

SALE DEED

**SELLER : SHRI RAMESH DAULATRAM GOPALANI
AND OTHER**

PURCHASER : M/S PREMIER HERITAGE

REGISTERED ON : 14.01.2022

020K

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR - 440 008.

PH. NO. 2767995, FAX 0712-2762645

email: msdkadvocates@gmail.com

270/299
Friday, January 14, 2022
3:27 PM

पावती

Original/Duplicate
नॉदणी नं.: 39म
Regn: 39M

पावती क्र.: 359 दिनांक: 14/01/2022

गावाचे नाव: बिचोली (त.सा.क.4)

दस्तावेजाचा अनुक्रमांक: तगन7-299-2022

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मेमर्स बिमीयर हेरिटेज रूफे अधिकृत भागीदार अमित मंगलाल पंचमतिगा -

जोदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 30

एकूण: रु. 30500.00

आपणास मूळ दस्त भवनेसमोर सादर
3:47 PM ह्या वेळेस मिळेल

सह दुय्यम निदेशक बरकरार

नागपूर ग्रामिण क्र. ७

बाजार मूल्य: रु. 36432000/-

मोबदला रु. 33150000/-

भरलेले मुद्रांक मूल्य: रु. 2186000/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1301202206661 दिनांक: 14/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011590603202122E दिनांक: 14/01/2022

बँकेचे नाव व पत्ता:

Signature



CHALLAN
MTR Form Number-6



GRN	MH011590603202122E	BARCODE			Date	13/01/2022-11:02:14	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) AAJFP9637M			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name MS PREMIER HERITAGE			
Location NAGPUR					Flat/Block No. KH NO 102			
Year 2021-2022 One Time					Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			2186000.00		MZ CHICHOLI			
0030063301 Registration Fee			30000.00		Area/Locality NAGPUR			
					Town/City/District			
					PIN 4 4 0 0 0 2			
Remarks (If Any)					SecondPartyName=SHRI RAMESH D GOPALANI AND OTHER~			
Total 22,16,000.00					Amount In Twenty Two Lakh Sixteen Thousand Rupees Only			
					Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 00040572022011389937 CK55359586			
Cheque/DD No.					Bank Date RBI Date 13/01/2022-11:24:07 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. : 7122787995
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन फेडक दुष्यम निबधक कार्यालयत मोदणी करवायाया दस्तावादी लागू आहे. मोदणी न करवायाया दस्तावादी सदर चालन लागू नाही.

नगन-७
22/01/2022
9/30



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1301202206861	Date 13/01/2022
Received from MS PREMIER HERITAGE, Mobile number 7122767995, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.	
Payment Details:	
Bank Name SBIN	Date 13/01/2022
Bank CIN 10004152022011305959	REF No. C#04483580
This is computer generated receipt, hence no signature is required.	

नगन-७
२००/२०२२
२/३०



SALE DEED

VALUED AT RS. 3,31,50,000/-
(RS. THREE CRORE THIRTY ONE LAKHS FIFTY THOUSAND ONLY)

M. R. Rs. 3,64,32,000/-

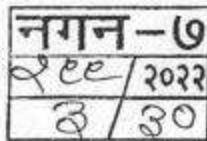
THIS DEED OF SALE is executed at Nagpur on this
14TH day of JANUARY 2022 BY AND BETWEEN:

01. **SHRI RAMESH S/O DAULATRAM GOPALANI**, {PAN : AAZPG6657L} {UID : 3651 6127 1185} aged about 74 years, Occupation : Professional / Agriculturist, Resident of 40-41-42, Shital, Opp. Zilla Parishad Girls High School, Raj Nagar, Nagpur - 440013

02. **SMT. SUNITA W/O NANAK BHAVNANI**, {PAN : ABTPB0160A} {UID : 3773 4831 9583}, aged about 53 years, Occupation : Housewife / Agriculturist, acting through constituted attorney **SHRI DINESH S/O NANAK BHAVNANI**, aged about 29 years, Both Resident of 502, Chhapru Lok Society- 2, Chhapru Nagar, Nagpur - 440008 {Power of Attorney dt. 12.11.2020 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 3675 dt. 12.11.2020}

Both here-in-after jointly 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 assigns of the FIRST PART, AND;

03. **M/S PREMIER HERITAGE**, {PAN : AAXFP9637M} a Partnership firm having registered Office at 1, Ajanta Co. Op., Chhindwara Road, Chhaoni, Nagpur - 440013, acting through authorised Partner **SHRI AMIT S/O MAGANLAL PANCHMATIYA**, {UID : 4328 2446 1759} aged about 48 years, Occupation: Agriculturist/ Business, Resident of Ramdaspath, Nagpur - 440010, 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 assigns of the SECOND PART, AND;



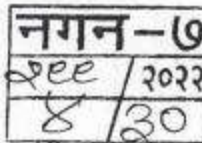
WHEREAS, the SELLERS are the co-owners of ALL THAT piece and parcel of Agricultural land bearing Survey Kh. No. 102, admeasuring about 2.35 Hectares, Land Revenue Assessment Rs. 5.45 per year, with Occupant Class - I Bhumiswami Rights, situated at Mauza : CHICHOLI, P. H. No. 4, Tahsil : NAGPUR (RURAL), District : NAGPUR and more particularly described in the Schedule here-under-written, here-in-after known and referred to as the said Agricultural land , AND;

WHEREAS, originally, Smt. Nasima Begum w/o Mohammad Asghar purchased the said land bearing Old Kh. Nos. 141/3, 142, 143, 145, 146 in all admeasuring about 2.56.99 Hectare Aar (6.35 Acres) from Shri Ramesh Ganesh Nandanwar and others by Sale Deed dt. 03.08.1981 registered with Joint Sub Registrar, Nagpur at Book No. 1 at Sr. No. 4269 dt. 03.08.1981 , AND;

WHEREAS, under the consolidation proceedings the said land of old Kh. Nos. 141/3, 142, 143, 145, 146 in all admeasuring about 2.56.99 Hectare Aar (6.35 Acres) were renumbered as New Kh. No. 102, admeasuring about 2.35 H. R. was given to the said lands and the land bearing Kh. No. 96, admeasuring about 0.08 H. R. was diverted in the name of Maharashtra Govt. which was earlier being portion of old lands bearing old Kh. Nos. 141/3, 142, 143, 145, 146 which was sold to Smt. Nasima Begum w/o Mohammad Asghar, AND;

WHEREAS, the said land was purchased by Smt. Soniya Ramesh Gopalani and Smt. Sunita Nanak Bhavnani from said Smt. Nasima Begum w/o Mohammad Asghar by Sale Deed dt. 21.11.1990 registered with Sub Registrar, Nagpur - Rural at Book No. Add.-1, Volume No. 353 at pages 214 to 217 at Sr. No. 8319 dt. 21.11.1990 and the names of said Smt. Soniya Ramesh Gopalani and Smt. Sunita Nanak Bhavnani were mutated in revenue records as the co-owners of the said land, AND;

WHEREAS, Smt. Soniya Ramesh Gopalani executed her last Will and Testament dt. 21.09.2019 registered with Sub Registrar, Nagpur - 1 at Book No. 3 at Sr. No. 5768 dt. 21.09.2019 wherein she bequeathed the said Agricultural land alongwith land of Kh. No. 100 to her husband Shri Ramesh Daulatram Gopalani, the one of the SELLER here-in and said Smt. Soniya Ramesh Gopalani expired on 04.07.2021 and on her death, her share in the said Agricultural land was devolved on Shri Ramesh Daulatram Gopalani, the one of the SELLER here-in the name of said Smt. Soniya Ramesh Gopalani was deleted and the name of Shri Ramesh Daulatram Gopalani was mutated in revenue records as the co-owner of the said land vide Ferfar No. 783 dt. 21.10.2021, AND;



WHEREAS, the SELLERS now decided to sell the said Agricultural land and utilise the sale proceeds thereof for the best interest of themselves and their family members and the SELLERS have all rights to sell the said land to the third party and having left no interest in retaining the said Agricultural land agreed to sell the same to the PURCHASER with all rights therein for a total consideration of RS. 3,31,50,000/- (RS. THREE CRORE THIRTY ONE LAKHS FIFTY THOUSAND ONLY) agreeing inter-alia that the SELLERS will execute a SALE DEED relating to the said land in favour of the PURCHASER, AND;

WHEREAS, as the PURCHASER has paid the entire agreed consideration to the SELLERS, it has now become necessary for the SELLERS to execute and register the Sale Deed of the said Agricultural land in favour of the PURCHASER and transfer all rights, title and interest in the said Agricultural land to the PURCHASER.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS FOLLOWS:**

01. That in pursuance to the Agreement and in consideration of sum of RS. 3,31,50,000/- (RS. THREE CRORE THIRTY ONE LAKHS FIFTY THOUSAND ONLY) paid by the PURCHASER to the SELLERS by account payee Cheques drawn on Punjab National Bank, Kingsway Branch, Nagpur and as stated in the manner appearing here-in below, the receipt whereof SELLERS hereby acknowledges as beneficial owners thereof hereby grants, assigns, conveys and transfer by way of sale to PURCHASER the Agricultural land being ALL THAT piece and parcel of Agricultural land bearing Survey Kh. No. 102, admeasuring about 2.35 Hectares Land Revenue Assessment Rs. 5.45 per year, alongwith possession of land bearing Kh. No. 96, admeasuring about 0.08 H. P. with Occupant Class - I Bhumiswami Rights, situated at Mauza : CHICHOLI, P. H. No. 4, Tahsil : NAGPUR (RURAL), District : NAGPUR along with standing crops, trees and anything and everything standing thereon together with all easementary rights like road, dhura etc. and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTIL THE PURCHASER as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, agricultural assessments, taxes, cesses etc. payable upto date.



MANNER OF PAYMENT

AMOUNT RS.	Ch. No.	DATE	In favour of
90,00,000/-	721034	12.01.2022	Shri Ramesh D. Gopalani
74,09,250/-	721035	12.01.2022	Shri Ramesh D. Gopalani
90,00,000/-	721036	12.01.2022	Smt. Sunita N. Bhavnani
74,09,250/-	721037	12.01.2022	Smt. Sunita N. Bhavnani
3,31,500/-	TDS as per provisions of the I. T. Act, 1961		
331,50,000/-	RS. THREE CRORE THIRTY ONE LAKHS FIFTY THOUSAND ONLY		

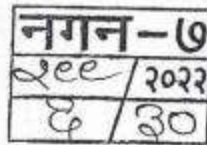
02. THAT the SELLERS does hereby covenant with the PURCHASER that they have good, valid and marketable title to the Agricultural land hereby sold and have absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever.

03. THAT the SELLERS further assures the PURCHASER that the Agricultural land hereby sold is seprate and self acquired Agricultural land 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 assures and undertakes to the PURCHASER that they have done no act whereby the Agricultural land hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of sale to THE PURCHASER.

05. THAT the SELLERS further assures and undertakes to the PURCHASER that they have not transferred the said Agricultural land by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to any body else till date nor the same has been given as security to any one. The SELLERS have not granted any powers in respect of the said Agricultural land to any third party so as to alienate the same.

06. THAT the Agricultural land hereby sold shall be quietly entered into upon and held and enjoyed and the rents and profits received therefrom 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.



07. 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 Agricultural land to the PURCHASER and its assigns etc. as may reasonably be required.

08. THAT the SELLERS have paid upto this date all dues with respect to agricultural assessments, Taxes, Cesses, and all other outgoings etc. levied on the Agricultural land 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.

09. THAT the SELLERS have this day delivered the actual physical possession of the Agricultural land hereby sold alongwith the possession of land bearing Kh. No. 96 to the PURCHASER in vacant condition 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 Agricultural land 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 Agricultural land 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 the SELLERS have delivered the relevant original Title Deeds, documents and papers related to the Agricultural land hereby sold to the PURCHASER at the time of execution of this Sale Deed.

13. THAT in case the PURCHASER is deprived of the whole or any part of the Agricultural land 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.

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६/३०



14. That the SELLERS covenants with the PURCHASER that the Agricultural land hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.

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

SCHEDULE OF THE AGRICULTURAL LAND

ALL THAT piece and parcel of Agricultural land bearing Survey Kh. No. 102, admeasuring about 2.35 Hectares, Land Revenue Assessment Rs. 5.45 per year, with Occupant Class - I Bhumiswami Rights, situated at Mauza : CHICHOLI, P. H. No. 4, Tahsil : NAGPUR (RURAL), District : NAGPUR along with standing crops, trees and anything and everything standing thereon together with all easementary rights like road, dhura etc and the said land is bounded as under:

ON THE NORTH : LAND BEARING KH. NO. 96, 95
ON THE EAST : ROAD
ON THE WEST : LAND BEARING KH. NO. 101
ON THE SOUTH : LAND BEARING KH. NO. 111, 103

IN WITNESS WHEREOF, We the parties said above have placed our signatures on this SALE DEED on the day first here-in-above at Nagpur in presence of witnesses.

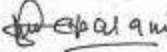
Drafted by Dwivedi & Khedkar Advocates, Nagpur

WITNESSES :



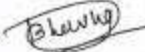
01. 
(Rashmi J. Badhiye)



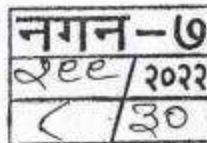


SHRI RAMESH D. GOPALANI





SHRI DINESH N. BHAVNANI
constituted attorney for
SMT. SUNITA N. BHAVNANI
SELLERS



02.



Y.V. Sathone
(Yuvraj V. Sathone)

FOR M/S PREMIER HERITAGE



Amit M. Panchmatiya
SHRI AMIT M. PANCHMATIYA
Authorised Partner
PURCHASER



DECLARATION

I DINESH NANAK BHAVNANI, Resident of Chhapru Nagar, Nagpur do hereby declare that the document of Sale Deed is presented for registration before the Sub Registrar Nagpur on this day which has been presented by me in the capacity as Agent of SMT. SUNITA NANAK BHAVNANI, Resident of Chhapru Nagar, Nagpur, who has/have given the Power Of Attorney and on that basis I am signing / executing and presenting / admitting the same for registration.

I further declare that the said Power of Attorney is neither cancelled and/or revoked by the executants of it nor the said Executants have expired and I further declared that the executants of the said Power of Attorney is alive as on date.

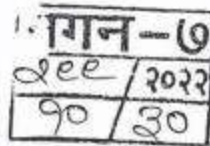
I further declare that the Power of Attorney is still valid and it is not cancelled by any reasons whatsoever and I am competent and have full authority to act as per the powers entrusted to me under the said Power of Attorney.

That the aforesaid statement is true and I am also aware that, if any mis-statement is found I shall be held punishable under the provisions of section 82 of Registration Act, 1908.

Nagpur
Date : 14.01.2022



DINESH N. BHAVNANI
DECLARANT
POWER OF ATTORNEY HOLDER





गान्धर्वस्य सात (अधिकांश अधिलेख पात्रक)

॥ महाशय्वाचार्य महाराज अविद्या अविज्ञान अणि योगशास्त्र (सहस्रनाम व भुविज्ञान केवल) विषय, १९५१ वांशिक विषय १,२,३,४ आदि ॥

मात्र :- शिचौली (त.मा.अ.४) (535854)

ताल्लुकर :- बागपूर (ग्रामीण)

जिल्हा :- नागपूर

धूम्रायन तन्त्राधिक त उपविभाग : 102

१०-प्राप्त पत्रांची : भोजवटदार बय - २		शेताचे स्वाधिक नाव :				
क्र.सं., एकक व आकाराची	छात्री क्र.	भोजवटदाराचे नाव	शेताचे आकार	छ.सं.	फ.सं.	कुल, घट व शुद्धीकरण
शेताचे एकक १.२२२, चौ.मी.	444	(सोनील-सोना-भोजवट)	२३६.००	६.४६	1 (783)	कुलचे रक व घट
अ) एकक क्षेत्र क्षेत्र	444	सोना शेतावर भोजवट			(783)	शुद्धीकरण
कुल क्षेत्र क्षेत्र २.३६.००	414	सुनील एकक भोजवट	२.३६.००	६.४६	(783)	कुलचे रक व घट
ब) रक-एकक क्षेत्र (एकक क्षेत्र क्षेत्र)						शुद्धीकरण क्षेत्र : ७८३ व ७८४
अ) (अ)						शेताचे रक व घट : ७८३ व ७८४
अ) (ब)						शुद्धीकरण क्षेत्र : ७८३ व ७८४
कुल क्षेत्र क्षेत्र ०.००.००						शुद्धीकरण क्षेत्र : ७८३ व ७८४
कुल क्षेत्र क्षेत्र २.३६.००						शुद्धीकरण क्षेत्र : ७८३ व ७८४
एकक क्षेत्र क्षेत्र ६.४६						शुद्धीकरण क्षेत्र : ७८३ व ७८४
कुल क्षेत्र क्षेत्र -						शुद्धीकरण क्षेत्र : ७८३ व ७८४
एकक क्षेत्र क्षेत्र -						शुद्धीकरण क्षेत्र : ७८३ व ७८४
कुल क्षेत्र क्षेत्र (100)						शुद्धीकरण क्षेत्र : ७८३ व ७८४

गान्धर्वमुना राजा (पिताची मोदवडी)

[महात्मा अश्वमेध वसुदेव अश्वमेध अश्वमेध (महात्मा अश्वमेध वसुदेव अश्वमेध) विषय, १९५५]

गाव :- धिब्योली (त.सा.प्र.४) (535854)

तालिका :- नागपुर (ग्रामीण)

जिस्सा :- कागापूर

भूसाधन क्रमांक च उपविभाग : 102

[illegible]

(ग) : * y - विद्यार्थी संकेत प्रतीक, * x_1 - अर्थ शिक्षित, * x_2 - उच्चतर शिक्षित

¹¹“वा. प्रमाणित प्रतीभावी की मूल्य रु. ५/- रुपये निम्नाने,”

दिनांक :- 25/10/2021

કાર્યકરના જાણકાર :- 270900090108260000102021133

[ସାଦୃଶ୍ୟ :- ଅନୁପମ ପରିଚୟ]

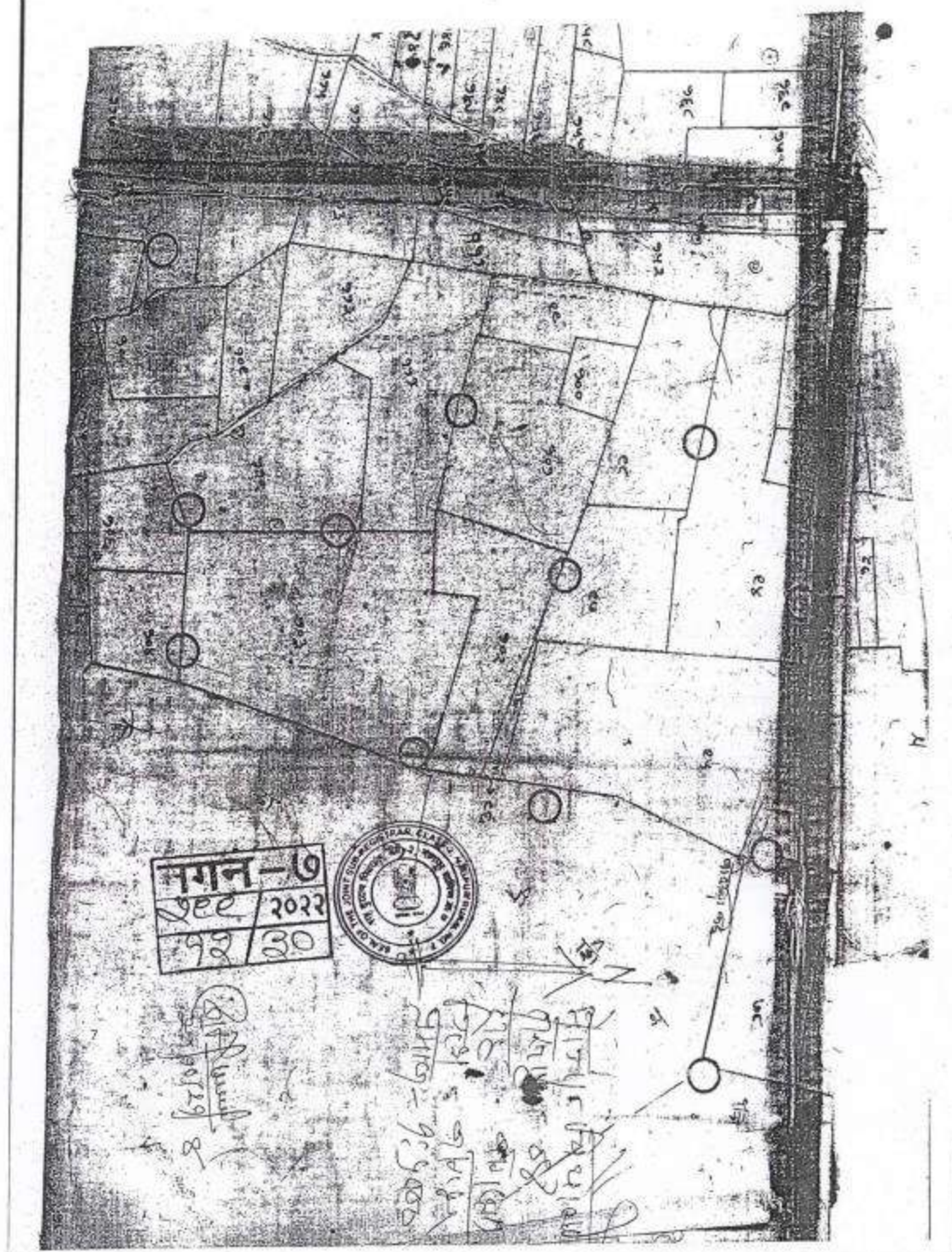
आमची माकत :- वायव्य र. वा.अ. 4 अंत :- वायव्य (बावीस) कि.मी.

पल्लवी लोहा २४/११/१९८४
नरसिल नागपुर (ग्रामिण)

नरसिंह नागपूर (ग्रामिण)

नगन-७
२८८/२०२२
९९/३०





नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७९२ २५३१४३१

जा.क्रमांक :- नर/मान/नामप्रविप्रा/११०२९

दिनांक : ३०/०९/२०२१.

प्रति,

श्रीमती सुनिता नानक भवनानी व इतर सातबाराप्रमाणे
प्लॉट क्र. ४०, ४१, ४२ काटोल रोड, राज नगर,
नागपूर ४४०००८.

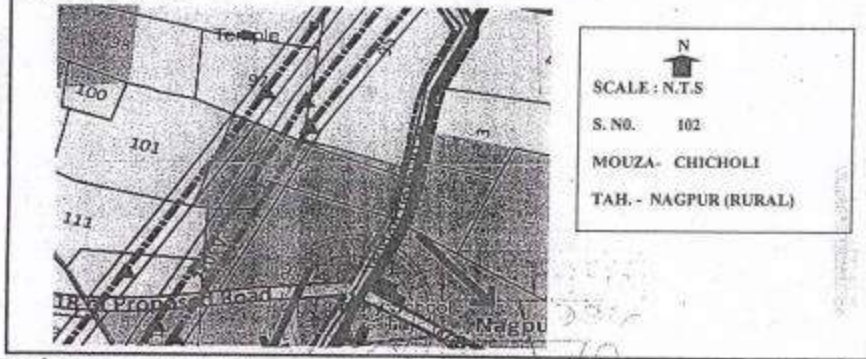
विषय :- मौजा चिचोली, खसरा क्र. १०२, तह. नागपूर (ग्राम) जि. नागपूर चा भाग नकाशा व
झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला दिनांक २२/०९/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना
क्र. टीपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०९/२०१८ आणि अधिसूचना क्र. टीपीएस-२४१६/
प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भावना. मंजूर तसेच अधिसूचना क्र. टीपीएस-२४१६/
प्र.क्र.१२२(ब)/ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



ब) झोन दाखला / प्रमाणपत्र :-

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

सेक्टर :- West B Sector.

झोन :- "निवासी, 30.00 M. Road Widening, Two 220 KV High Tension Lines Buffer "

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारात परवानगी म्हणून उपयोग करता येणार नाही.

२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.

४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा सार्शकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य घरण्यात येईल.

५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.

६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

नगन-७
२०२२
१३/३०



प्र. नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण



भारत सरकार

विदेश विभाग

नई दिल्ली

संख्या: वि. वि. 100/575/1956

विषय: भारत सरकार द्वारा विदेशों में भारतीय नागरिकों के हितों की रक्षा के लिए

भारत सरकार

विदेश विभाग

नई दिल्ली

भारत सरकार द्वारा विदेशों में भारतीय नागरिकों के हितों की रक्षा के लिए

भारत सरकार द्वारा विदेशों में भारतीय नागरिकों के हितों की रक्षा के लिए

भारत सरकार द्वारा विदेशों में भारतीय नागरिकों के हितों की रक्षा के लिए

CHALLAN
MTR Form Number-8



GRN	MH006958752202021E	BARCODE			Date	12/11/2020-12:00:10	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name bhavani			
Location NAGPUR					Flat/Block No.			
Year 2020-2021 One Time					Premises/Building			
Account Head Details					Amount in Rs.			
0030063301 Registration Fee					100.00			
					Road/Street			
					Area/Locality nagpur			
					Town/City/District			
					PIN 4 4 0 0 1 0			
					Remarks (If Any)			
					SecondPartyName=bhavani-			
					Amount in One Hundred Rupees Only			
Total					100.00 Words			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 02300042020111291796 203171775732			
Cheque/DD No.					Bank Date REI Date 12/11/2020-12:05:30 Not Verified with RBI			
Name of Bank					Bank-Branch BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9373107039

खट्टर चालन केवल दस्तावेज निलंबित कार्यालयों में नोंदणी करवाये जायें। नोंदणी के बिना दस्तावेजों के दस्तावेजी खट्टर चालन लागू नहीं।

नगन-७
२६६/२०२३
१६/३०



नगन-६
३६६५/२०२०
१/२०



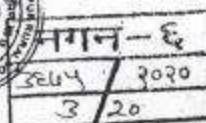
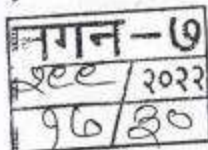


महाराष्ट्र MAHARASHTRA

2020

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS SPECIAL POWER OF ATTORNEY that I Smt Sunita W/o. Shri Nanak Bhavnani, aged about 52 years (Hereinafter called the EXECUTANT), do hereby appoint my Son Shri Dinesh S/o. Shri Nanak Bhavnani, aged about 28 years, (Hereinafter called the ATTORNEY) Both R/o. 43/o. 502, Chhaproo Lok, Bagadganj, Nagpur 440008 to as my lawful attorney to execute or do all or any of the acts or things hereinafter mentioned.



१५ सुनीता भावनानी

१) मुद्रांक वि. नं. १७८० दिनांक १९/१०/२०२०
 २) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०
 ३) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०
 ४) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०
 ५) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०
 ६) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०
 ७) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०
 ८) मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०

प्रभु जी जोध

मुद्रांक वि. नं. ३२१२ दिनांक १९/१०/२०२०

रसिद पावती

प्रभु. जी. जोध (मुद्रांक विक्रेता)
 ला. नं. ३३/९५ नागपुर

प्रमाणपत्र देण्यात येते की, श्री. मुद्रांक विक्रेता यांनी
 रा. नागपुर यांनी माझे कडून जनरल स्टॅम्प पेपर एकूण किंमत रुपये ५००१/-
 (अक्षरी रुपये) ५००१/- (मुद्रांक विक्रेता) दिनांक १९/१०/२०२०
 ला. खरेदी केलेले आहे. व विकलेले स्टॅम्प पेपर खालील प्रमाणे नमुद आहे.

अ. क्र.	दिनांक	मूल्य
१४७८०	१९/१०/२०२०	५००१/-
एकूण किंमत		५००१/-

नगन-६
 ३६६५/२०२०

नगन-७
 २६६/२०२३
 ९८/३०



मुद्रांक विक्रेता कडून मुद्रांक खरेदी केलेले आहे व माझे
 रजिस्टर्ड प्रमाणे सत्य आहे करीता हे रसिद पावती देण्यात येते.

नागपुर :
 दिनांक :

प्रभु. जी. जोध (मुद्रांक विक्रेता)
 ला. नं. ३३/९५ नागपुर

Whereas the EXECUTANT is a joint owner of agricultural land alongwith Smt. Soniya W/o Shri Ramesh Gopalani, both having equal share in the land. The land was purchased vide registered sale deed dated 21.11.1990. The schedule of the Property is described as: Land bearing No 102, Bhomapan Tirmak One, Mouza Chicholi, Patwari Halka No Four, Land admeasuring 2.3500 Hectors.

Whereas that due ill health and old age it is not possible for the Executant to attend his day to day business activities and attend the government offices, therefore the Executant constitute, nominate, appointed, authorize and empower the aforesaid ATTORNEY to do or execute or cause to be done or Executed lawfully the following acts and deeds i.e. to say.

1. To sign and enter into any agreement or transactions in respect of my agricultural land described above and sign the agreement, sell deed or any other document required for completion of sale transaction to the prospective buyer/s.
2. To sign the said deeds or documents for registration before Sub Registrar, Notary for effective transfer of the land to the prospective buyer/s.
3. To negotiate, settle and receive the sale consideration amount from the prospective buyer/s.
4. To sign any application for transfer of property in the name of prospective buyer and present the same before Gram Panchayat, Tehsildar for effective mutation of the land in the name of the prospective buyer.

That I the EXECUTANT undertake to confirm, rectify all such Acts and Deeds executed by the said ATTORNEY on his behalf and it will be binding upon EXECUTANT as well as his respective heirs, legal representatives, successors, assigns etc. The ATTORNEY is real son of the EXECUTANT as such there is blood relationship, therefore stamp duty of Rs 500/- is paid on the Power of ATTORNEY



11311

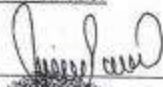
IN WITNESSESS WHEREOF I hereto have signed this SPECIAL POWER OF ATTORNEY at Nagpur, Maharashtra on this 12th day of ~~Nov~~ 2020 with full understanding of the facts and without any use of misrepresentation or undue influence before the attesting WITNESSESS signing as such.

Adv. Sunny Sharma

WITNESSESS:

Adv. Y.
Sunny
Sharma

1.





सुनीता नावानी

(Smt. Sunita Nanak Bhavnani)

(EXECUTANT)



I accept this Special Power of ATTORNEY

2.

Prem. Bh.

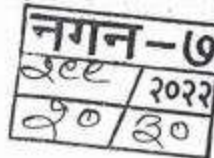
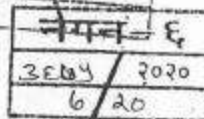
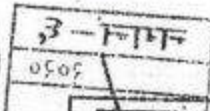


श्री. दिनेश नावानी

Shri. Dinesh Nanak Bhavnani

(ATTORNEY)







CHALLAN
MTR Form Number-6



GRN	MH0000567822020218	BARCODE			Date	12/11/2020-12:00:12	Form ID	252
Department: Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment: Registration Fee				PAN No. (If Applicable)				
Office Name: NGP1_HR SUB REGISTRAR NAGPUR 1				Full Name: shankarS				
Location: NAGPUR				Flat/Block No.				
Year: 2020-2021 One Time				Premises/Building				
Account Head Details				Amount in Rs.				
003006301 Registration Fee				100.00				
				Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				4 4 0 0 1 0				
				Remarks (If Any)				
				Second Party/Owner/Shareholder-				
				Amount in				
				One Hundred Rupees Only				
				Words				
				100.00				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN / Ref. No.				
				00300042020111281796 / 20317175732				
Cheque/DD Details				Bank Date / RSI Date				
				12/11/2020-12:00:50 / Not Verified with RSI				
Cheque/DD No.				Bank Branch				
				BANK OF MAHARASHTRA				
Name of Bank				Branch No. / Date				
				Not Verified with Serial				
Name of Branch								



Department IC: 9373107928
 NOTICE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 एकत्र वसुले योग्य दस्तावेज कार्यालयात सोदणे परावर्तव्यता द्यावयाची लागू आहे. सोदणी व कार्यालयात दाखविण्याची गरज नाही. नसत.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usr/Id	Defacement Amount
1	051-200-3475	803129025202021	12/11/2020-14:02:38	JGR1358	100.00
Total Defacement Amount					100.00

नगन-६
 3804/2020
 96/00



नगन-७
 288/2023
 29/20



369/3675
गुरुवार, 12 नोव्हेंबर 2020 2:02 म.जे.

दस्ता नोंदवारा भाग-1

प्रमाण 99/20
दस्ता क्रमांक: 3675/2020

दस्ता क्रमांक: नगन-6/3675/2020

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

मरजेने मुद्रांक मुल्य: रु. 500/-

डु. नि. मह. डु. नि. नगन-6 यांचे कार्यालयात

फावली: 5045

फावली दिनांक: 12/11/2020

अ. क्र. 3675 बर दि. 12-11-2020

सादरकरणासाठी ताला; दिवस तालक भावनाती...

गेळी 1:59 म.जे. वा. हुजर केला.

मोवणी की

रु. 100.00

दस्त हुजाराची की

रु. 400.00

गुळाची संख्या: 20

एकूण: 500.00

दस्ता हुजर करणाऱ्याची सही:

(Signature)
साह दुर्यम निबंधक, वर्ग-2
नागपूर शहर क्र. ६,

(Signature)
साह दुर्यम निबंधक, वर्ग-2
नागपूर शहर क्र. ६,

दस्ताचा प्रकार: न्येसन पोवर सीक जेटनी

मुद्रांक मुल्य (48-अ) देवता एकाच संस्थेद्वाराच्या संबंधात मुल्य किंवा अधिक दस्तऐवजांनी नोंदणी करण्यात आलेल्या एकमेव प्रयोगासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केलेल्या संवृत्त कारणासाठी केला असेल तेव्हा

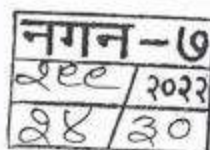
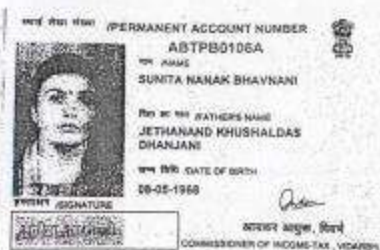
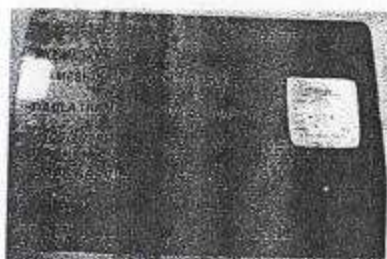
मिळ्या क्र. 1 12 / 11 / 2020 01 : 59 : 51 PM ची वेळ: (सादरीकरण)

मिळ्या क्र. 2 12 / 11 / 2020 02 : 00 : 38 PM ची वेळ: (पी)



नगन-७
२०२२
२२/३०





मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)	
Valuation ID : 202201134742	13 January 2022,03:44:32 PM नगन7
मूल्यांकनाचे वर्ष :	2021
जिल्हा :	नागपूर
तातुका :	नागपूर (ग्रामीण)
गावाचे नाव :	मौसा : चिबोली 44
क्षेत्राचे नाव :	Influence Area
मूल्य विभाग/उपमूल्य विभाग :	11/11.3
सर्वे नंबर/ गट नंबर	102
मिळकतीचा प्रकार	खुली
मिळकतीचे क्षेत्र	23500 चौ. मीटर Bulk Land
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.2640 /-
Zone Change Primary Notification:	No
जमीन बिनघोटी झाली नाही जमिनीचा दर:	Rs.2640 /-
वापरायचा दाखला :रहिवास	प्रथम विक्री
Applicable Rules :	,16 वे
1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2640/- 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 2640 =1320000/-	
2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =2376/- 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 2376 =3564000/-	
3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =2112 /- 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2112 =4224000/-	
4. 6000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =1584/- 6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 1584 =9504000/-	
5. 13500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 50 % मूल्य दर =1320 /- 13500चौ. मीटर क्षेत्रासाठी मूल्य = 13500 * 1320 =17820000/-	
जमिनीचे एकत्रित अंतिम मूल्य =मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य+ मिळकतीचे क्षेत्र (5) मूल्य =1320000 + 3564000 + 4224000 + 9504000 + 17820000 =Rs.36432000/- = २ तीन करोड चौसठ्ठ लाख बत्तीस हजार /-	नगन-७ २६/२०२२ २६/३०



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर घालन केवल दुखान निबंधक कार्यालयत मोदणी करावयाच्या दस्तासाती लागू आहे. मोदणी न करावयाच्या दस्तासाती सदर घालन लागू नाही.





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

Receipt of Document Handling Charges

PRN 1301202206661

Receipt Date 14/01/2022

Received from MS PREMIER HERITAGE, Mobile number 7122767995, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 299 dated 14/01/2022 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name SBIN

Payment Date 13/01/2022

Bank CIN 10004152022011305959

REF No. CHI4483580

Deface No 1301202206661D

Deface Date 14/01/2022

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

नगन-७
२९९/२०२२
२८/३०



270/299

मुद्राकार, 14 जानेवारी 2022 3:38 म.नं.

दस्त गोष्टबारा भाग-1

नगन7

29/30

दस्त क्रमांक: 299/2022

*दस्त क्रमांक: नगन7 /299/2022

बाजार मुल्य: रु. 3,64,32,000/-

मोबदला: रु. 3,31,50,000/-

भरलेले मुद्रांक शुल्क: रु.21,86,000/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयात

अ. क्र. 299 वर दि.14-01-2022

रोजी 3:26 म.नं. वा. हजर केला.

पावती:359

पावती दिनांक: 14/01/2022

सादरकरणाचे नाव: मेसर्स प्रिमीयर हेरिटेज रफे अधिकृत भागीदार
अमित मयनलाल पंचमलिया -

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुल: 30600.00

सह दुय्यम निदेशक बर्ग-२
नागपूर ग्रामिण क्र. ७सह दुय्यम निदेशक बर्ग-२
नागपूर ग्रामिण क्र. ७

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानियत असलेल्या कोणत्याही रुटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश #
विक्रम प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे विध्वारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 14 / 01 / 2022 03 : 26 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 01 / 2022 03 : 27 : 39 PM ची वेळ: (फी)



११ माह ०९ सन २०२२