

270/1976

पावती

Original/Duplicate

Wednesday, February 14, 2024

नोंदणी क्र. 39म

5:17 PM

Regn..39M

नोंदणी क्र. 2389 दिनांक 14/02/2024

गावाचे नाव: खापरी रेल्वे

दस्तावेजाचा अनुक्रमांक: नगन7-1976-2024

दस्तावेजाचा प्रकार: विकसनगरनामा

मादर करणाऱ्याचे नाव: अद्वीक विल्डसवर्थ प्रा. लि. तर्फे संचालक अमित प्रफुल्ल गाडगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त, थंबनेन प्रिंट, मूची-२ अदाजे
5:36 PM ह्या वेळेस मिळेल.सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७

वाजार मूल्य: रु.96099662 /-

मोवदना रु.110000000/-

भरलेले मुद्रांक शुल्क: रु. 5500000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

सीटी/धनादेश/पे ऑर्डर क्रमांक: 0224141314354 दिनांक: 14/02/2024

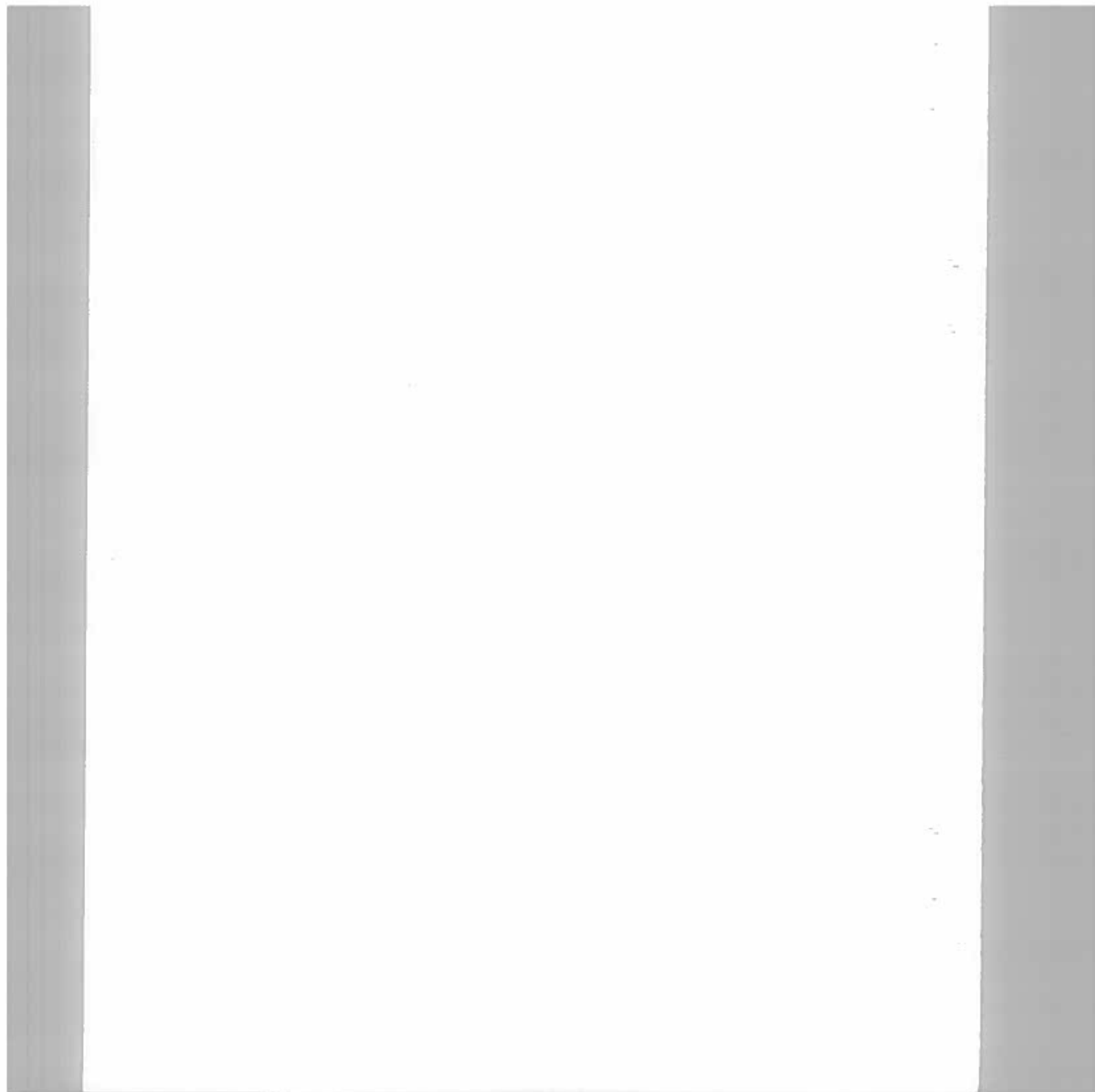
बँकेचे नाव व पत्ता:

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

सीटी/धनादेश/पे ऑर्डर क्रमांक: MH015565003202324E दिनांक: 14/02/2024

बँकेचे नाव व पत्ता:

Anudge





Office of the Collector of Stamp, NagpurCity
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH013415744202324E Dated
03-01-2024.

Tanaji Lahu
Gangavane

Collector of Stamps
NagpurCity

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

Tanaji Lahu
Gangavane

मुद्रांक जिल्हाधिकारी
NagpurCity



Case No. Adj/IGR377/3/2024

Certificate Number: CER-NAG-ADJ-IGR377-3-2024

Market Value/Value (if any): Rs. 110000000

Consideration Amount (if any): Rs. 110000000

Received from II Name ADVIK BUILDSWORTH
PRIVATE LIMITED Residing at Flat No 202, Sai
Naman Apartment, 77 Old Subhedar Layout,
Nagpur. Stamp duty of Rs. 5500000/- (Rs. Fifty Five
Lakh only). Vide e-Challan GRN No
MH015286464202324E Dated :- 08-2-2024 The
defacement number is 0008132627202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 5500000/- (Rs. Fifty Five
Lakh only) with which this instrument is
chargeable under Article Development agreement
of Schedule I of the said Act, has been paid.

This Certificate is subject to the provisions of section
53(A) of the said Act.

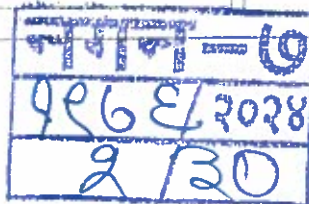


Tanaji Lahu
Gangavane

Place: NagpurCity

Date: 9/2/2024

Collector of Stamps
NagpurCity





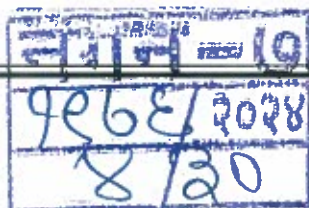
19-2324-2248



AGREEMENT OF DEVELOPMENT

THIS AGREEMENT OF DEVELOPMENT is made on this 14th Day of FEBRUARY, 2024 BETWEEN SHRI. PRAFULLA S/o PURUSHOTTAMRAO GADGE, Aged 63 Years, Occupation – Business, PAN AEQPG8983G & AADHAR UID 5554 8779 1038, Resident of Flat No. 303, Keshavkala Apartments, Wardha Road, Near Diksha Bhoomi, Rahate Colony, Nagpur -440010, Tahsil and District – NAGPUR, hereafter called the **OWNER**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **OWNER**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND



Contd. . .

ADVIK BUILDSWORTH PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U28100MH2019PTC328714, having its Registered Office at Flat No. 202, Sai Naman Apartment, 77 Old Subhedar Layout, Nagpur-440024, Tahsil and District-NAGPUR and acting through its Authorised Director **SHRI. AMIT S/o PRAFULLA GADGE**, Aged 31 Years, Occupation – Business, PAN AXBPG7902R & Election ID YKB6627186, Resident of Flat No. 303, Keshavkala Apartments, Wardha Road, Near Diksha Bhoomi, Rahate Colony, Nagpur - 440010, Tahsil and District – NAGPUR, hereinafter called the **PARTY NO.1**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**COMPANY**" and its "**DIRECTORS**", as well as, its liquidators, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Owner own and possess ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR hereinafter called as 'said property' and more particularly described schedule herein under written; AND

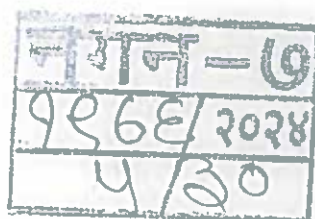
WHEREAS the Government of Maharashtra vide its G.R. AVN-1001/(CR/105/2001)/28-A, dated 4/1/2002 provided for establishment of the Maharashtra Airport Development Company Ltd. (hereinafter referred to as "MADC") to function as nodal agency for the development of Multi Modal International Passenger and Cargo Hub Airport in Nagpur (hereinafter referred to as "MIHAN") project. Pursuant to the said G.R., MADC has been declared as Special Planning Authority under the provisions of the Maharashtra Town Planning Act 1966 having inter-alia right to develop Special Economic Zone and International Cargo Airport; AND

WHEREAS the said MIHAN project required rehabilitation of the existing occupiers / villagers of the land acquired for the said MIHAN project; AND

WHEREAS by and under an Agreement dated 18th February 2009, which was executed pursuant to the bid process, MADC appointed the Reatox Builders & Developers Private Limited as Contractor for development of the land earmarked for the purpose of rehabilitating the Project Affected Persons (PAP) together with the Social Infrastructure needed for the same, in accordance with the approved plans; AND

WHEREAS in pursuance of the said Agreement dated 18th February 2009 and since the said Reatox Builders & Developers Private Limited (now known as Choudhari Builders and Developers Pvt. Ltd.) completed substantial part of the said PAP project of infrastructural work, requested MADC to grant them by way of lease at least part of the land agreed to be leased by the MADC to Reatox Builders & Developers Private Limited

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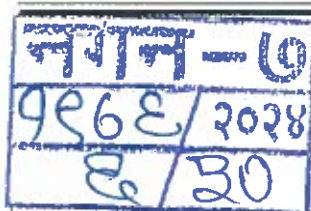
and in pursuance of the said request, MADC agreed to lease by way of Deed of Lease dated 05th October 2011 land admeasuring 21.452 Acres equivalent to 36813.746 Sq. Mtrs. demarcated as Pocket "A" admeasuring 48,542.541 Sq. Meters bearing Kh. Nos. 149(Part), 154(Part), 155(Part), 156(Part), Govt. Nalla (Part) Govt. Road (Part) and Pocket D admeasuring 34,531.073 Sq. Mtrs. bearing Kh. Nos. 148(Part), 149(Part), 150(Part), Govt. Nalla (Part) and Pocket "E" admeasuring 3740.132 Sq. Mtrs. bearing Kh. No. 175(Part), totaling to 86813.746 Sq. Mtrs. lying, being and situate at Mihan notified area and outside PAP Scheme and located at village Khapri (Rly) in Hingna PS post Office Khapri within Taluka Nagpur (Rural) and District of Nagpur. The said Lease Deed is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6771 on 10-10-2011; AND

WHEREAS the aforesaid Reatox Builders & Developers Private Limited later on transferred/assigned the said property comprising ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR to Shri. Prafulla Purushottamrao Gadge, by a Deed of Assignment Dated 12-10-2011, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6844 on even date. A Deed of Correction to the said Deed of Assignment is also executed on 10-08-2012 which is duly registered in the Office of the Sub-Registrar, Nagpur- 10 in Book No. 1 at Sr. No. 3489 on even date. As a result, therefore, the Owner has now become an exclusive, absolute and full owner (i.e. Lessee) of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for cogent reasons and good causes the Owner has now decided to develop the aforesaid property into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various Shops/ Officers and self-contained separate Apartments therein; AND

WHEREAS the Owner has now decided to entrust the entire work of Development of the said property to any well experienced builder of the City; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer hereinabove named having expressed its desire willingness to undertake the proposed work of Development the Owner after detailed negotiations has now agreed to develop the aforesaid property to the Developer and/or it's nominees upon the following terms and conditions.

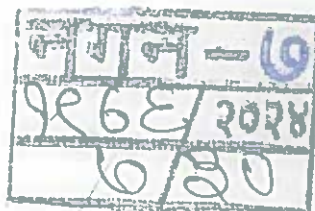


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**NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE
PARTIES HERETO FOLLOWS :-**

- (1) THAT the OWNER does hereby allow and permit the DEVELOPER to DEVELOP and the DEVELOPER hereby agrees to DEVELOP the property comprising ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR, which is more particularly described in the schedule hereunder written.
- (2) THAT the total price/consideration agreed is Rs. 11,00,00,000/- (Rupees Eleven Crore) Only, which the Developer has agreed to pay to the Owner in phased manner in proportion to the progress of the Project.
- (3) THAT the Owner hereby assures the Developer that the property hereby agreed to be developed/sold is the separate property belonging to him alone and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- (4) THAT the development/sale will be free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Gram Panchayat Taxes, Cesses, M.A.D.C. dues and all other outgoings etc. if any levied on the property hereby agreed to be developed/sold and payable by the Owner up-to the date of execution of this Agreement.
- (5) THAT the Owner shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold.
- (6) THAT the property hereby agreed to be developed/sold is believed and shall be taken to be correctly described in the Schedule hereunder written and, in the event, if any mis-statement, error or omission shall be discovered, the same shall not annul this Contract/Agreement but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- (7) THAT the Owner has delivered the actual physical possession of the property to the Developer at the time of execution of this Agreement for the purpose of carrying out the developmental activities.
- (8) THAT it is clearly understood and agreed by the Owner that pending Registration of the Sale Deed(s) the Developer intends to develop the said property into a

Contd. . .



COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various Shops/Offices and self-contained separate Apartments therein. The Owner does hereby agree to sign the proposed/revised Plans, execute Indemnity Bond(s), Swear an Affidavit and also to sign necessary forms and applications etc. required to be submitted to such Plans. He also agrees to extend all the necessary co-operation and render all assistance to the Developer in the matter of securing sanction to the proposed/revised Plans, provided the Developer pays/deposits necessary sums in the Office of the Maharashtra Airport Development Company (MADC) in the name of the Owner who in his turn agrees to return back to the Developer such sums as may be refunded to him by the Maharashtra Airport Development Company (MADC) and/or such Local Authorities.

(9) THAT the Owner shall in no way obstruct or interfere in the Building construction activities as may be undertaken by the Developer after getting the Plans sanctioned from the Maharashtra Airport Development Company (MADC).

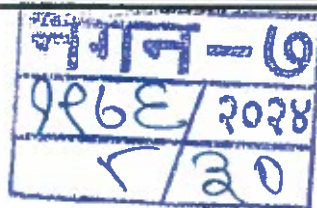
(10) THAT the Owner does hereby allow and permit the Developer to display its board at site at any time after execution of this Agreement.

(11) THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces Together with the Undivided proportionate share and interest in the said Plots of land (excluding the Apartments agreed to be retained by the Owner) to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price therefore and to retain and appropriate the same in its absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall they question the accountability thereof in any manner whatsoever.

(12) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owner to give his replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event thereof appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agrees with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(13) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed Multistoried building upon the said land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said land in accordance with the Plans as may be sanctioned by the Maharashtra Airport Development Company (MADC) and also have

Contd. . .



absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building alongwith the Undivided proportionate share and interest in the said Plots of land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion.

(14) THAT the Owner shall on receipt of the possession of the chosen Apartments from the Developer as stated above execute various Sale Deeds each relating to the Undivided proportionate share and interest in the said Plots of land in favour of the respective individual prospective buyers as may be nominated by the Developer, as and when may be called upon by it, for the proportionate price therefore and they shall also get the same duly registered in accordance with the law in force.

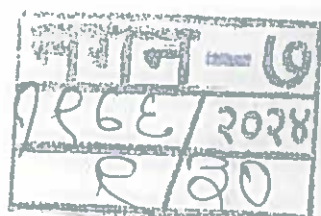
(15) THAT the draft Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs and the Owner agrees to execute the same subject to such actual changes as the facts and events may warrant.

(16) THAT the Owner shall sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers.

(17) THAT the Owner shall execute an Irrevocable General Power of Attorney empowering and authorizing any person to be nominated by the Developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Supplementary Agreements, Correction Deeds and all other kinds of documents on their behalf and also to carry out and observe all the obligations on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this power will not be withdrawn or revoked by the Owner until the transactions envisaged herein is completed in all respects. However, the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(18) THAT the Owner is separately executing an Irrevocable General Power of Attorney empowering and authorising any person nominated by the Developer to sign/execute various Agreement to sell/Assignment, Deed of Assignments/Sale Deeds, Deed of Declaration, various Apartment Deed and all other kinds of documents on his behalf and also to carry out and observe all the obligation on his part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed and this power will not be withdrawn or revoked by the Owner until the transaction envisaged herein is completed in all respects.

Contd. . .



However, the Owner shall not incur any monetary responsibility arising out of the nomination of the Attorney.

(19) THAT in case the Owner fails or neglects to fulfill and observe all or any of the obligation on his part as hereinabove contained or otherwise required by the law and also to execute various Agreement to sell/Assignment, Deed of Assignments/Sale Deeds, Deed of Declaration and various Apartment Deeds etc. as stipulated above, the Developer shall be entitled to enforce specific performance of this contract by instituting legal proceedings against the Owner and in such event the Owner shall be liable to reimburse all costs and damages to the Developer and the Developer shall also have the choice to get the Sale Deed(s) executed in its favour or in favour of its nominee(s) being the prospective buyers.

(20) THAT the Owner has today delivered the possession of the said plot of land to the Developer at the time of execution of this Agreement, however the permission to commence and carry on the construction of the proposed Multistoried Building hereby granted by the Owner is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

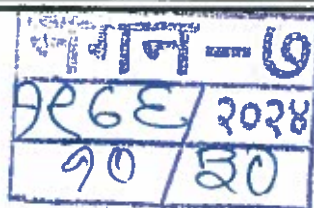
(21) THAT the Owner shall deliver all the Original Documents relating to the aforesaid property to the Developer at the time of execution of this Agreement.

(22) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

(23) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each party. The decision of the Arbitrators shall be final and binding upon both the parties. The provisions of the Arbitration Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(24) THAT on registration of the Sale Deed(s) the Owner agrees to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said land in favour of each individual prospective buyer in all relevant records.

(25) THAT the Owner hereby allow and permit the Developer to purchase the TDR (Transferable Development Rights), Premium, Ancillary FSI etc. and to use and utilize the same in construction to be carried out on the said Plot of land and the Owner at all



Contd. . .

not acquired any right, title and/or interest of any kind whatsoever in respect of such additional FSI.

(26) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electric connections and meters in the proposed building.

(27) THAT the Developer also agrees to pay the Taxes as may be levied by Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid thereof and shall always keep the Owner indemnified against the same.

(28) THAT if the F.S.I. in relation to the said Plots of land is increased at any time in future, then in such event such increased F.S.I. shall always belong to the Developer and it shall have absolute right and full authority to use and consume the same in its absolute discretion.

(29) THAT all expenses on account of preparation of this Agreement including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Developer.

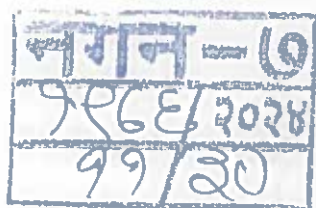
SCHEDULE REFERRED TO ABOVE

ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR and bounded as under :

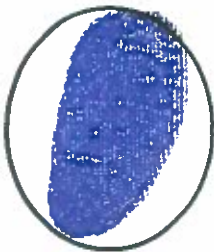
ON THE EAST	-	BY PLOTS FOR FUTURE DEVELOPMENT,
ON THE WEST	-	BY 11.00 MTRS. WIDE ROAD,
ON THE NORTH	-	BY 11.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY PLOTS FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF the OWNER and the DEVELOPER hereinabove named have fully examined and read over this DEED OF AGREEMENT OF DEVELOPMENT 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.

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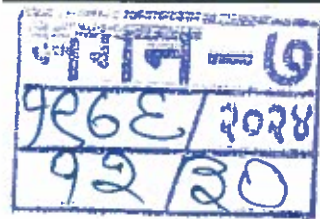


Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (PRAFULLA PURUSHOTTAMRAO GADGE) OWNER
02			FOR M/S. ADVIK BUILDSWORTH PRIVATE LIMITED  (AMIT PRAFULLA GADGE) Authorised Director DEVELOPER

WITNESSES :-

I			 WITNESS NO. 1
II			 WITNESS NO. 2



नरान-७
१९६६/२०२४
१३/३०





To whomsoever it May Concern

This is to certify that, the Proposed commercial Cum Residential Building Plan For **MULTI-FAMILY DWELLING** unit on pocket 'B', containing by total admeasurement plot of 40,258.780 Sq. Ft. (3740.132 Sq. Mt.) being a portion of the entire land bearing Kh. No. 175 (Part), **MILIAN** notified area, located at Village Khapari (Rly), in Hingna Ps, Post Office Khapari, Tah - Nagpur (Rural), Dist. - Nagpur within the limits Maharashtra Airport Development Company Ltd. (MADC), Tahsil and District - NAGPUR.

Belonging to : Shri. Prafulla P. Gadge.

The Architect has designed the Project as per area statement given below.

AREA STATEMENT

DESCRIPTION	PERMISSIBLE			USED		
Plot Area		3740.132	Sq. Mt.		3740.132	Sq. Mt.
Basic FSI	1.50	5610.198	Sq. Mt.	1.50	5610.198	Sq. Mt.
FSI on payment of premium	30%	1122.040	Sq. Mt.	30%	1122.040	Sq. Mt.
Total F.S.I	1.80	6732.238	Sq. Mt.	1.80	6732.238	Sq. Mt.
Net Residential Area		4976.910	Sq. Mt.		4976.910	Sq. Mt.
Net Commercial Area		1755.328	Sq. Mt.		1755.328	Sq. Mt.
Ancillary Area (Residential)	60%	2986.150	Sq. Mt.	60%	2986.150	Sq. Mt.
Ancillary Area (Commercial)	80%	1404.260	Sq. Mt.	80%	1404.260	Sq. Mt.
TOTAL AREA		11122.646	Sq. Mt.		11122.646	Sq. Mt.

This is further certified that, the details furnished here by are based on the study of the relevant Documents provided by the Builder/Developer and as per existing site conditions, Zoning, Unified Development Control And Promotion Regulations for Maharashtra State and my experience in the profession and is true and correct in my opinion.



For Design Cell,
Place : Nagpur,
Date: 02/01/2024.





पुणे नगर - ७
१९६६/२०२४
१५/३०



विकसन करारनामा, अभि. नि. प्र. क्र. ०३/२०२४

सादर :-

विषय : मुल्यांकन अहवाल

मांजा - खापरी रेल्वे (प्रभाव), तहसिल - नागपूर ग्रामिण , जि. नागपूर , खसरा क्र. १७५

प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

- १) लिहून देणार - श्री. प्रफुल्ल गाडगे
- २) लिहून घेणार - मे. Advik buildsworth private ltd तर्फे श्री. अमित गाडगे
- ३) लिहून घेणारा पक्ष संस्था / कंपनी आहे काय - होय (डेव्हलपर्स)
- ४) दस्ताचा प्रकार - विकसन करारनामा (बांधकाम क्षेत्र विभागणी)
- ५) दस्त निष्पादित आहे/नाही? - नाही.
- ६) दस्तातील एकूण भूखंड क्षेत्रफळ - ३७४०.१३२ चौ.मी.
- ७) कॉर्नर भूखंड आहे काय? - नाही
- ८) हायवे सन्मुख आहे काय? - ९.० मी. रुंद रस्ता.
- ९) दस्तात दर्शविलेला मोवदला - निरंक
- १०) विकसन करारनामानुसार

जमीन मालकाचा हिस्सा - रु. ११,००,००,०००/-

११) विकसन करारनामानुसार विकसक जमीन मालकाला देत असलेले बांधकाम क्षेत्र - निरंक

१२) डिपॉझिट रक्कम नमूद आहे काय? - नाही

१३) विकासक जमीन मालकाला किराया रक्कम देणार आहे काय? - नाही

१४) या व्यतिरीक्त दस्तात नमूद बाबी - सदर दस्त हा विकसन करारनाम्याचा असून बांधकाम करून विकणार असल्याचे नमूद आहे. सोवत Architect certificate regarding permissible FSI संलग्न आहे. त्यानुसार permissible व proposed FSI खालीलप्रमाणे आहे.

Basic FSI - ५६१०.१९८ sq.mt., Premium FSI - ११२२.०४० sq.mt., ancillary FSI - ४३९०.४१ sq.mt., Total FSI area - १११२२.६४६ sq.mt.

UDCPR नुसार FSI चे मुल्य -

Premium FSI - ११२२.०४० * ८६४० * ०.३५ = ३३,९३,०४९/-

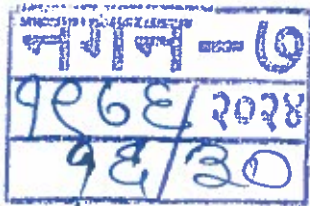
Ancillary FSI - ४३९०.४१ * ८६४० * ०.१० = ३७,९३,३१५/-

एकूण मुल्य - ७१,८६,३६४/-

१५) वर्ष २०२२-२३ चे बाजार मुल्यदर तक्त्यानुसार -

मुल्य विभाग क्र. ५ (प्रकल्पासाठी संपादन जमिनी)

लागू जमिन दर - विभाग क्र. २६.२.२ (out of SEZ) - जमीन दर - ८६४०/- प्र.चौ.मी., पृष्ठ क्र.-



१३४७

१६) विकास योजना / प्रादेशिक योजना प्रस्ताव, आजुबाजुचा अनुज्ञेय वापर, मिळकत रस्त्यापासून अंतर्गत / रस्त्या सन्मुख आहे/नाही?, झोन / आरक्षण / बिनशेती / शेती अगर ना विकास -

१७) बाजारा मूल्यदर तक्त्यातील दरानुसार अंमलबजावणी सुचना ३२ चे अनुषंगाने होणारे मुल्यांकन आकडेवारी -

(अ) जमीन मालकास मिळणा-या हिश्याचे मूल्य -

१) मोबदला = ११,००,००,०००/-

एकूण रुपये - ११,००,००,०००/-

(ब) विकसनकर्त्यास मिळणा-या हिश्याचे मूल्य-

विकसनकर्त्याच्या हिश्याचे बांधकाम क्षेत्र = १११२२.६४६ चौ.मी.

जमीन दर - ८६४०/- प्र.चौ.मी.

मूल्य = १११२२.६४६ * ८६४० = ९,६०,९९,६६२/-

वजा FSI मूल्य = ७१,८६,३६४/-

एकूण मूल्य = ८,८९,१३,२९८/-

१८) विकसन करारनाम्यात निश्चित होत असलेले एकूण मूल्य रुपये = ११,००,००,०००/-

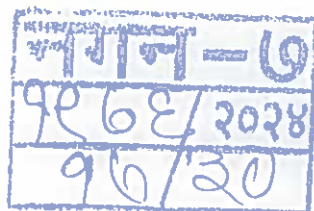
अ व (ब) यापैकी जास्तीचे मूल्य - (अ)

मान्य / अमान्य


सहाय्यक नगर रचनाकार
दिनांक - १९/०१/२०२४

सह जिल्हा निबंधक वर्ग-१,
नागपूर शहर

टिप - UDCPR नुसार premium fsi @ ३५ percent of ASR rates., Ancillary FSI @ १० percent of ASR rates.





GRN MH015286464202324E		BARCODE		Date 08/02/2024-14:05:42	Form ID
Department Inspector General Of Registration				Payer Details	
Non-Judicial Stamps Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM				TAX ID / TAN (If Any)	
				PAN No.(If Applicable)	
Office Name NPJ1_JT DISTRICT REGI NAGPUR URBAN				Full Name ADVIK BUILDSWORTH PRIVATE LIMITED	
Location NAGPUR					
Year 2023-2024 One Time				Flat/Block No.	
Account Head Details			Amount In Rs.	Premises/Building	
0030051701 Amount of Tax			5500000.00	Road/Street MOUZA KHAPRI RLY	
				Area/Locality NAGPUR	
				Town/City/District	
				PIN 4 4 1 1 0 8	
				Remarks (If Any)	
				JOINT DISTRICT REGISTRAR NAGPUR URBAN ADJUDICATION CASE	
				NO 03/2024	
				Amount In Fifty Five Lakh Rupees Only	
				Words	
Total 55,00,000.00					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN	Ref. No. 69103332024020816378 2852730708
Cheque/DD No.				Bank Date	RBI Date 08/02/2024-14:17:40 Not Verified with RBI
Name of Bank				Bank-Branch IDBI BANK	
Name of Branch				Scroll No. , Date 100 , 09/02/2024	

Department ID: Mobile No. : 9503929999
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान फाेल दुय्यम नितंदाक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.



GOVERNMENT OF PUNJAB

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		000013267202324	09/02/2024-19:14:23	IGR377	5500000.00
Total Defacement Amount					55,00,000.00

नगन-७
१९६६/२०२४
१२/३०





महाराष्ट्र शासन



सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर

ए-विंग, ३^{रा} माळा, नविन प्रशासकीय इमारत क्र.-२, विभागीय आयुक्त कार्यालय परिसर,
सिव्हील लाईन्स, नागपूर-४४०००१.

दुरध्वनी क्रमांक :- [०७१२] २५३८७८०

Mail I'd :- jdr.nagpurcity@igrmaharashtra.gov.in



नोंदणी व मुद्रांक
विभाग

जा.क्र./का.-७/आदेश/अभि.प्र.क्र.-०३/२०२४/

963E/२०२४

दिनांक :- ०६/०२/२०२४

अभिनिर्णय प्रकरण क्रमांक :- ०३/२०२४

-: अभिनिर्णय :-

विषय :- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक ०५/०१/२०२४ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारूप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे यांचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

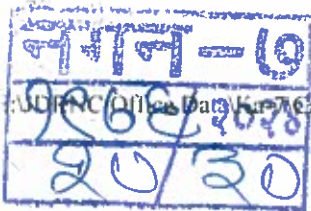
अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचे प्रारूप / निष्पादित न केलेल्या दस्तावर अभिनिर्णय खालील प्रमाणे कळविण्यात येत आहे.

सदरच्या संलेखातील मिळकत ही मौजा खापरी [रेल्वे], तह. नागपूर ग्रामिण, जि. नागपूर, येथील खसरा क्र.- १७५[भाग] वरील भुखंड क्र.-ई चे क्षेत्रफळ ३,७४०.१३२ इतके आहे.

सदर प्रकरणी दाखल दस्त हा विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मुल्यांकन करून मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

सदर प्रकरण या कार्यालयाचे सहाय्यक नगर रचानकार यांचेकडे मुल्यांकनाकरिता पाठविण्यात आले. त्यानुसार सहाय्यक नगर रचनाकार यांनी दिनांक १९/०१/२०२४ रोजी मुल्यांकन अहवाल सादर केलेला असून, सन २०२२-२३ चे वार्षिक मुल्य दर तक्त्यातील दर गृहीत धरून अभिनिर्णय प्रकरण क्र.-०३/२०२४ मध्ये नमुद स्थावर मिळकतीचे [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य (मुल्यांकन अहवालातील १८(अ) चे मुल्य रुपये ११,००,००,०००/- इतके व [ब] विकसनकर्त्याला मिळणाऱ्या हिश्याचे मुल्य रुपये ८,८९,१३,२९८/- इतके आणि [क] दस्तात नमुद असलेले मोबदला मुल्य रुपये निरंक नमुद आहे. म्हणून मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र. ३५१, दिनांक ३१/०३/२०१८ मध्ये उपरोक्त [अ], [ब] व [क] पैकी जास्तीचे येणारे मुल्य विकसन करारनामा संलेखाचे बाजारमुल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने [अ] जमीन मालकास मिळणाऱ्या हिश्याचे मुल्य रुपये ११,००,००,०००/- इतके निश्चित करण्यात करण्यात आलेले आहे.



वरिल प्रमाणे स्थावर मालमत्तेचे निश्चित केलेले बाजारमुल्य रुपये ११,००,००,०००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे अनुच्छेद ५ [ग-अ] [वाचा-२५ [ब][iii]] मध्ये मोडत असल्याने त्यास ५% प्रमाणे रुपये ५५,००,०००/- इतके मुद्रांक शुल्क देय ठरते. मुळ संलेखास रुपये निरंक चे मुद्रांक शुल्क दिलेले असल्याने आता अभिनिर्णयाकरिता दाखल संलेखास रुपये ५५,००,०००/- इतके मुद्रांक शुल्क देय आहे. सबब अभिनिर्णय देण्यात येत आहे.

- १] उक्त प्रमाणे मुद्रांक शुल्क शासन जमा केल्यानंतरच सदरचा संलेख कलम ३२[१][ब] खाली प्रमाणित करून देण्यात येईल.
- २] सदर अभिनिर्णय देण्यात आलेल्या संलेखामध्ये काणत्याही प्रकारचे फेरबदल / खडाखोड करता येणार नाही.
- ३] हा अभिनिर्णय महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३ (अ) खालील तरतुदीचे अधिन राहुन देण्यात येत आहे. या अभिनिर्णयानुसार आपले संलेखावर निश्चित केलेले मुद्रांक शुल्क मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करून मा. मुख्य नियंत्रक महसूल प्राधिकारी, महाराष्ट्र राज्य, पुणे यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ५३(१-अ) अन्वये आपणास अपिल दाखल करता येईल.
- ४] महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्ण पणे व खरेपणाने नमुद केलेल्या आहे असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहुन आदेश देत आहे.
- ५] कलम २८ चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहुन आदेश देण्यात येत आहे.
- ६] उपरोक्त आदेशातील मिळकतीचे बाजारमुल्य मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये विहित अपील फी शासन जमा करून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.

उपरोक्त दिलेल्या अभिनिर्णयानुसार आपण प्रस्तावित दस्तास देय ठरणारे मुद्रांक शुल्काची रक्कम ई-चलानद्वारे शासन जमा करावी.

उक्त रक्कमेचा भरणा ग्रासप्रणालीच्या <https://gras.mahakosh.gov.in/echallan/firmIndex.php> किंवा <https://gras.mahakosh.gov.in/igr/> या संकेतस्थळावर जावून NPJ1_JTDISTRICT REGI NAGPUR URBAN या कार्यालयाचे नावे मुद्रांक शुल्काची रक्कम ००३००५१७०१ या संगणकीय लेखाशिर्षात करावा व त्याबाबतची ई-चलान या कार्यालयास सादर करावी.



[तानाजी ल. गंगावणे]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

मे. अद्विक बिल्डसवर्थ प्रा. लि., नागपूर,

कार्या. पत्ता- सदनिका क्र.-२०२, साई नमन अपार्टमेंट, ७७,

विमानतार ले-आऊट, नागपूर-४४००२४.



Office Data for Phases/Adjudication/Development Agreement-2024



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (साधारण करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- खापरी रेल्वे (५३५८७९) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

ULPN : 27068216546 भुमापन क्रमांक व संप्रतिभाग १७५/अ/१/क 27068216546

भुधारणा पद्धती भोगवटादार वर्ग - १

क्षेत्र, एकक व आकारणी खाते क्र. भोगवटादाराचे नाव क्षेत्र आकार पो.ख. फेरफार क्र. कुळ, खंड व इतर अधिकार

सेताचे स्थानीक नाव :

क्षेत्राचे एकक हे.आर.चौ.मी	८५	महाराष्ट्र विभागतक विकास कंपनी मर्या. मिहान प्रकल्प	१.५३.००	(७९०)	कुळ, खंड व इतर अधिकार
अ) लागवड योग्य क्षेत्र					इतर अधिकार
जिरायत -					इतर
बागायत -					सदर खातेदार मे.रिस्ट्रॉक स विल डर्स ऑन ड
एकुण -					टेर हलपर्स प्रा.लि.वांनार९९ भाडेपट्ट येण याबाबत
ला.चौ. क्षेत्र					(नोंद)दि.२५/०६/२०१२ (७९४)
ब) पोटखराब क्षेत्र					के.ळ ७९९ पुसार मे. रिस्ट्रॉक स विल डर्स ऑन ड
(लागवड अयोग्य)					के.ळ प्रा.लि.मुंबई वांना श्री.प्रफुल ल पुसभोर तमराय
वर्ग (अ) १.५३.००					गाडगे वांना आ.३७४०.९३२ चौ.मी जागेवर
वर्ग (ब) -					भाडेपट्टीचे हर तातरम केल याबाबत (नोंद) ७९४)
एकुण					
पो.ख.क्षेत्र १.५३.००					प्रतीवित फेरफार : नाही.
एकुण क्षेत्र १.५३.००					गोवटसा फेरफार क्रमांक : ८०३ व दिनांक :
(अ+ब)					०९/०९/२०१७
आकारणी ०.००					
जुडी किंवा विशेष					
आकारणी					
जुने फेरफार क्र. : (८०३)					सीमा आणि भुमापन किन्हे :



हा गाव नमुना क्रमांक ०९/१२/२०१९,२५.२४.३० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंसेवागिता अलस्यामुळे ०९/१२ अधिकारवावर कोभात्याही सही शिक्क्याची आवश्यकता नाही.

०९/१२ कायमलेख दि. : ०९/०९/२०२४ : १४:५१:३४ PM. वेबसा पडटाळणीसाठी <https://digitalsabara.mahatrust.org.in/dsa/> या संकेत स्थळावर जाऊन ०९०९१००००१७३७०१ हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

नगन-७
१९६६/२०२४
२२/३०





6844270

14-02-2024

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : नागपूर ७

दस्त क्रमांक : 6844/2011

नोदणी :

Regn:63m

गावाचे नाव : खापरी

(1)विलेखाचा प्रकार	भाडेपटाचे हस्तांतरण
(2)मोबदला	रु.16000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 16083000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजा खापरी रेल्वे, पहनं. ४२, ख.नं. ख.नं. १७५(पार्ट), यातील पॉकेट क्रं. E,आराजी ३७४०.१३२ चौ मी जागा,
(5) क्षेत्रफळ	आराजी ३७४०.१३२ चौ मी जागा,
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रिटॉक्स बिल्डर्स अँड डेव्हलपर्स प्रा.लि. तर्फे संचालक श्री अतुल दत्तराम शिरोडकर -- वय:-40पत्ता:-पिन कोड:-पॅन नं:-AADCR4517R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-श्री प्रफुल पुरुषोत्तमरावजी गाडगे -- वय:-48पत्ता:-पिन कोड:-पॅन नं:-AEQPG8983G
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2011
(10)दस्त नोंदणी केल्याचा दिनांक	12/10/2011
(11)अनुक्रमांक,खंड व पृष्ठ	6844/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	643320
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	-

नागपूर-७
१६/०२/२०२४
४३/२०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AASCA5686R

नस / Name
ADVIK BUILDSWORTH PRIVATE
LIMITED

निगमन / दिनांक की तारीख
Date of Incorporation / Formation
31/07/2019



भारत सरकार
Government of India

आधार
Aadhaar

अमित प्रफुल्ल गाडगे
Amit Prafulla Gadge
जन्म तारीख/DOB: 20/08/1992
पुरुष/ MALE

Issue Date: 25/07/2022

9630 7753 5647
VID : 9122 1293 5277 4680

माझे आधार, माझी ओळख

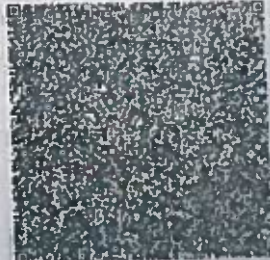
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
मार्फत: प्रफुल्ल गाडगे, फ्लॅट नं 303, 304 केशव कला
अपार्टमेंट, राहटे कॉलोनी, शंकर नगर, नागपूर,
महाराष्ट्र - 440010

Address:
C/O: Prafulla Gadge, Flat No 303, 304 Keshav
Kala Appt, Rahate Colony, Shankar Nagar,
Nagpur,
Maharashtra - 440010

9630 7753 5647
VID : 9122 1293 5277 4680

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नगम-७
१९६६/२०२४
२४/२०



Unique Identification Authority of India

रोहित राजेन्द्र देवडे
Rohit Rajendra Dewadhe
जन्म तारीख/DOB: 13/03/2001
पुरुष/ MALE

5709 9653 3876
VID: 9176 5222 9017 3235

माझे आधार, माझी ओळख

Unique Identification Authority of India

पता: C/O: साहेबराव चौधरी, प्लॉट. 45, बेसा रोड, गजानन मंदिराश्रम जयक, श्री साई सोसाइटी, पार्वती नगर, नागपूर, महाराष्ट्र - 440027

Address: C/O: Sahebrao Choudhari, Plot. 45, Besa Road, Near Gajanan Mandir, Shri Sai Society, Parvati Nagar, Nagpur, Maharashtra - 440027

5709 9653 3876
VID: 9176 5222 9017 3235

help@uidai.gov.in | www.uidai.gov.in

भारत सरकार

लक्ष्मीकांत पुंडलीकराव चांभारे
Laxmikant Pundalikrao Chambhare
जन्म तारीख / DOB : 12/05/1972
पुस्तिगी / MALE

7662 4330 1611

सामान्य संपत्ति अधिकार

भारत सरकार

पता: S/O डल्लकराव बांग, क्वार्टर NO. 97/6, पेरु बाबा दर्गाह जयक, राघुजी नगर पोलीस क्वार्टर, अयोध्या नगर, नागपूर, महाराष्ट्र, 440024

Address: S/O: Pundalikrao Chambhare, QUARTER NO- 97/6 NEAR PEERU BABA DARGAH, RAGHUJI NAGAR POLICE QUARTER, Ayodhya Nagar, Nagpur, Maharashtra, 440024

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

भारत सरकार

प्रफुल्लराव पुरुषोत्तम गडगे
Prafullarao Purushottamrao Gadge

जन्म तारीख/DOB: 01/06/1961
पुरुष / Male

5554 8779 1038

आधार - आम आदमी का अधिकार

भारत सरकार

पता: S/O पुरुषोत्तम गडगे, फ्लॉट नं. 303 केशवावल अपार्टमेंट, दिक्षा रोड, भुमी राहाटे कॉलोनी, शंकर नगर, नागपूर, महाराष्ट्र, 440010

Address: S/O Purushottamrao Gadge, FLAT NO 303 KESHAVAL APARTMENT WARDHA ROAD NEAR DIKSHA BHUMI RAHATE COLONY Shanker Nagar, Shanker Nagar Nagpur Maharashtra

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAFULLA P GADGE

PURUSHOTTAMRAO NILKANTERRAO GADGE

02/06/1961

Permanent Account Number
AEQPG8983G

नगन-७
९९६६/२०२४
२५/२०



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1	(IS)-270-1976	0008259020202324	14/02/2024-17:16:54	IGR389	30000.00
Total Defacement Amount					30,000.00

Print Date 14-02-2024 05:19:00





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

Receipt of Document Handling Charges

PRN	0224141314354	Receipt Date	14/02/2024
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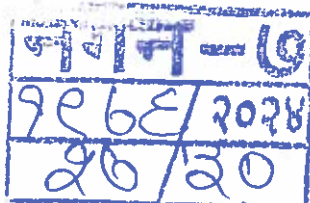
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Payment Details

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Bank CIN	10004152024021413579	REF No.	404585349140
Deface No	0224141314354D	Deface Date	14/02/2024

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गंगा-७
१९६३/२०२४



270/1976

बुधवार, 14 फेब्रुवारी 2024 5:17 म.नं.

दस्त गोपवारा भाग-1

नगन7

25/20

दस्त क्रमांक: 1976/2024

दस्त क्रमांक: नगन7 /1976/2024

वाजार मूल्य रु. 9,60,99,662/-

मोचदला: रु. 11,00,00,000/-

अमलेल्या मुद्रांक शुल्क: रु.55.00,000/-

दु. नि. सह. दु. नि. नगन7 वाने कार्यालयात

पावती:2389

पावती दिनांक: 14/02/2024

अ. क्र. 1976 वर दि.14-02-2024

मादरीकरणाचे नाव: अद्वीक बिल्ड्सवर्थ प्रा. लि. तर्फे संचालक अमित प्रफुल्ल गाडगे

नोटी 5 15 म न. ग हजर केला.

नोदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 600.00

पुष्टांची संख्या: 30

Bridge

दस्त हजर करणा वाने मही:

एकूण: 30600.00

oo

सहदुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्रं. ७

सहदुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्रं. ७

दस्तावेजा पत्रात नियासतपरागनामा

मुद्रांक शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास पाठाधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रयोजित झालेल्या वार्षिक विवरणपत्रातील दस्तप्रमाण प्रभाव क्षेत्रात.

शिका क्र. 1 14 / 02 / 2024 05 : 15 : 50 PM ची वेळ: (मादरीकरण)

शिका क्र. 2 14 / 02 / 2024 05 : 16 : 43 PM ची वेळ: (फी)



14/02/2024 5 21:59 PM

दस्न क्रमांक : नगन7/1976/2024

दस्नाचा प्रकार :- विविध मनकगरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	दस्ता प्रमाणित
1	नाव: अर्दीक विल्हिनवर्थ प्रा. लि. तर्फे मंचालक अमित प्रफुल्ल गाडगे पत्ता: फ्लॉट नं. ३०३, केशवकला अपार्टमेंट, वर्धा रोड, दिक्षा भूमी जवळ, रूहाटे कॉलनी, नागपूर, महाराष्ट्र, NAGPUR. पिन नंबर: AASCA5686R	निहून घेणार वय :- 31 स्वाक्षरी:-		
2	नाव: प्रफुल्ल पुनगोनमनाव गाडगे पत्ता: फ्लॉट नं. ३०३, केशवकला अपार्टमेंट, वर्धा रोड, दिक्षा भूमी जवळ, रूहाटे कॉलनी, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AEQPG8983G	निहून घेणार वय :- 63 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तशाकरीत विकसनकरनामा चा दस्त गेवज करून दिल्याचे कवून करतात.
शिका क्र.3 ची वेळ: 14 / 02 / 2024 05 : 19 : 52 PM

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

ओळख:-

खालील दस्तऐवज अग निवदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	दस्ता प्रमाणित
1	नाव: रोहीत राजेंद्र देवदे वय: 21 पत्ता: फ्लॉट नं. 45, वेसा रोड, गजानन मंदिर जवळ, श्री माई सोमायटी, पोर्वनी नगर, नागपूर पिन कोड 440027	स्वाक्षरी		
2	नाव: लक्ष्मीकांत पुंडलीकराव चांभारे वय: 51 पत्ता: रघुनाथ नगर, नागपूर पिन कोड 440024	स्वाक्षरी		

दस्तऐवज निष्पादनाचा कवुनीजवाव देणाऱ्या अनु क्र. 1, या पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडनाळण्यात 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	निहून घेणार अर्दीक विल्हिनवर्थ प्रा. लि. तर्फे मंचालक अमित प्रफुल्ल गाडगे	14/02/2024 05:20:38 PM	अमित प्रफुल्ल गाडगे M 1207292795255545856

शिका क्र.4 ची वेळ: 14 / 02 / 2024 05 : 21 : 48 PM

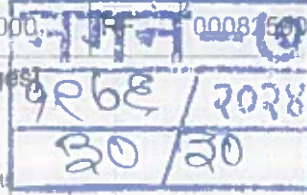
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७

8:45

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	CER-NAG-ADJ-IGR377-3-2024	4600901	5500000	SD		
2		DHC		0224141314354	600	RF	0224141314354D	14/02/2024
3		eChallan		MH015565003202324E	30000	RF	000815500202324E	14/02/2024

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१२६६ नंबराचे बुकरचे
नेवरी नोदला
प्रमाणित करण्याचे हेते कि,
या दस्तावेज एकूण ३० पाने आहेत.

सह दुरयम लिमिटेड, वर्ग-२
नागपूर ग्रामीण, ना.७,
दि. १४ माह. २ सन २०२४

