

267/600

पावती

Original/Duplicate

Wednesday, January 19, 2022

नोंदणी क्र.: 39म

1:17 PM

Regn.: 39M

पावती क्र.: 779 दिनांक: 19/01/2022

गावाचे नाव: जैताला

दस्तऐवजाचा अनुक्रमांक: नगन4-600-2022

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मंजुपा कन्सट्रक्शन्सचे प्रोपराइटर श्री शुभम सुभाष कामुलकर . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

DELIVERED!

एकूण:

रु. 30400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:37 PM ह्या वेळेस मिळेल.

NGP4

बाजार मूल्य: रु. 12661000/-

मोवदला रु. 12389000/-

भरलेले मुद्रांक शुल्क : रु. 759700/-

सह दुय्यम नियंत्रक वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1901202201727 दिनांक: 19/01/2022

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011849993202122E दिनांक: 19/01/2022

वॅकेचे नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1901202201727	Date 19/01/2022
Received from Manjusha Constructions, Mobile number 9999999999, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 19/01/2022
Bank CIN 10004152022011901526	REF No. IGAMVQPSJ4
This is computer generated receipt, hence no signature is required.	

नगन-४
६००/२०२२
२/२०



SALE DEED

Valued at Rs. 1,23,89,000/-

(RUPEES ONE CRORE TWENTY-THREE LAKHS EIGHTY-NINE THOUSAND ONLY)

Market Value as per A.S.R. Rs. 1,26,61,000/-

Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, R.R. Item No. 30.432/42 (582), Rate Rs. 25,300/- per Sqr. Mt.

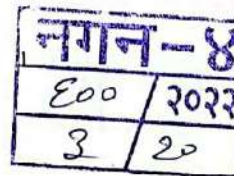
THIS SALE DEED is made and executed at Nagpur on this 19th day of January, 2022.

BETWEEN

SHRI LAXMAN S/o NARAYAN BODADE (PAN: AACPB6043N), aged about 67 years, Occupation: Legal Practitioner, Resident of Plot No. 30, Kachipura, Ramdaspath, Nagpur - 440010 hereinafter called as the **VENDOR** or **PARTY NO. 1** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Vendor as well as his heirs, legal representatives, successors, executors, administrators and assigns etc.) the party of the FIRST PART,

AND

MANJUSHA CONSTRUCTIONS, a Proprietary Concern having its Office at First Floor, Shubham Apartment-III, Priyadarshini T-Point, Hingna Road, Nagpur through its **Proprietor SHRI SHUBHAM S/o SUBHASH KASULKAR** (PAN: EZHPK1769L), aged about 25 years, Occupation: Business, Resident of "Manjusha", Plot No. 246, Bhausaheb Surve Nagar, Bhamti, Nagpur - 440022 hereinafter called as the **PURCHASER** or **PARTY NO. 2** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Purchaser as well as his heirs, legal representatives, successors, executors, administrators and assigns etc.) the party of the SECOND PART.



WHEREAS, the Vendor is owner and in possession of ALL THAT Piece and Parcel of land bearing Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the sanctioned layout known as Ambal Nagari, being a part and portion of the entire land bearing Khasra Nos. 107/5, 108, P.H. No. 44, Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, bearing Nagpur Municipal Corporation House No. 1009/22, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur (hereinafter shortly termed as "the said property"),

AND WHEREAS, All that piece and parcel of Agricultural Land bearing Khasra No. 107/5, 108 having an area of 2.22 Hectors, Mouza: Jaitala, P. H. No. 44, situated within the limits of Nagpur Municipal Corporation, Nagpur and under Nagpur Improvement Trusts Shivangaon Jaitala Housing Accommodation Scheme, Tahsil & District: Nagpur originally belonged to Shri Gangaram S/o Ghulba Gudadhe, having inherited by him from his Father,

AND WHEREAS, Shri Gangaram S/o Ghulba Gudadhe during his lifetime executed a WILL dated 06-12-1996 and as per the said WILL he bequeathed his property i.e. Agricultural Land bearing Khasra No. 107/5, 108 having an area of 2.22 Hectors, Mouza: Jaitala to his Married Daughter Smt. Mandakini W/o Krishnarao Miskin,

AND WHEREAS, Shri Gangaram S/o Ghulba Gudadhe left for heavenly abode in the Month of September, 1997 and consequent upon his demise the name of Smt. Mandakini W/o Krishnarao Miskin has been duly mutated in Revenue Records by virtue of WILL dated 06-12-1996 of Late Shri Gangaram Ghulba Gudadhe,

AND WHEREAS, the aforesaid Smt. Mandakini W/o Krishnarao Miskin decided to develop the said lands and for the purpose entered into Agreement of Development in respect of the said lands with M/s. Ambai Developers which is duly registered at Sr. No. 6021/2006 in Book No. 1 with Sub Registrar Nagpur No. 1 and for the purpose executed General Power of Attorney for sale and other purpose in favour of Shri Vijay S/o Chirkuttrao Raut, which is duly registered at Sr. No. 6022/2006 in Book No. 4 on 11-10-2006 with Sub Registrar Nagpur No. 1,

AND WHEREAS, the aforesaid Agricultural Land bearing Khasra No. 107/5, 108 of Mouza: Jaitala having an area of 2.22 Hectors is converted to Non Agriculture Residential Use by the Additional Collector, Nagpur vide Order dated 17-03-2006 in Revenue Case No. 54/NAP-34/2005-2006,

AND WHEREAS, the aforesaid land was within the limits of Nagpur Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 was applicable to it, the aforesaid Smt. Mandakini W/o Krishnarao Miskin through her P.O.A. holder filed a Statement/Return under section 6 (i) of the said Act before the Deputy Collector and Competent Authority, U.L.C., Nagpur and 22200 Sqr. Mtrs. land was declared as Surplus,

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AND WHEREAS, Smt. Mandakini W/o Krishnarao Miskin through her P.O.A. holder accordingly submitted a scheme Under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976, on the land for providing plots and/or construction of tenements and considering the same Additional Collector and Competent Authority U.L.C. Nagpur by his FINAL ORDER passed in Case No. ATP/U.L.C./1786/2006 Dated 02-09-2006 exempted the said Surplus Land,

AND WHEREAS, the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur approved the layout plan as subject to the conditions of agreement between the Land Owner and Nagpur Improvement Trust duly executed on dated 12-03-2007,

AND WHEREAS, earlier Shri Nikhil S/o Laxmanrao Bodade has executed a General Power of Attorney in favour of his Mother Mrs. Indira W/o Laxmanrao Bodade empowering her to acquire and dispose of the properties and to perform other activities on his behalf and the same is duly registered at Sr. No. 4408/2006 in Book No. 1 on 29-07-2006 with Sub Registrar Nagpur No. 1,

AND WHEREAS, Shri Nikhil S/o Laxmanrao Bodade through his duly constituted attorney Mrs. Indira W/o Laxmanrao Bodade purchased Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the Layout from Smt. Mandakini W/o Krishnarao Miskin through her duly constituted attorney Shri Vijay S/o Chirkutrao Raut (as Vendor) and M/s. Ambai Developers through its Authorized Partner Shri Dinkar S/o Punjabrao Holey (as Developer) vide Sale Deed dated 15-01-2008 registered at Sr. No. 254/2008 in Book No. 1 on 15-01-2008 with Sub Registrar Nagpur No. 5,

AND WHEREAS, the name of Shri Nikhil S/o Laxmanrao Bodade is mutated in City Survey and Nagpur Municipal Corporation Records,

AND WHEREAS, out of the aforesaid layout, the Plot No. 22 is Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(WEST)/741 Dated 04-10-2010,

AND WHEREAS, the aforesaid Shri Nikhil S/o Laxmanrao Bodade is at present residing at New York and being desirous of gifting the said property to his Father Shri Laxman S/o Narayan Bodade has executed General Power of Attorney in favour of his Mother Mrs. Indira W/o Laxmanrao Bodade before the Notary Public, State of New York on 03-01-2022,

AND WHEREAS, the Vendor hereinabove named has acquired the said property from his Son Shri Nikhil S/o Laxmanrao Bodade by virtue of Gift Deed dated 17-01-2022 which is duly registered at Sr. No. 499/2022 in Book No. 1 on 17-01-2022 with Sub Registrar Nagpur No. 4 by paying requisite Stamp Duty and Registration Fee thereon,



AND WHEREAS, now the Vendor desire to sell and Purchaser agreed to purchase the said property for consideration of Rs. 1,23,89,000/- (Rupees One Crore Twenty-Three Lakhs Eighty-Nine Thousand Only),

AND WHEREAS, the Purchaser has made the entire payment of consideration to the Vendor as detailed hereunder and the parties desire to register the Sale Deed,

NOW THEREFORE THIS SALE DEED WITNESSES as follows:

1. That, in consideration of Rs. 1,23,89,000/- (Rupees One Crore Twenty-Three Lakhs Eighty-Nine Thousand Only) paid by the Purchaser to the Vendor, the receipt of which is acknowledged herewith by the Vendor, the Vendor hereby declare that he has conveyed, transferred and assigned all his rights, title and interest in ALL THAT Piece and Parcel of land bearing Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the sanctioned layout known as Ambal Nagari, being a part and portion of the entire land bearing Khasra Nos. 107/5, 108, P.H. No. 44, Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, bearing Nagpur Municipal Corporation House No. 1009/22, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur unto the Purchaser more specifically and elaborately described in the Schedule of Property hereunder AND TO HOLD THE SAME UNTO THE PURCHASER as the absolute and rightful owner thereof forever free from encumbrances of all kinds whatsoever and the Purchaser shall be entitled to undisturbed and quiet possession and peaceful enjoyment of the said property without any hindrance.

2. That, the consideration of Rs. 1,23,89,000/- (Rupees One Crore Twenty-Three Lakhs Eighty-Nine Thousand Only) has been paid by the Purchaser to the Vendor as under:

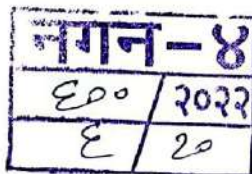
Rs. 1,22,65,110/- (Rupees One Crore Twenty-Two Lakhs Sixty-Five Thousand One Hundred & Ten Only) Paid by RTGS on 19-01-2022 UTR No. 52022011210004022 from Central Bank of India, Pratap Nagar Branch.

Rs. 1,23,890/- (Rupees One Lakh Twenty-Three Thousand Eight Hundred & Ninety Only) Deducted by the Purchaser from the Sale Consideration payable towards Tax Deducted at Source (TDS) @ 1.00 %.

Rs. 1,23,89,000/- TOTAL
(Rupees One Crore Twenty-Three Lakhs & Eighty-Nine Thousand Only).

The Vendor hereby acknowledges the receipt of entire consideration as mentioned above from the Purchaser.

3. That, the Vendor hereby declares that he has valid and marketable title to the property. The Vendor also declare that the property is free from all encumbrances, charges, leases etc. and he has not done any act whereby the said property or the



right, title and interest therein may in any manner be charged within the payment of any money, charges, taxes, cesses etc. In case of any claim made by anybody adversely affecting the title of the Purchaser the Vendor agree to indemnify the Purchaser for any loss that may be caused due to defect in his title.

4. That, the Vendor herein state and assures that the property sold is exclusively owned by him and none except him has any rights and interests of any kind on the said property and the property is free from encumbrances of all kind. The Vendor has made it clear that he has not created any sort of charge, lien, hypothecation or pledge on the property any time nor any dispute or litigation or suit is pending before any judicial or quasi judicial authority, neither he has committed any act prohibiting the sale of the said property nor he entered into lease, tenancy, gift etc. of the said property before this sell and he has got perfectly good and marketable title.

5. That, in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same is discovered to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole amount of the sale price or such part of it, as proportionate to the effected portion of the said Plot, as the case may be.

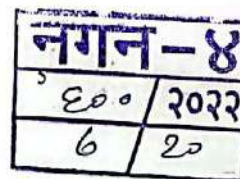
6. That, the Vendor will at the cost of the person requiring the same, execute and do every such assurance or necessary for further and more perfectly assuring the said property to the Purchaser, as well as, his heirs, executors and assigns as may reasonably be required.

7. 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 Vendor or any person claiming through, under or in trust of him without any lawful disturbance or interruption by any other person whatsoever.

8. That, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this Sale nor shall any compensation be allowed in respect thereof to the Purchaser but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

9. That, the Vendor has delivered the Original Sale Deed, Gift Deed and other relevant documents in respect of the said property to the Purchaser at the time of execution of Sale Deed.

10. That, the Vendor has delivered the possession of the said property to the Purchaser physically in vacant condition on execution of this Deed by metes & boundary.



11. That, the Vendor will support mutation applications made by the Purchaser in respect of the Property sold herewith to the authorities such as Nagpur Municipal Corporation, City Survey and any other Statutory Authorities.

12. That, all expenses for preparation of Sale Deed, Stamp Duty, Registration Fees and Professional Fees have borne by the Purchaser.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing **Plot No. 22** admeasuring **500.42 Sqr. Mtrs.** in the sanctioned layout known as **Ambai Nagari**, being a part and portion of the entire land bearing **Khasra Nos. 107/5, 108**, P.H. No. 44, **Mouza: Jaitala**, **City Survey No. 630**, **Sheet No. 582/42**, bearing Nagpur Municipal Corporation **House No. 1009/22**, **Ward No. 74**, situated at **Jaitala, Nagpur** within the limits of **Nagpur Municipal Corporation, Nagpur** in **Tahsil & District: Nagpur** and bounded as under:

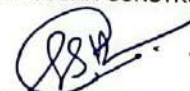
TOWARDS EAST	: Plot No. 21
TOWARDS WEST	: Convenience Shopping
TOWARDS NORTH	: 24.00 Meter Wide Road
TOWARDS SOUTH	: Plot No. 24, 25 & 26

IN WITNESS WHEREOF the parties to this Sale Deed have set their respective hands and signed this Deed on the date, month and year first abovementioned in the presence of two attesting witnesses.




(LAXMAN NARAYAN BODEADE)
VENDOR/PARTY NO.1

FOR MANJUSHA CONSTRUCTIONS


(SHUBHAM SUBHASH KASULKAR)
PROPRIETOR
PURCHASER/PARTY NO. 2

Witnesses:

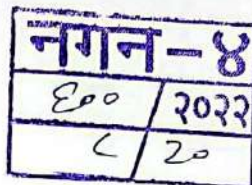


1. 



2. 

Drafted By: B.R. Khumkar & Asso., F-25, First Floor, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur
M-9422103894, 9850233876, Email: mkhumkar@gmail.com



मालमत्ता पत्रक

मुम्बिपाधिकार	
हक्कापा मुज धारक	
वर्ष: १९७१	
पट्टेदार	
इतर मार	
इतर ओरे	

Page 1 of 4

 CamScanner

NAGPUR IMPROVEMENT TRUST

OFFICE OF THE EXECUTIVE ENGINEER (WEST), N.A. ROAD, NAGPUR
No E.E (W)/ 54

Nagpur, date. 24/10/10

To,

Smt. Mandakini Krushnarao Miskin,
Through P.D.A. Shri. Vijay Chirkutao Raut,
203, Vikram Apartment, 8 Road Square,
Laxmi Nagar Nagpur-10.

Subject: - Release of plots in Kh.No. 107/5, 108 Mouza Jaitala layout sanctioned under
Talegaon Dabhade Scheme.

Ref :- Your application dated 28.8.2010.

With reference to above letters, the following 10 Nos. of plots (25 % of potable area) are released in favor of the above mentioned land owner as per detailed dimensions area tabulated below.

Sl. No.	Plot No.	Size (meter x meter)	Area sq.mt.	Deduction for Tangent	Net Area in sq.
1	22	30.83+27.19 x 17.25	500.42	-	500.42
	2				
2	24	9.00x18.00	162.00	-	162.00
3	25	9.00x18.00	162.00	-	162.00
4	26	9.00x18.00	162.00	-	162.00
5	27	9.00x18.00	162.00	-	162.00
6	28	9.00x18.00	279.00	Tan4.50, area=4.345m2	274.655
7	37	6.00x 15.75	94.50	-	94.50
8	38	6.00x15.75	94.50	-	94.50
9	40	9.395x 15.75	147.97	Tan4.50, area=4.345m2	143.625
10	42	6.395x 15.75	100.72	-	100.72
Total (10) Plots.				Total	1856.42m2

S.P. Porseband
Executive Engineer (West)
Nagpur Improvement Trust,
Nagpur

N.B. 1) N.I.T. : will execute remaining development work only after sufficient amount is made available.
2) The plots are released subject to payment of betterment abandonment Peripheral charge as and when demanded by N.I.T. as per agreement executed with the Smt. Mandakini K. Miskin P.D.A. Shri Vijay Chirkutao Raut.

Copy To:

- 1) Building Engineer, (West) Nagpur Improvement Trust Nagpur
- 2) Divisional officer, (West) Nagpur Improvement Trust for information record.





2021-22

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2021 पासून 31/03/2022 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)
मोहल्याचे नांव : 1009/22, SHRADHANAND PETH BLOCK 2

रसीद क्रमांक : 01/2021-22/0290426
घर क्रमांक : 1009/22
इंडेक्स क्रमांक : 740050631094 (Zone:1 Ward:74)
घर मालकाचे नांव : SHRI NIKHIL S/O LAXMANRAO BODADE
वहिवाटदाराचे नांव

तारीख पासून : 01-04-2021 ता 31-03-2022 पावेतो.
(If payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे नांव / Details of Tax	बकाया / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	2,675.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	0.00	1,459.00	
प्रकाश कर व (Light Tax/Free Tax)	0.00	122.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	122.00	
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	122.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	122.00	
पथ कर (Street Tax)	0.00	122.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर (Municipal Education Tax)	0.00	122.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	112.00	0.00	
रा.स.शि.कर (Educn. Cess)	0.00	730.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		0.00	
एकूण (Grand Total)	112.00	5,596.00	5,708.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees Five Thousand Seven Hundred Eight Only

Received Cash: 5708

दिनांक : 18/01/2022

Generated By: Sangharsh

वसूल करणाऱ्याची पूर्ण सही

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

Full Signature of the Official



254268

18/01/2022

सूची क्र.2

दुय्यम निबन्धकः नागपूर ५

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

दस्त क्रमांक : 254/2008

नोटदंणी :

Regn:63m

गायाचे नाव : जयताळा

(१) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(२) मोबदला	रु. 1088421
(३) बाजारभाव (भाडेपट्ट्याच्या बाबतित पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2001680
(४) भू-आपन, पोर्टफोलियो व घरक्रमांक(असल्यास)	पालिकेचे नावःइतर वर्णन :विभागाचे नाव - माँजा : जयताळ (नागपूर महानगरपालिका), उपविभागाचे नाव - ३०.५३२/४२(५८२) - डिफेंन्स रेल्वेच्या दिक्खणेकडील, रेल्वेमार्ग व नाला यामधील अभिन्यास शिट नं.५२(५८२) सिटी एस नं. ६३० शिट नं. ५८२/४२ ख.नं. १०७/५-१०८ वाई नं. ७४ घर नं. १००९/२० प्लॉट नं. २२ , एकुण प्लॉट आराजी ५००.४२ चौ.मी.
(५) क्षेत्रफल	५००.४२
(६)आकरणी क्िया जुडी देण्यात असेल तेव्हा.	-
(७) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव क्िया दिवाणी न्यायालयाचा हुकुमनामा क्िया आदेश असल्यास,प्रतिवादिये नाव व पत्ता.	१): नाव:- श्रीमती मंदकिनी क्रिष्णराव मिस्कीन तर्फे आयु. श्री विजय चिरकुटराव राजूत -- वय:-४१पत्ता:-पिन कोड:-पैन नं:-((((CEAO --ÖB †Ö,ü 0532 †Ö) २): नाव:- मे. अंबाई डेव्हलपर्स तर्फे भागीदार श्री दिनकर पंजाबराव होते -- वय:-५५पत्ता:- पिन कोड:-पैन नं:-
(८)दस्तऐवज करून घेणा-या पक्षकाराचे व क्िया दिवाणी न्यायालयाचा हुकुमनामा क्िया आदेश असल्यास,प्रतिवादिये नाव व पत्ता	३): नाव:-निधील लक्ष्मणराव बोटेदे तर्फे आ.मु. सौ. इंदीरा लक्ष्मणराव बोटेदे वय:-५३पत्ता:-पिन कोड:-पैन नं:-AEVPB9944D
(९) दस्तऐवज करून दिल्याचा दिनांक	१५/०१/२००८
(१०)दस्त नोंदणी कैल्याचा दिनांक	१५/०१/२००८
(११)अनुक्रमांक,खंड व पृष्ठ	२५४/२००८
(१२)बाजारभावाप्रमाणे मुद्रांक शुल्क	११०१००
(१३)बाजारभावाप्रमाणे नोंदणी शुल्क	२००००
(१४)शेरा	-

गिन-४

६००	२०२३
१३	२०



499267

18/01/2022

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

सूची क्र.2

दुय्यम निबंधक : सह दु.लि.नागपूर
दस्त क्रमांक : 499/2022

नॉदणी :

Regn:63m

गावाचे नाव : जैताला

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12661000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नागपूर म.न.पा.इतर वर्णन ; इतर माहिती: , इतर माहिती: मौजा जयताळा, प.ह.क्र. 44, तरुसिल व जिल्हा नागपूर येथील खसरा 107/5, 101 मध्ये अंबाई नगरी या नावाने आखलेल्या अभिन्यासातील भुखंड क्र. 22 याचे क्षेत्रफळ 500.42 चौ.मीटर आहे. याचा नगर भुमापन क्र. 630, शिट क्र. 582/42 आहे. (विभाग क्र. 30.432/42(582), दर रु. 25,300/- प्रति चौरस मीटर) (C.T.S. Number : 630 ;)
(5) क्षेत्रफळ	500.42 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- नखील लक्ष्मणराव बोदळे च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. इंदीरा लक्ष्मण बोदळे .. वय:-66; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, नागपूर पिन कोड:-440010 पॅन नं:-AJVPB4128N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- लक्ष्मण नारायण बोदळे .. वय:-67; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र. 30, काचीपूरा, रामदासपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AACPB6043N
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	499/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	506500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकरताना निवडलेला अनुच्छेद:-	(25-a) Movable Property

गण-8
८००/२०२२
९८/२०





भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 0642/10163/42263

To
लक्ष्मण नारायण बोडे
Laxman Narayan Bodade
Plot n 30,
Near Kachipura garden, Kachipura, new Ramdaspath,
VTC, Nagpur,
District: Nagpur,
State: Maharashtra,
PIN Code: 440010,
Mobile: 9422304703
MF488761288FI

आपका आधार क्रमांक / Your Aadhaar No. :

8172 9095 0746

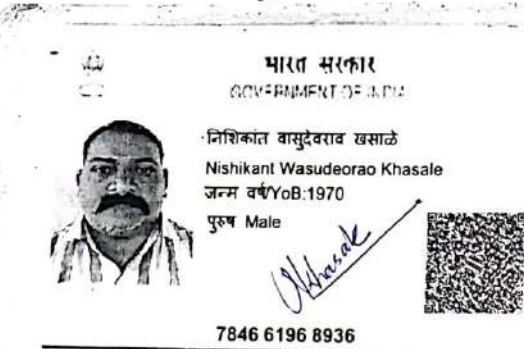
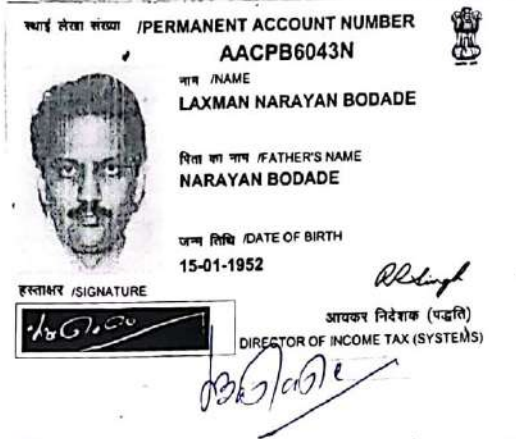
मेरा आधार, मेरी पहचान



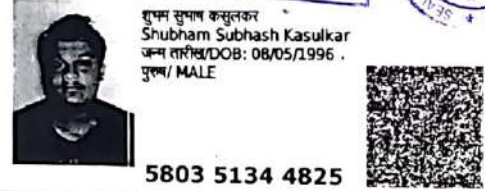
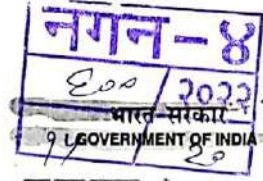
Issue Date: 22/08/2011

8172 9095 0746

मेरा आधार, मेरी पहचान

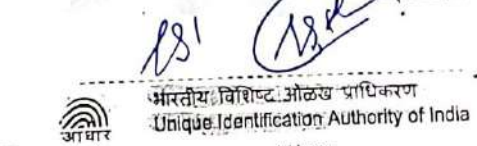


आधार - आम आदमी का अधिकार



5803 5134 4825

मेरा आधार, मेरी पहचान



पत्ता
वडिलाचे/आईचे नांव: मोतिराम
कासुलकर, प्लॉट नं 246, (मंजुषा
बंगला) भाउसाहेब सुर्य नगर,
अपत्यवाडी रोड, इन फ्रंट ऑफ प्ले
ग्राउंड, नागपूर, रानाप्राताप नगर,
नागपूर, रानाप्राताप नगर, महाराष्ट्र,
440022

Address:
S/O: Moliaram Kasulkar, plot no
246, (manjusha bangolo)
bhausaheb surve nagar, jailala
road, In front of ply ground,
nagpur, Ranapratap Nagar,
Nagpur, Ranapratap Nagar,
Maharashtra, 440022

5610 6397 7667

5610 6397 7667



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता: S/O: सुभाष कसुलकर, प्लॉट नं. 246, भौसाहेब नगर, रानाप्राताप नगर, नागपुर, महाराष्ट्र - 440022

Address : S/O: Subhash Kasulkar, Plot No, 246, Bhausaheb Survey Nagar, Ranapratap Nagar, Nagpur, Maharashtra - 440022



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

प्लॉट नं 61,, जयताळ रोड,
शीतला माता मंदिर के पास
शास्त्री लेआउट, सुभाष नगर,
रानाप्राताप नगर, रानाप्राताप
नगर, नागपुर
महाराष्ट्र, 440022

Address:

plot no 61,, jaytala road, near
shitla mata mandir shastri
layout, subhash nagar,
Ranapratap Nagar, Ranapratap
Nagar, Nagpur
Maharashtra, 440022

Aadhaar - Aam Aadmi.ka Adhikar



मौज्या - नगन-४

Valuation ID : 202201191564 19 January 2022, 11:41:32 AM

मूल्य मन्त्रालय (महाराष्ट्र शासन)

मूल्यांकन वर्ष: 2021

जिल्हा: नागपूर

तालुका: नागपूर (महाराष्ट्र)

उपमहानगर विभाग: 30.432/42(582)-विभाग 30.432/42(582)-विभाग 30.432/42(582)

क्षेत्राचे नाव: Nagpur Municipal Corporation

कार्यिक मूल्य रत नकारावृत्त अटीवरील रत

खुली जमीन	निवासी भवनिका	कार्यालय	दुकाने	औद्योगिक	वाहतूकपट्टी
25300	45360	50400	61100	0	0

प्लॉटची क्षेत्र: 500.42 चौ. मीटर Layout Plot

Applicable Rules: .16 क

1. 500.42 चौ. मीटर क्षेत्रासाठी कार्यिक मूल्य रत 100% मूल्य रत = 25300/-

500.42 चौ. मीटर क्षेत्रासाठी मूल्य = 500.42 * 25300

= 12660626/-

असोनीचे एकत्रित अंतिम मूल्य = प्लॉटची क्षेत्र (1) मूल्य + प्लॉटची क्षेत्र (2) मूल्य

= 12660626 + 0

= Rs. 12660626/-

= ₹ एक कोटी सव्वीस लाख साठ हजार सहा शें पन्धरीर /-

Home Print

नगन-४

२००/२०२२

१६/२०





CHALLAN
MTR Form Number-6



GRN	MH011849993202122E	BARCODE			Date	19/01/2022-10:43:58	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR				
Location				NAGPUR				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030046401 Stamp Duty				759700.00		Road/Street		
0030063301 Registration Fee				30000.00		Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						PAN2=AACPB6043N-SecondPartyName=LAXMAN NARAYAN		
						BODADE-CA=12389000-Marketval=12661000		
						Amount In		
						Seven Lakh Eighty Nine Thousand Seven Hundred Rupees Only		
						Words		
						es Only		
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN		Ref. No.		00040572022011999541
				Bank Date		REI Date		19/01/2022-10:24:45
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
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.
सदर चलन केवल दायम निवृत्त कर्यालय नोदणी करवायच्या दस्तासही लागू आहे. नोदणी न करवायच्या दस्तासही सदर चलन लागू नाही.

Challan Defaced Details

गान-8
६०० / २०२२
१८ / २०



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-600	0005698635202122	19/01/2022-13:17:14	IGR386	30000.00
2	(IS)-267-600	0005698635202122	19/01/2022-13:17:14	IGR386	759700.00
Total Defacement Amount					7,89,700.00

19 जानेवारी 2022 1:17 म.नं.

दस्त गोपयारा भाग-1

नगन4

9020

दस्त क्रमांक: 600/2022

दस्त क्रमांक: नगन4 /600/2022

बाजार मूल्य: रु. 1,26,61,000/-

मोबदला: रु. 1,23,89,000/-

भरलेले मुद्रांक शुल्क: रु.7,59,700/-

दु. नि. मह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 600 वर दि.19-01-2022

रोजी 1:15 म.नं. वा. हजर केला.

पावती:779

पावती दिनांक: 19/01/2022

मादरकराणाचे नाव: मंजुषा कमलेश्वर शिंदे श्री शुभम सुभाष कामुलकर . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्त हजर करणाऱ्याची मही:

एकुण: 30400.00

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 19 / 01 / 2022 01 : 15 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 01 / 2022 01 : 17 : 11 PM ची वेळ: (फी)



पक्षकाराचे नाव व पत्ता

नाम: मधुसूदन नागपूर बोवडे ..

पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट नं.: 30, बापीपुरा रामदासपेठ नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: AACPB6043N

पक्षकाराचा प्रकार

विहून देणार

वय: 47

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा दगदा



2

नाम: मंजुषा कल्याणशेठ प्रोपराइटर श्री शुभम मुभाप कामुलकर ..
पत्ता: प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: प्लॉट नं.: 246, मंजुषा, भाऊसाहेब मुर्वे नगर, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: EZHPK1769L

विहून देणार

वय: 25

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तपासणीत विहीनपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 19/01/2022 01:18:14 PM

ओळखा:-

खालील इयम अमे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखताना, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाम: मुभाप मोनीरामजी कामुलकर ..

वय: 55

पत्ता: प्लॉट नं.: 246, मंजुषा, भाऊसाहेब मुर्वे नगर, नागपूर
पिन कोड: 440022

2

नाम: निशिकांत कामुदेवराव खमाळे ..

वय: 51

पत्ता: 61 शास्त्री नेत्राळट जयताळा रोड नागपूर
पिन कोड: 440022

छायाचित्र



अंगठ्याचा दगदा



9 नंबराचे युकाचे
६०० नंबरी नोंदला

शिक्का क्र.4 ची वेळ: 19/01/2022 01:19:00 PM

शिक्का क्र.5 ची वेळ: 19/01/2022 01:19:14 PM नोंदणी पुस्तक 1 मध्ये

सहदुय्यम निबंधक वर्ग-२

नागपूर शहर क्र. ४

Payment Details.

सहदुय्यम निबंधक, वर्ग-२,
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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANJUSHA CONSTRUCTIONS Proprietor SHUBHAM KASULKAR	eChallan	00040572022011999541	MH011849993202122E	759700.00	SD	0005698635202122	19/01/2022
2	MANJUSHA CONSTRUCTIONS Proprietor SHUBHAM KASULKAR	eChallan		MH011849993202122E	30000	RF	0005698635202122	19/01/2022
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