daga

जन्म तारीख / DOB : 10/12/1971

पुरुष / Male

9027 7591 2288

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority

पत्ता: S/O: प्रकाश डागा, प्लॉट न.240 श्री कृपा, खरे टाउन पोस्ट ऑफीस समोर, धरमपेठ, शंकर नगर, शंकर नगर, नागपूर, महाराष्ट्र, 440010

Address: S/O: Prakash Daga, PLOT NO.240, shri kripa, opp. Post Office, Dharampeth, Shankar Nagar, Shankar Nagar, Nagpur, Maharashtra, 440010

9027 7591 2288

1947

नागन-५
२०९९ | २०२३
९८ | २९

THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.5

मौ: गाडगा

मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव)

Valuation ID 202305107188 10 May 2023,04:37:21 PM

मूल्यांकनाचे वर्ष	2023
जिल्हा	नागपूर
मूल्य विभाग	तालुका : नागपूर (ग्रामीण)
उप मूल्य विभाग	7.180/33-(जुनी धरमपेठ वस्तीतून रामनगर कडे जाणार मार्ग -चौक न.2 ते चौक न.4पर्यंत शिट क्र.33
क्षेत्राचे नांव	Nagpur Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
57800	69600	83600	103400	0	चौ. मीटर

खुल्या व बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र-	200चौ. मीटर	एकूण क्षेत्र-	815.5चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.26620/-
मिळकतीचा वापर-	स्वतंत्र भुखंडावरील औद्यागिक इमारत			Layout Plot	

Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

खुल्या क्षेत्राचे मूल्यांकन

1. 815.5चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.57800/-

=815.5चौ. मीटर क्षेत्रासाठी मूल्य = 815.5 * 57800

=Rs.47135900/-

खुल्या जमीनीचे एकत्रित मूल्य = मिळकतीचे क्षेत्र (1) मूल्य
= 47135900
=Rs.47135900/-

बांधीव क्षेत्राचे मूल्यांकन

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार बांधकामाचा दर * Factor
= 26620 * 1
= Rs.26620/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 26620 * 200
= Rs.5324000/-

Applicable Rules : 6 (iii) अ

बांधीव क्षेत्राचे एकत्रित मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 5324000 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.5324000/-

खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य = बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य
= 5324000 + 47135900
=**Rs.52459900/-**

268/2911
बुधवार,10 मे 2023 5:39 म.नं.

दस्त गोषवारा भाग-1

नगन5 20/29
दस्त क्रमांक: 2911/2023

दस्त क्रमांक: नगन5 /2911/2023

बाजार मुल्य: रु. 5,25,00,000/- मोबदला: रु. 7,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.52,50,000/-

दु. नि. सह. दु. नि. नगन5 यांचे कार्यालयात

अ. क्रं. 2911 वर दि.10-05-2023

रोजी 5:36 म.नं. वा. हजर केला.

पावती:4623 पावती दिनांक: 10/05/2023

सादरकरणाराचे नाव: **मेसर्स फॉरच्युन ईन्फ्रा तर्फे अधिकृत भागिदार श्री. सचिन सुमत कुमार जेजानी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 420.00
पृष्ठांची संख्या: 21	
एकुण:	30420.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
NGP5
नागपूर शहर क्र. ५

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

दस्ताचा प्रकार: विक्रीपत्र

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

शिक्का क्रं. 1 10 / 05 / 2023 05 : 36 : 08 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 05 / 2023 05 : 37 : 16 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.5 सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र.५

दस्त गोषवारा भाग-2

नगन5 29/29
दस्त क्रमांक:2911/2023

10/05/2023 5 42:10 PM
दस्त क्रमांक :नगन5/2911/2023
दस्त प्रकार :-विकीपत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 नाव:आशिष प्रकाश डागा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॉट क्र. 240, श्रीकृपा घरे टाउन समोर पोस्ट ऑफिस धरमपेठ नागपूर मो.क्र. 9822352034, महाराष्ट्र, नागपुर. पॅन नंबर:AAMPD8075G	लिहून देणार वय :-49 स्वाक्षरी:-		
2 नाव:प्रिती आशिष डागा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॉट क्र. 240, श्रीकृपा घरे टाउन समोर पोस्ट ऑफिस धरमपेठ नागपूर मो.क्र. 9960362677,, महाराष्ट्र, नागपुर. पॅन नंबर:AJJPD3731B	लिहून देणार वय :-42 स्वाक्षरी:-		
3 नाव:मेसर्स फोरच्युन इन्फ्रा तर्फे अधिकृत भागिदार श्री. सचिन सुमत कुमार जेजानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस क्र. 1,2,3, तळ माळा, टॉवर 2, टाटा कॅपीटल हाईट्स, मेडीकल चौक, नागपूर मो.क्र. 9422101442, महाराष्ट्र, नागपुर. पॅन नंबर:AAIFF8294M	लिहून घेणार वय :-40 स्वाक्षरी:-		

सदर इन्डीएज करुन देणार तथाकथीत विकीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:10 / 05 / 2023 05 : 39 : 09 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

शेरा:-
दस्तऐवज निष्पादनाचा स्वतंत्रपणे देणाऱ्या सर्व पक्षकारांची ओळख संबंधी-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 आशिष प्रकाश डागा	10/05/2023 05:40:30 PM	आशिष प्रकाश डागा M XXXX XXXX 2288	
2	लिहून देणार प्रिती आशिष डागा	10/05/2023 05:39:30 PM	प्रीती आशिष डागा F XXXX XXXX 8695	
3	लिहून घेणार मेसर्स फोरच्युन इन्फ्रा तर्फे अधिकृत भागिदार श्री. सचिन सुमत कुमार जेजानी	10/05/2023 05:40:56 PM	सचिन सुमतकुमार जेजानी M XXXX XXXX 1479	

9 नंबरचे बुकाथ
2099 नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण 29 पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

शिक्का क्र. ५ ची वेळ: 10/05/2023 05 : 40 : 58 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ५

MSPS
Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS FORTUNE INFRA	eChallan	00040572023051081796	MH001842574202324E	5250000.00	SD	0000984474202324	10/05/2023
2		DHC		1005202307999	420	RF	1005202307999D	10/05/2023
3	MS FORTUNE INFRA	eChallan		MH001842574202324E	30000	RF	0000984474202324	10/05/2023

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

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