

पावती क्र.: 20888 दिनांक: 16/09/2026

26.

गावाचे नाव: दाभा
दस्तावेजाचा अनुक्रमांक: नगन7-17587-2026
दस्तावेजाचा प्रकार: विक्रीपत्र
सादर करणाऱ्याचे नाव: आमोद प्रवीण गडलिंग

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1280.00
पृष्ठांची संख्या: 32

एकूण: रु. 31280.00

आपणास मूळ दस्त, ध्वनेल प्रिंट, सूची-२ अर्वाज
5:36 PM ह्या वेळेस मिळेल.

सह दु. नि. त्रागपुर 7
सह दु. नि. त्रागपुर 7
त्रागपुर क्र. 19

बाजार मूल्य: रु. 3305244.81 /-
मोबदला रु. 5400000/-
भरलेले मुद्रांक शुल्क : रु. 378000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926161013525 दिनांक: 16/09/2026
विक्रेते नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010279914202627E दिनांक: 16/09/2026
विक्रेते नाव व पत्ता:

Radhy



CHALLAN
MTR Form Number-6



GRN	MH010279914202627E	BARCODE	Date		16/09/2026-12:48:06	Form ID	25.1
Department			Inspector General Of Registration				
Stamp Duty and Registration Fee together			Payer Details				
Type of Payment			Registration Fee				
TAX ID / TAN (If Any)							
PAN No.(If Applicable)			APLXXXXXXM				
Office Name			NGP7_JT NAGPUR NO 7 SUB REGISTRAR				
Full Name			AAMOD PRAVIN GADLING				
Location			NAGPUR				
Year			2026-2027 One Time				
Flat/Block No.			APARTMENT NO 507				
Premises/Building							
Account Head Details			Amount /In Rs.				
0030046401 Stamp Duty			378000.00				
0030063301 Registration Fee			30000.00				
Road/Street			MOUZA - DABHA				
Area/Locality			NAGPUR				
Town/City/District							
PIN			4 4 0 0 0 9				
Remarks (If Any)			PAN2=APDPT9062K~SecondPartyName=SHILPA SHIBA SHANKAR BENERJEE~				
Amount In			Four Lakh Eight Thousand Rupees Only				
Words							
Total			4,08,000.00				
Payment Details			STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN				
Ref. No.			00040572026091603179				
CK00SEQXU9							
Cheque/DD No.			Bank Date				
RBI Date			16/09/2026-12:24:48				
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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यांसाठी सदर चालन लागू नाही.
Mobile No. : XXXXXX0000

नगन-७
१६४६६/२०२६
१/२२



MARKET VALUE RS. 29,30,000/-

(Item No. 16.260B, Page No. 851 of Mouza Dabha@ Rs. 29,890/-)

SALE DEED FOR RS. 54,00,000/- ONLY

(FIFTY FOUR LAKHS ONLY)

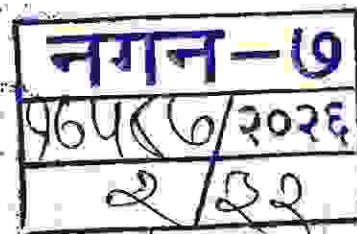
Stamp duty Rs. 3,78,000/- Registration charges Rs. 30,000/-

THIS DEED OF SALE is made at NAGPUR on this ¹⁶th Day of August, 2026
BETWEEN: SHILPA SHIBA SANKAR BENERJEE (PAN No. APDPT9062K)
(Aadhar No. 378244488900), aged about 37 years, Occupation: Service, Resident of
C/O Pinaki Anath Thakur, Dharampur, Dharampur, PO: Dharampur, Dist: Malda,
West Bengal -732202 which expression shall unless repugnant to the context or
meaning thereof always mean and include the said **VENDOR**, as well as his heirs,
legal representatives, executors, administrators, successors and assigns of the **ONE**
PART.

AND

1. **MR. AAMOD PRAVIN GADLING**, (PAN No. APLPG8198M) (Aadhaar
No. 536239775180) Aged 37 Years, Occupation - SERVICE Resident of C/O
Praveen S. Gadling ,wadaali naka , near gagalani nagar ,Amravati , Amravati
, Maharashtra - 444602

hereinafter called the **PURCHASERS**, which expression shall unless repugnant to
the context or meaning thereof always mean and include the said **PURCHASERS**, as
well as their heirs, legal representatives, executors, administrators, successors and
assigns of the **OTHER PART.**

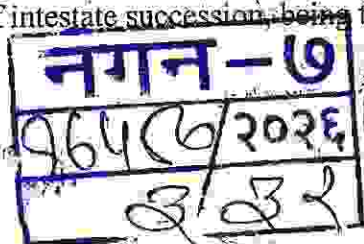


The husband of the Vendor, Shri **SHIBA SANKAR BENERJEE**, passed away on 04/06/2025, following his demise, I, the Vendor, in my capacity as his lawful wife, have executed and registered the said sale deed.

WHEREAS, the VENDOR named hereinabove is full and absolute owner in possession of the property comprising **THE UNDIVIDED 0.782 PERCENT** share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of MOUZA - DABHA, P.S.K. 7, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the FIFTH FLOOR in ORCHID Wing of a building standing thereon and known and styled as HIMALAYA SUNSHINE APARTMENT-II**, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing City Survey Nos. 270/67, Sheet No. 64 of **Mouza - Dabha**, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR, hereinafter referred to as **said Property**; AND

WHEREAS ALL THOSE Pieces and Parcel of Agricultural lands bearing Kh. Nos. 38, 39/1 and 39/2 of **MOUZA - DABHA**, P.S.K. 7 having an area of 3.29 Hectares, 0.92 Hectares and 0.93 Hectares respectively, Rental Rs. 13.00, Rs. 9.50 and Rs. 11.00 Yearly respectively, all held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto along with a Well with Electric meter, bearing City Survey Nos. 270 and 238 respectively and Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR, Originally belonged to Shri Vishwanathrao Ramkrishna Pandit, being his ancestral property; AND

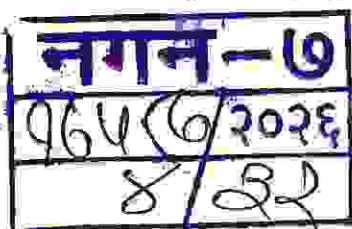
WHEREAS, the aforesaid Shri Vishwanathrao Ramkrishna Pandit left for heavenly abode on 09/12/1960 and consequent upon his death/demise, his aforesaid property devolved upon his widow Smt. Nalinibai Vishwanathrao Pandit, three sons namely (i) Shri. Shrikrishnakumar Vishwanath Pandit, (ii) Shri. Rajendra Vishwanath Pandit and (iii) Shri. Madhav Vishwanath Pandit and four daughters namely (i) Mrs. Padmini Krishnarao Pant, (ii) Mrs. Sheela Shamsaheb Kirloskar, (iii) Mrs. Meenakshi Vasantrao Karode and (iv) Mrs. Vijayalaxmi Ashok Karnik, jointly by way of intestate succession, being the legal heirs of the deceased; AND



WHEREAS, the aforesaid Smt. Nalinibai Vishwanath Pandit left for heavenly abode on 03/08/1972 and consequent upon her death/demise, her share in the aforesaid properties (i.e. Agricultural lands) devolved upon her aforesaid 3 sons and 4 daughters namely (i) Shri. Shrikrishnakumar Vishwanath Pandit, (ii) Shri. Rajendra Vishwanath Pandit, (iii) Shri. Madhav Vishwanath Pandit, (iv) Mrs. Padmini Krishnarao Pant, (v) Mrs. Sheela Shamsaheb Kirloskar, (vi) Mrs. Meenakshi Vasantrya Karode and (vii) Mrs. Vijayalaxmi Ashok Karnik, jointly by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS, the aforesaid (i) Mrs. Padmini Krishnarao Pant, (ii) Mrs. Sheela Shamsaheb Kirloskar, (iii) Mrs. Meenakshi Vasantrya Karode and (iv) Mrs. Vijayalaxmi Ashok Karnik later on relinquished all their respective rights, title and interest in respect of their share in the aforesaid Agricultural lands bearing Kh./Survey/Gut Nos. 38, 39/1 and 39/2, all situated at Dabha, Nagpur in Tahsil and District - NAGPUR in favour of their brothers namely (i) Shri. Shrikrishnakumar Vishwanath Pandit, (ii) Shri. Rajendra Vishwanath Pandit and (iii) Shri. Madhav Vishwanath Pandit jointly, by executing a Deed of Release/Relinquishment in their favour on 18/09/1974 and the same is registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4243 on even date. As a result therefore the aforesaid Pandit Brothers became the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS, during the course of time by a Family Settlement Deed Dated 10/10/1976, the aforesaid (i) Shri Shrikrishnakumar Vishwanath Pandit, (ii) Shri Rajendra Vishwanath Pandit and (iii) Shri Madhav Vishwanath Pandit divided/partitioned their aforesaid joint property in between them and in terms of which ALL THAT Piece and Parcel of land bearing Kh./Survey Nos. 39/1 and 39/2 having an area of 0.92 Hectares and 0.93 Hectares respectively, Rs. 9.50 and Rs. 11.00 Yearly respectively, both held in Occupancy Class-1 Rights, bearing City Survey Nos. 270 and 238 respectively and Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68, in Tahsil and District - NAGPUR was allotted to the exclusive share of (i) Shri Rajendra Vishwanath Pandit and (ii) Shri Madhav Vishwanath Pandit jointly absolutely forever with heritable and transferable rights therein. By the said Family Settlement the aforesaid Kh./Survey No. 38 having an area of 3.29 Hectares, Rental Rs. 13.00 Yearly, held in Occupancy Class-1 Rights, bearing City Survey Nos. 270 and 238 and Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68, in Tahsil and District - NAGPUR was allotted to the exclusive share of Shri Shrikrishnakumar Vishwanath Pandit absolutely forever with heritable and transferable rights therein; AND

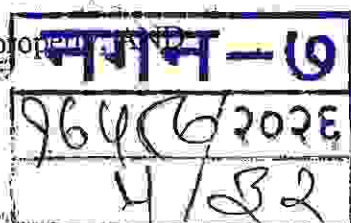


WHEREAS, the aforesaid Shri. Rajendra Vishwanath Pandit and Shri. Madhav Vishwanath Pandit later on jointly transferred their aforesaid property comprising Kh./ Survey/Gut Nos. 39/1 & 39/2 having an area of 0.92 Hectare and 0.93 Hectare respectively, both situated at Dabha, Nagpur in Tahsil and District - Nagpur by way of sale to their brother Shri. Shrikrishnakumar Vishwanath Pandit, by a Sale Deed Dated 10-01-1978, which is registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 83 on even date. Thus, Shri Shrikrishnakumar Vishwanath Pandit became the Owner of the aforesaid Agricultural Lands bearing Kh./Survey/Gut Nos. 38, 39/1 and 39/2, all situated at Dabha, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same was also accordingly mutated in his name in all relevant records as also on 7/12 Extract; AND

WHEREAS, during the course of time based on an Agreement to Sell dated 21-08-1989 some dispute arose in between the aforesaid Shri Shrikrishna Vishwanathrao Pandit and Smt. Sheelabai Ramesh Sarode and others in respect of the aforesaid property, which was resulted into the initiation of legal proceedings in the Court of Law the aforesaid Smt. Sheelabai Ramesh Sarode and others have filed a Civil Suit before the Civil Judge, Senior Division, Nagpur, which was registered as Civil Suit No. 591/2010 for specific performance of the Agreement of Sale Dated 21/08/1989; AND

WHEREAS, during the course of time the aforesaid Shri. Shrikrishnakumar Vishwanathrao Pandit left for heavenly abode on 16-08-2010 and consequent upon his death/demise, his aforesaid property comprising Kh. Nos. 38 and 39/2 all situated at Dabha, Nagpur in Tahsil and District - NAGPUR devolved upon his Widow Smt. Sudha Shrikrishnakumar Pandit, only son Shri. Shashank Shrikrishnakumar Pandit and only daughter namely Mrs. Savita Vishwajit Karandikar jointly, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS, the legal heirs of Late Shri Shrikrishnakumar Vishwanathrao Pandit namely Smt. Sudha Shrikrishnakumar Pandit and others further preferred an appeal against the Judgment and Decree passed in the aforesaid Civil Suit No. 591/2010 before the Honble High Court of Judicature at Bombay, Bench at Nagpur, which was registered as First Appeal No. 1425/2009. That both the aforesaid Parties later on jointly and severally decided to settle their aforesaid disputed matter amicably outside the Court by withdrawing of the said Appeal bearing No. 1425/2009 and compromised the aforesaid Civil Suit bearing No. 591/2010 unconditionally on 08/09/2011. Thus, the aforesaid property is now free from encumbrances of all kinds whatsoever and the said Shri Shrikrishnakumar Vishwanathrao Pandit thereof hold a good, valid and marketable title in respect of the said property; AND



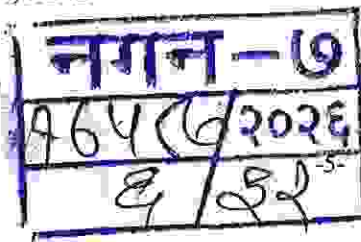
WHEREAS, the aforesaid (i) Smt. Sudha Shrikrishnakumar Pandit, (ii) Shri. Shashank Shrikrishnakumar Pandit and (iii) Mrs. Savita Vishwajit Karandikar later on in their turn jointly transferred the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Kh./Survey/Gut No. 38 of MOUZA - DABHA, P.S.K. 7 having an area of 3.29 Hectares, Rental Rs. 13.00 held in Occupancy Class-1 Rights, bearing City Survey No. 270 and Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR by way of Sale to (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar jointly, by a Sale Deed Dated 28-05-2013, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3295 on even date. Thus, the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have now become the Joint/Co-owners of the aforesaid property comprising Kh./Survey/Gut No. 38 situated at Dabha, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also on 7/12; AND

WHEREAS, the Government of Maharashtra vide its Notification No. TPS-2413/103/CR-174/2014/UD-9 Dated 24/06/2015 charged the user of the aforesaid lands bearing Kh./Survey/Gut No. 38 having a total area of 3.29 Hectares of Mouza - DABHA, from Agriculture Zone and included the said lands in Residential Zone in the Development Plan of Nagpur City. Thus aforesaid land is now declared as Residential zone; AND

WHEREAS the said land bearing Kh. No. 38 of Mouza - Dabha converted for Non-Agricultural (Residential) use as per the letter of the Collector, Nagpur vide his Order Dated 01-03-2017 passed in the Revenue Case No. 219/NAP-34/2016-2017; AND

WHEREAS the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have jointly decided to develop the said land bearing Kh. No. 38 into a Layout by carving out various Plots of different sizes therein and the said layout is duly sanctioned and approved by the Asst. Director, Town Planning, Nagpur vide Permit No. ADTP/PI/2441 Dated 03-04-2017; AND

WHEREAS, for demarcation of the said proposed layout on the said Piece of land, the Nagpur Improvement Trust, Nagpur accorded its permission vide its Letter Dated 22/10/2016; AND



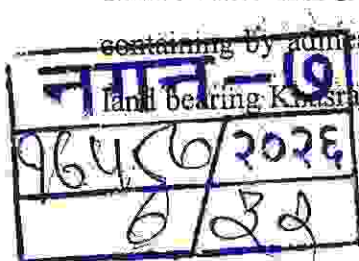
WHEREAS, the Plots of land out of the layout of Kh. No. 38 are released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/5017 Dated 19-07-2017 and further some plots of land out of the layout of Kh. No. 38 are Release by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/488 Dated 06-06-2019. As Per Release Letter Dated 19-07-2017 the said Plot No. 67 admeasures 4484.893 Sq. Mtrs.; AND

WHEREAS the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar later on decided to develop the said property comprising Plot No. 67, situate at Dabha, Nagpur in Tahsil and District - NAGPUR into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have accordingly prepared the Plan of a Multi-storied Building then proposed to be constructed on the said Plot No. 67 known and styled as HIMALAYA SUNSHINE APARTMENT - II and the same is sanctioned and approved by the Building Engineer(W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE (WEST)/Case No. AB-12018021440/Tracking No. 2018021633/1338/1441 Dated 27-04-2018 and the said Plan later on revised bearing Revised Building Permit No. B.E.(WEST)/Case No. AB-W-1457/Tracking No. 2018083150/2229/900 Dated 19-08-2019; AND

WHEREAS the VENDOR being desirous of owning an Apartment in the said Multi-storied building for his Residential use with heritable and transferable rights therein later on approached the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar and expressed his desire and willingness to purchase the Undivided proportionate share and interest in the said Plot of land Together with the entire R.C.C. Superstructure comprising Apartment No. 507 on the FIFTH FLOOR of ORCHID Wing of HIMALAYA SUNSHINE APARTMENT-II . He also further specifically agreed to pay, provide and contribute the entire cost of construction of the Apartment chosen by him to (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar; AND

WHEREAS considering his request, (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar later on jointly transferred/sold THE UNDIVIDED 0.782 PERCENT share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurment 4484.893 Square Meters, being a portion of the entire



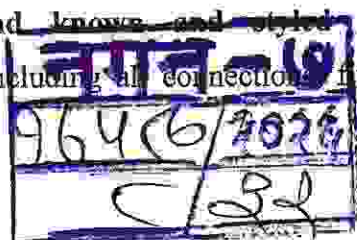
entire R.C.C. Superstructure comprising Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the **FIFTH FLOOR** in **ORCHID** Wing of a building standing thereon and known and styled as **HIMALAYA SUNSHINE APARTMENT-II**, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR, by way of Sale to SHIBA SANKAR BENERJEE by a Sale Deed Dated 23.03.2022 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur-4 in Book No. 1, at Sr. No. 2807 on even date 23/03/2022. As a result therefore the VENDOR become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for cogent reasons and good causes the VENDOR has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in his best interest and for the benefits of his family members; AND

WHEREAS the VENDOR being thus desirous of selling the aforesaid property and the PURCHASERS hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the VENDOR agreed to sell the same to the PURCHASERS for a total valuable consideration of Rs. **54,00,000/- (Rs. Fifty Four Lakhs only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the above agreement and in consideration of a total sum of **Rs. 54,00,000/- (Rs. Fifty Four Lakhs only)** paid by the PURCHASERS to the VENDOR in the manner appearing herein below, the receipt whereof the VENDOR does hereby acknowledge, the VENDOR as the absolute and full Owner in possession thereof do hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASERS **THE UNDIVIDED 0.782 PERCENT** share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of **MOUZA - DABHA**, P.S.K. 7, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the **FIFTH FLOOR** in **ORCHID** Wing of a building standing thereon and known and styled as **HIMALAYA SUNSHINE APARTMENT-II**, including all connections, fittings, electric and water meters



and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASERS as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society s Dues, Electricity and Water Charges, Maintenance Charges, outstanding Dues/Penalties and all other outgoings etc. levied thereon and payable by the VENDOR up to date or up to the date of possession, whichever is earlier.

MANNER OF PAYMENT :

1. Rs. 43,94,115/-

(Rs. Forty Lakh Nienty Four Thousand One Hundred Fifteen Only)

The seller received a State Bank of India (Chennai) cheque No. 886606 from the purchaser—Hinduja Housing Finance—towards the home loan at the time of the sale deed registration.

2. Rs. 5,55,884/-

(Rs. Five Lakh Fifty Five Thousand Eight Hundred Eighty Four Only)

paid by the Purchaser to the Vendor through transfer by way of RTGS No. ICICR12026091512835447, dated 15.09.2026 from ICICI Bank . The receipt of the said amount does hereby acknowledge.

3. Rs. 50,001/-

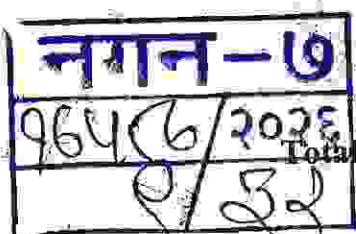
(Rs. Fifty Thousand & One Only)

paid by the Purchaser to the Vendor through online transfer and Reference No. is 110254050131, dated 19.07.2026.

4. Rs. 4,00,000/-

(Rs. Four Lakh Only)

paid by the Purchaser to the Vendor through transfer by way of RTGS No. ICICR12026091612844006, dated 16.09.2026 from ICICI Bank . The receipt of the said amount does hereby acknowledge.



Total Rs. 54,00,000/-

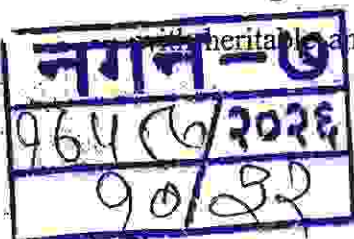
(RUPEES FIFTY FOUR LAKHS ONLY)

The Vendor's responsibility of paying TDS of 1% of the total consideration value from the consideration paid in One Month after Sale Deed Date.

(2) THAT the VENDOR does hereby covenant with the PURCHASERS as follows:

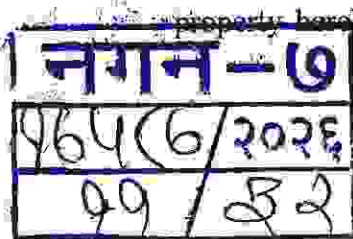
- i. THAT the VENDOR undertakes and assures the PURCHASERS he has good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the PURCHASERS absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed/registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the VENDOR and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.
- ii. THAT the VENDOR hereby assures the PURCHASERS that the property hereby agreed to be sold is the self-acquired property belonging to her alone having purchased the same by her exclusively from and out of his own earnings and savings and that none except her has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the said property
- iii. THAT the VENDOR undertakes, agrees and assures that there is no legal/revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).
- iv. 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 PURCHASERS without any interruption or disturbance by the VENDOR or any person claiming through under or in trust for the VENDOR and without any lawful interruption or disturbance by any other person who-so-ever,
- v. THAT the VENDOR has done no act whereby the property hereby sold is encumbered in any way or whereby the VENDOR is debarred from transferring the same by way of sale to the PURCHASERS absolutely forever

with heritable and transferrable rights therein. The VENDOR hereby assures



the PURCHASERS that there is no legal impediment of what-so-ever nature for transfer of the said property by her in favour of the PURCHASERS.

- vi. THAT the VENDOR will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASERS and his/her legal heirs, legal representatives, executors, successors and assigns etc. of the PURCHASERS as may reasonably be required.
- vii. THAT the VENDOR has paid up to this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Maintenance charges, rents, demands, claims, revenue, cesses, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the VENDOR undertakes to pay the same and keep the PURCHASERS always indemnified against such payments and the VENDOR shall continue to pay the same till handing over the possession of the said Property to the PURCHASERS.
- viii. THAT the VENDOR hereby declares that he is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the VENDOR has this day delivered the actual physical possession of the property hereby sold to the PURCHASERS in vacant condition. That the PURCHASERS shall hold the said **Undivided 0.782 Percent** share in land as mentioned above and the PURCHASERS have now become an exclusive, absolute and full Owner of the said **Apartment bearing No. 507 on the FIFTH FLOOR of ORCHID Wing HIMALAYA SUNSHINE APARTMENT-II** with heritable and transferable rights therein.
- ix. THAT the VENDOR will at the cost of the person requiring the same, execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASERS as may reasonably be required.
- x. THAT the VENDOR has delivered all the Original documents relating to the property hereby sold/transferred to the PURCHASERS at the time of Registration of this Sale Deed.
- xi. THAT the VENDOR will support any application made by the PURCHASERS for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the

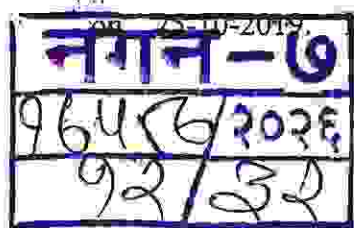


mutation in respect thereof in favour of the PURCHASERS in all relevant records.

- xii. THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.
- xiii. THAT in case the PURCHASERS are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDOR or of any encumbrance or charge on the same to which this sale is not subject, the VENDOR will keep and hold the PURCHASERS indemnified.

(3) THAT the PURCHASERS does hereby covenant with the VENDOR as follows:-

- i. THAT the PURCHASERS shall from the date hereof always pay regularly share of common expenses such as Non-Agricultural Assessment and other outgoings etc. whatsoever assessed on the aforesaid **Undivided 0.782 Percent share** in the said Plot of land.
- ii. THAT the PURCHASERS shall hereafter individually pay the Corporation Taxes and Cesses etc. as may be levied by the Nagpur Municipal Corporation, Nagpur upon the said **Apartment No. 507 on the Fifth Floor of Orchid Wing HIMALAYA SUNSHINE APARTMENT-II** and shall also pay the Maintenance Charges to Apartment Association and the Electricity and Water Charges as per Departmental Bills.
- iii. THAT the PURCHASERS shall always keep the said Apartment in good repairs and habitable condition and shall always use the same for Residential Purposes only.
- iv. THAT the PURCHASERS are fully aware that the said entire property is submitted to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4251 on even date, a Deed of Amendment to Deed of Declaration thereto which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7010 on 11-10-2019 and a Deed of Correction to Deed of Declaration thereto which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7396



PURCHASERS that all the terms, conditions and provisions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the PURCHASERS and his/her successors-in-title.

(4) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

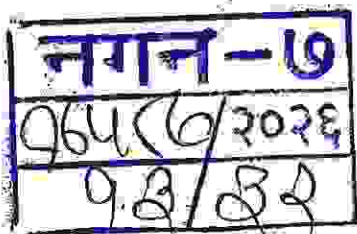
(5) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(6) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyers Fees and Misc. Expenses etc. have been agreed to be paid by the PURCHASERS.

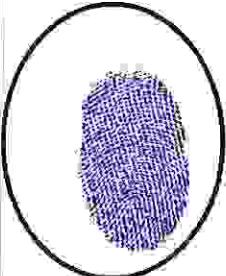
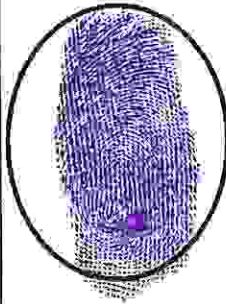
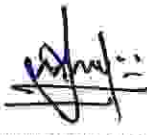
**SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)**

THE UNDIVIDED 0.782 PERCENT share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of **MOUZA - DABHA, P.S.K. 7, TOGETHERWITH** the entire R.C.C. Superstructure comprising **Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the FIFTH FLOOR in ORCHID Wing of a building standing thereon and known and styled as HIMALAYA SUNSHINE APARTMENT-II,** including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing City Survey Nos. 270/67, Sheet No. 64 of **Mouza - Dabha,** situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	APARTMENT NO. 508
ON THE WEST	-	9 MTR WIDE ROAD
ON THE NORTH	-	TULIP WING
ON THE SOUTH	-	APARTMENT NO. 506



IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (Shilpa Shiba Sankar Benerjee) VENDOR
02			 (Aamod Pravin Gadling) Purchaser
Witness			
01			 (.....)
02			 (.....)

नगन-७
१६५८६/२०२६
१४/३२





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महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 51164598851

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



प्रलंबित फेरफार क्र. २१३११ दिनांक २८/०१/२०२६ (आवक क्र. ०९१७/२५०१/०३३०४५३)

प्रलंबित फेरफार क्र. २१३१३ दिनांक २९/०१/२०२६ (आवक क्र. ०९१७/२५०१/०३३०४५७)

प्रलंबित फेरफार क्र. २१३२२ दिनांक २९/०१/२०२६ (आवक क्र. ०९१७/२५०१/०३३०४६६)

प्रलंबित फेरफार (आवक क्र. ०९१७/२५०१/०६३०४४९)

प्रलंबित फेरफार (आवक क्र. ०९१७/२६०१/०३००७४४)

प्रलंबित फेरफार (आवक क्र. ०९१७/२६०१/०३००७४६)

गाव/पेठ: दाभा					जिल्हा: नागपूर
तालुका/न.मु.का.: न.मु.अ.३ नागपूर					
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२७०/६७			४४८४.८९	क	

सुविधाधिकार:

हक्काचा मूळ धारक:

वर्ष: २०१९

पट्टेदार:

इतर भार:

इतर शेर:

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा भार (इ)	साक्षात्करण
25/06/2019	विनोदी तातडी- मो.भा.क्र.११७ दिनांक १९/१/१७ अन्वये धारकाचे नावाची नोंद.		सुनील रामकृष्ण दुदलवार सोनम सुनील दुदलवार कुणाल सुनील दुदलवार	फेरफार क्र. १४१०१ प्रमाणे सही- 25/06/2019 नगर भू मापन क्र.३ नागपूर
17/07/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. २५१४/२०२२ दिनांक १४/०३/२०२२ अन्वये हिमालया सनशायन अपार्टमेंट-२ मधील तुलीप विंग, सातवा माळा, गाळा क्र. ७०२, बा.क्षेत्र ६५.०९४ चौ.मी.अवि. हि. ०.७८२ टक्के सह मिळकत श्री. सुनील रामकृष्ण दुदलवार व इतर २ यांचे कडून खरेदी केल्याने नोंद दर्ज.	सह दु.नि.नागपूर ४ 25/14/2022 14/03/2022	अमृता सिंह	फेरफार क्र. १६६८४ प्रमाणे सही- 17/07/2022 न.मु.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
17/07/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४५०८/२०२२ दिनांक ०५/०५/२०२२ अन्वये हिमालया सनशायन अपार्टमेंट-२ मधील आरचाड विंग, पाचवा माळा, गाळा क्र. ५०६, बा.क्षेत्र ६५.०९४ चौ.मी.अवि. हि. ०.७८५ टक्के सह मिळकत श्री सुनील रामकृष्ण दुदलवार व इतर २ यांच्या कडून खरेदी केल्याने नावांची नोंद दर्ज.	सह दु.नि.नागपूर ४ 4508/2022 05/05/2022	रुपसा मजूमदार गौतम मजूमदार	फेरफार क्र. १६६८६ प्रमाणे सही- 17/07/2022 न.मु.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

नागपूर-७
१६५८६/२०२६
१५/७२



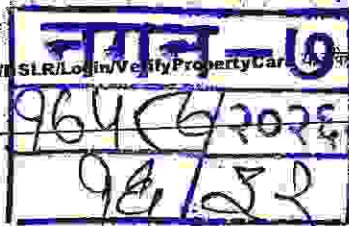
17/11/2025	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ५२४९/२०२२ दिनांक २६/०५/२०२२ अन्वये भूखंड क्र. ६७ वरील हिमालया सनशाईन अपार्टमेंट-२ मधील तुलीप विंग मधील सातव्या माळ्यावरील सदनिका क्र. ७०५, बां.क्षेत्र ६५.९६५ चौ.मी अवि.हि ०.७८९ टक्के मिल्कत हिमालया इन्फ्रा प्रोजेक्ट्स सनशाईन युनिट २ तर्फे श्री सुनील रामकृष्ण दुहलवार व इतर यांचे कडून खरेदी केल्याने नोंद दर्ज.	सह दु.नि.नागपूर ४ 5249/2022 26/05/2022	H	शिवनाथ वेंकट सेशगिरी राव कोटा सूर्यलक्ष्मी शिवनाथ कोटा	फेरफार क्र. २०८६९ प्रमाणे सही- 17/11/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
19/11/2025	खरेदी नोंद - दु.नि. नागपूर ५ यांचेकडील र.द.क्र. ९९८२/२०२५ दिनांक ०६/१०/२०२५ अन्वये विजयसिंह उत्तमराव राठोड, सुनिता सकल आडे यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	दु.नि. नागपूर ५ 9982/2025 06/10/2025	H	विष्णू माणिकराव नारनवरे हिमालया सनशाईन अपार्टमेंट ११ मधील पहिल्या माळ्यावरील अपार्टमेंट नं. १०५, अवि.हि ०.७८९ टक्के, बां.क्षेत्र ६५.९७ चौ.मी	फेरफार क्र. २०८२८ प्रमाणे सही- 19/11/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
30/11/2025	खरेदी नोंद - सह दु.नि.नागपूर ७ यांचेकडील र.द.क्र. ८६७०/२०२५ दिनांक २०/१०/२०२५ अन्वये निलेश हिगणे, चेतना निलेश हिगणे यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ७ 8670/2025 20/10/2025	CH	अनुजा अनंत बेले हिमालया अपार्टमेंट-२ या इमारतीतील तुलीप विंग मधील आठवा माळा गाळा ८०८ बांधीव क्षेत्र ६५.९६५ चौ.मी अवि ०.७८९ टक्के थानेश्वर गोपाळराव चिंचघरे सामाईक क्षेत्र : ६५.९७ चौ.मी.	फेरफार क्र. २०८९३ प्रमाणे सही- 30/11/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
19/12/2025	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. १०७१६/२०२३ दिनांक १९/१२/२०२३ अन्वये हिमालया सनशाईन अपार्टमेंट-२ मधील तुलीप विंग मधील चवथ्या माळ्यावरील सदनिका क्र. ४०४, बां.क्षेत्र ६५.९६५ चौ.मी अवि.हि ०.७८९ टक्के मिल्कत सुनील रामकृष्ण दुहलवार व इतर यांचे कडून खरेदी केल्याने नोंद दर्ज.	सह दु.नि.नागपूर ४ 10716/2023 11/12/2023	H	राकेश विजय इरखेडे	फेरफार क्र. २०९८७ प्रमाणे सही- 19/12/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
21/01/2026	आदेशाने नोंद - नगर भूमापन अधिकारी, क्र. ३ नागपूर यांचे कडील आदेश क्र. : क्र/प.भू/मौजा-दागा/न.मु.क्र.३७०/६७/कलम १५५/२०२५ दि. : २५/०४/२०२५ अन्वये नगर भूमापन क्रमांक २७०/६७ या मिल्कत पत्रिकेवरील फेरफार क्रमांक १९०८३ दिनांक ३०/३/२५०२४ अन्वये घेतलेल्या खरेदीच्या नोंदी मध्ये खरेदीखताप्रमाणे माग्यश्री गणपतराव इरखेडे ऐवजी माग्यश्री आनंद इरखेडे या प्रमाणे दुरुस्ती करण्यात येत आहे.		H	भाग्यश्री आनंद इरखेडे	फेरफार क्र. २१२१९ प्रमाणे सही- 21/01/2026 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
25/01/2026	आदेशाने नोंद - नगर भूमापन अधिकारी, क्र. ३ नागपूर यांचे कडील आदेश क्र. : क्र/प.भू-४/मौजा-दागा/न.मु.क्र.३७०/६७/कलम १५५/२०२५ दि. : ०६/०१/२०२६ अन्वये नगर भूमापन क्रमांक ३७०/६७ फेरफार क्रमांक १८३३२ दिनांक १/१/२०२३ वरील धारक माहिती मध्ये अनिरुध्द पांडुरंग सुरगे यांचे बरोबर शिवानी भोसले यांचे नाव सुटलेले आहे. त्याऐवजी अनिरुध्द पांडुरंग सुरगे यांचे बरोबर शिवानी भोसले यांचे नावाची नोंद घेण्याचे आदेश देण्यात येत आहे.		H	शिवानी भोसले	फेरफार क्र. २१२४२ प्रमाणे सही- 25/01/2026 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
29/01/2026	धारक नोंद - शिवा शंकर वेंजी दिनांक ०४/०६/२०२५ रोजी मयत झाले असून, मयताचा मुलूख दाखला, वारसा बाबतचे स्वयंघोषणापत्र, स्थानिक चौकशी व जयाव यांच्या आधारे वारसाची नावे नोंद केली.		H	शिला शिव शंकर वेंजी ६५.०९ चौ.मी	फेरफार क्र. २११६१ प्रमाणे सही- 29/01/2026 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

हि मिल्कत पत्रिका दिनांक 29/01/2026 04:01:43 PM रोजी डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिककाची आवश्यकता नाही.

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Nagpur Improvement Trust

PBX No. 2531431
2531432

APPENDIX 'D'

(Regulation No.6,6.1)

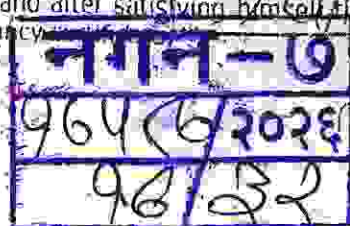
Form for Sanction of Building Permit & Commencement Certificate

2018083150

Name of the Person	श्री सुनिल रामकृष्ण दुदुलवार व ईतर		
Address of Applicant	१८९ सिमेंट रोड शिवाजी नगर नागपुर ४४००१०		
Permit No. :	B E (WEST) Case No. AB-W-1457/ Tracking No. 2018083150	22/9/2022	Date : 19/08/19
Site of Proposed Work, Plot No. :	67		
Mouza & Khasra :	Dabha-38		
Layout Name :	MZ-DABHA- KH NO 38		

Sir, With reference to your application number AB-W-1457 dated 31-AUG-2018 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building. Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur City/RP. The Commencement Certificate / Building permit is granted subject to the following conditions:-

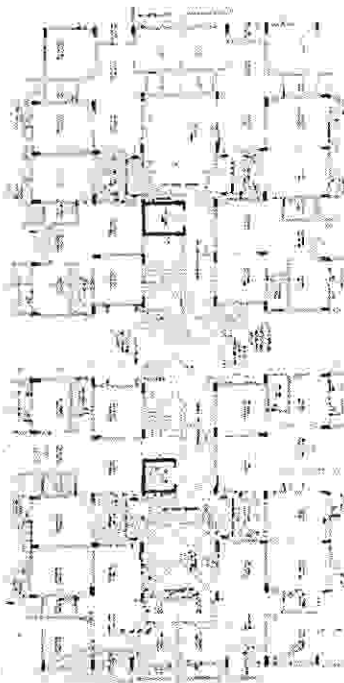
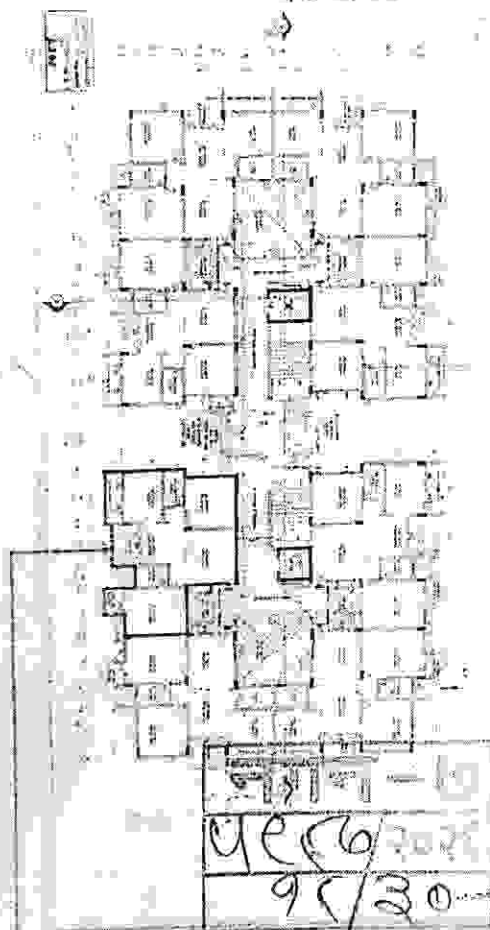
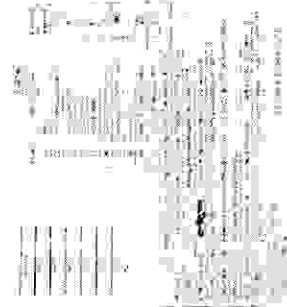
1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Chairman may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.
6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "G" to the NIT. Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J". This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, shall issue an occupancy.



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ANNEXURE - C

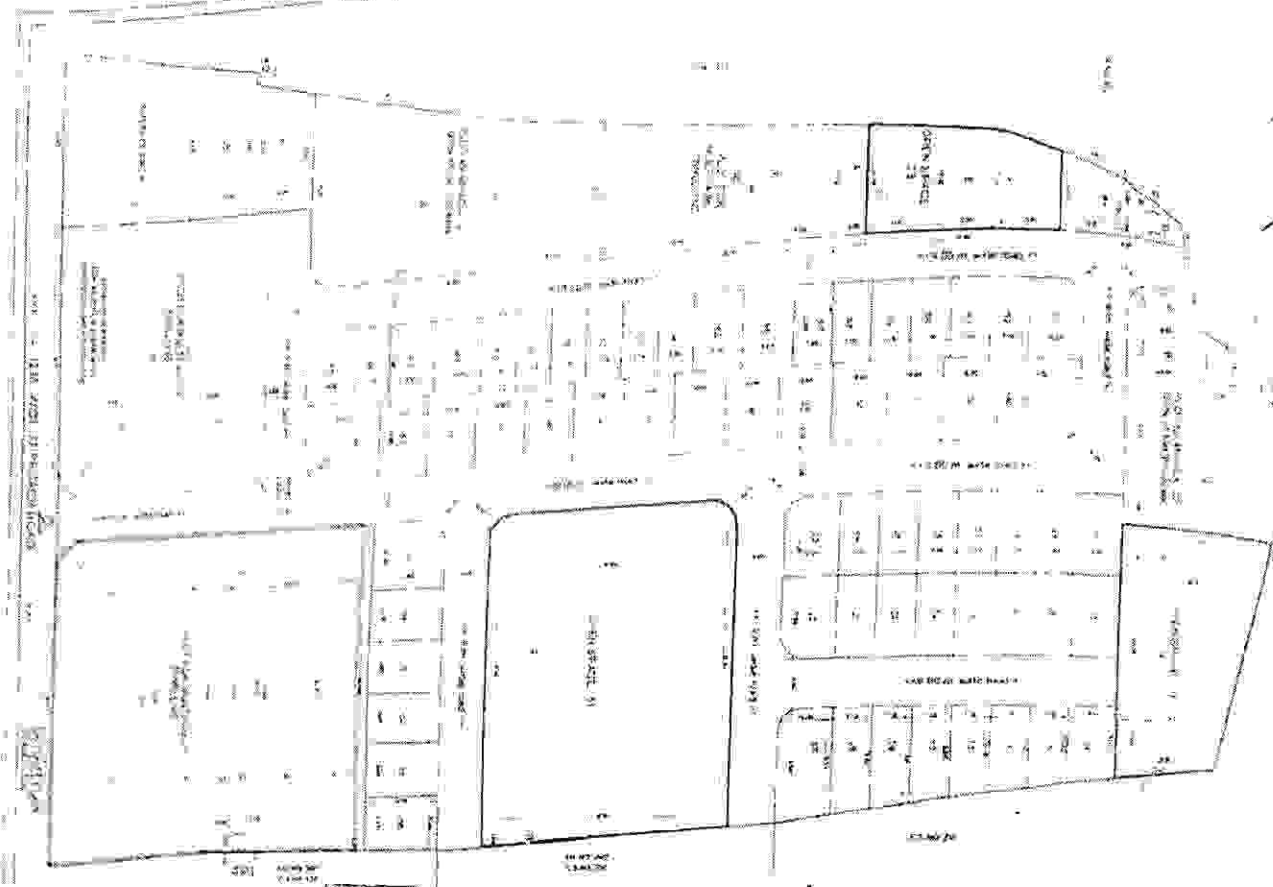


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Apartment No- 808 on eight floor
of Tulip wing in Himalaya Sunrise
Apartment II allotted to Nilesh
Ningne & ~~children~~ Nilesh Ningne

नगन-७
९६४६/२०२६
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Handwritten signature

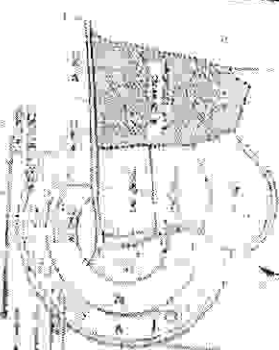


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महानगर-७
६५८६/२०२६
२०/३२





2026-2027

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर



GEOCIVIC

(हि रसिद 01/04/2026 पासून 31/03/2027 पावेतो वापरली जाईल. त्यापुढे
वापरल्यास ती खोटी समजावी)

रसीद क्रमांक:

RCPT2627003157 मोहल्याचे नांव:
BLOCK 2

TELANKHADI

घर क्रमांक:

777/67/B/507

यूपीन:

0680032631T071 इंडेक्स क्रमांक:

घर मालकाचे नांव:

SHILPA SHIBA SHANKAR BENERJEE

वहिवाटदाराचे नांव :

घरचा पत्ता:

775/67/B/507, DABHA NAGPUR

तारीख पासून :

01-04-2026 ता 31-03-2027 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0	560	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	0	372	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	0	32	
अग्नी सेवा कर (Fire Service Tax)	0	32	
मलजल लाभ कर (Sewerage Bene. Tax)	0	32	
पाणी लाभ कर (Water Bene. Tax)	0	32	
पथ कर (Street Tax)	0	32	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर (Municipal Education Tax)	0	32	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	0	0	
रा.स.शी.कर (Educn. Cess)	0	156	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	0	
एकूण (Grand Total)	0	1280	

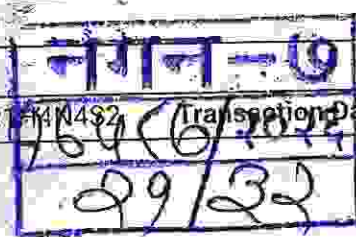
एकूण रक्कम अक्षरी रु (In words total Rs.) ONE THOUSAND TWO HUNDRED AND EIGHTY RUPEES ONLY

Received Amount : ₹1,280.00

(Payment is made by Online)

Transaction No. : CHMPUXR141482

Transaction Date : 2026-04-11 12:00:54+05:30





NAGPUR IMPROVEMENT TRUST

APPENDIX 'H'

FORM FOR FULL OCCUPANCY CERTIFICATE

No. D.O. (West)/OCCU.PERMIT/2061

Nagpur, Dated: 29/12/2021

To,

Shri. Sunil Ramkrishana Duddalwar & other
189, Cement Road, Shivaji Nagar,
Nagpur-440010.

Architect Licensed Engineer

:- Shri Rupesh B. Naoghare
Architect Reg. No. NIT-2122.

Structural Engineer/Supervisor

:- Shri. P. S. Patankar

R/Sir,

The Full development work of building on Plot No. 67 at Kh. No. 38, Mouza-Dabha, Tah-Nagpur has been completed under the supervision of Architect Shri Rupesh B. Naoghare having N.I.T. Licensed No. 2122 may be occupied fully for G+9th floor's (Tulip-Orchid Wing) on the following conditions :-

Tulip-Wing					
Sr. No	Tenement No	Floor	Sr. No	Tenement No	Floor
1	Flat No. - 101	1st Floor	20	Flat No. - 304	3 rd Floor
2	Flat No. - 102	1st Floor	21	Flat No. - 305	3 rd Floor
3	Flat No. - 103	1st Floor	22	Flat No. - 306	3 rd Floor
4	Flat No. - 104	1st Floor	23	Flat No. - 307	3 rd Floor
5	Flat No. - 105	1st Floor	24	Flat No. - 308	3 rd Floor
6	Flat No. - 106	1st Floor	25	Flat No. - 401	4 th Floor
7	Flat No. - 107	1st Floor	26	Flat No. - 402	4 th Floor
8	Flat No. - 108	1st Floor	27	Flat No. - 403	4 th Floor
9	Flat No. - 201	2 nd Floor	28	Flat No. - 404	4 th Floor
10	Flat No. - 202	2 nd Floor	29	Flat No. - 405	4 th Floor
11	Flat No. - 203	2 nd Floor	30	Flat No. - 406	4 th Floor
12	Flat No. - 204	2 nd Floor	31	Flat No. - 407	4 th Floor
13	Flat No. - 205	2 nd Floor	32	Flat No. - 408	4 th Floor
14	Flat No. - 206	2 nd Floor	33	Flat No. - 501	5 th Floor
15	Flat No. - 207	2 nd Floor	34	Flat No. - 502	5 th Floor
16	Flat No. - 208	2 nd Floor	35	Flat No. - 503	5 th Floor
17	Flat No. - 301	3 rd Floor	36	Flat No. - 504	5 th Floor
18	Flat No. - 302	3 rd Floor	37	Flat No. - 505	5 th Floor
19	Flat No. - 303	3 rd Floor	38	Flat No. - 506	5 th Floor



Tulip-Wing					
Sr. No	Tenement No	Floor	Sr. No	Tenement No	Floor
39	Flat No. - 507	5 th Floor	53	Flat No. - 705	7 th Floor
40	Flat No. - 508	5 th Floor	54	Flat No. - 706	7 th Floor
41	Flat No. - 601	6 th Floor	55	Flat No. - 707	7 th Floor
42	Flat No. - 602	6 th Floor	56	Flat No. - 708	7 th Floor
43	Flat No. - 603	6 th Floor	57	Flat No. - 801	8 th Floor
44	Flat No. - 604	6 th Floor	58	Flat No. - 802	8 th Floor
45	Flat No. - 605	6 th Floor	59	Flat No. - 803	8 th Floor
46	Flat No. - 606	6 th Floor	60	Flat No. - 804	8 th Floor
47	Flat No. - 607	6 th Floor	61	Flat No. - 805	8 th Floor
48	Flat No. - 608	6 th Floor	62	Flat No. - 806	8 th Floor
49	Flat No. - 701	7 th Floor	63	Flat No. - 807	8 th Floor
50	Flat No. - 702	7 th Floor	64	Flat No. - 808	8 th Floor
51	Flat No. - 703	7 th Floor	1	Flat N-1	9 th Floor
52	Flat No. - 704	7 th Floor			

Orchid- Wing					
Sr. No	Tenement No	Floor	Sr. No	Tenement No	Floor
1	Flat No. - 101	1st Floor	34	Flat No. - 502	5 th Floor
2	Flat No. - 102	1st Floor	35	Flat No. - 503	5 th Floor
3	Flat No. - 103	1st Floor	36	Flat No. - 504	5 th Floor
4	Flat No. - 104	1st Floor	37	Flat No. - 505	5 th Floor
5	Flat No. - 105	1st Floor	38	Flat No. - 506	5 th Floor
6	Flat No. - 106	1st Floor	39	Flat No. - 507	5 th Floor
7	Flat No. - 107	1st Floor	40	Flat No. - 508	5 th Floor
8	Flat No. - 108	1st Floor	41	Flat No. - 601	6 th Floor
9	Flat No. - 201	2 nd Floor	42	Flat No. - 602	6 th Floor
10	Flat No. - 202	2 nd Floor	43	Flat No. - 603	6 th Floor
11	Flat No. - 203	2 nd Floor	44	Flat No. - 604	6 th Floor
12	Flat No. - 204	2 nd Floor	45	Flat No. - 605	6 th Floor
13	Flat No. - 205	2 nd Floor	46	Flat No. - 606	6 th Floor
14	Flat No. - 206	2 nd Floor	47	Flat No. - 607	6 th Floor
15	Flat No. - 207	2 nd Floor	48	Flat No. - 608	6 th Floor
16	Flat No. - 208	2 nd Floor	49	Flat No. - 701	7 th Floor
17	Flat No. - 301	3 rd Floor	50	Flat No. - 702	7 th Floor
18	Flat No. - 302	3 rd Floor	51	Flat No. - 703	7 th Floor
19	Flat No. - 303	3 rd Floor	52	Flat No. - 704	7 th Floor
20	Flat No. - 304	3 rd Floor	53	Flat No. - 705	7 th Floor
21	Flat No. - 305	3 rd Floor	54	Flat No. - 706	7 th Floor
22	Flat No. - 306	3 rd Floor	55	Flat No. - 707	7 th Floor
23	Flat No. - 307	3 rd Floor	56	Flat No. - 708	7 th Floor
24	Flat No. - 308	3 rd Floor	57	Flat No. - 801	8 th Floor
25	Flat No. - 401	4 th Floor	58	Flat No. - 802	8 th Floor
26	Flat No. - 402	4 th Floor	59	Flat No. - 803	8 th Floor
27	Flat No. - 403	4 th Floor	60	Flat No. - 804	8 th Floor
28	Flat No. - 404	4 th Floor	61	Flat No. - 805	8 th Floor
29	Flat No. - 405	4 th Floor	62	Flat No. - 806	8 th Floor
30	Flat No. - 406	4 th Floor	63	Flat No. - 807	8 th Floor
31	Flat No. - 407	4 th Floor	64	Flat No. - 808	8 th Floor
32	Flat No. - 408	4 th Floor	2	Flat N-2	9 th Floor
33	Flat No. - 501	5 th Floor	3	Flat N-3	9 th Floor

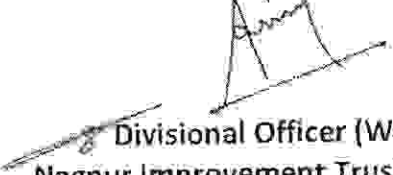
नगर-७
१६५८६/२०२६
२३/३२



DIVISIONAL OFFICER
Nagpur Improvement Trust, Nagpur

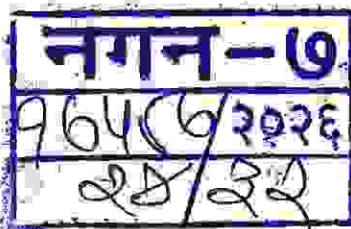
1. As per sanctioned B.E.(WEST)/Case No. AB-W-1457/Tracking No. 2018083150/2229/900, Date 19/08/2019.
2. Subject to compliance of condition of Compliance Certificate of Lift issued by PWD Department, Mumbai.
3. Subject to compliance of condition of Compliance Certificate issued by Chief Fire Office, Nagpur.
4. As per the Stability Certificate of the Structural Engineer dt. 20/11/2021.
5. Construction of G + 9th floor's for Residential use only.

Enclosers :- Approved Sewer Line Plan is enclosed.


Divisional Officer (West)
Nagpur Improvement Trust, Nagpur.

Copy submitted to :-

Building Engineer (West), Nagpur Improvement Trust, Nagpur for information please.





2807267

16-09-2026

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 4

दस्त क्रमांक : 2807/2022

नोदणी :

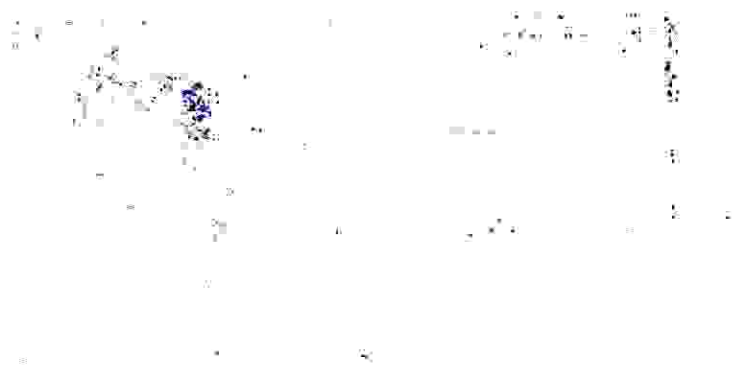
Regn:63m

गाव: दाभा

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार,आकारणी देतो की पट्टेदार ते नमुद करावे)	2360000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन : इतर माहिती: मौजा दाभा,तहसील व जिल्हा नागपूर येथील खसरा नं. 38,प.ह.न. 7,सिटी सर्व्हे नं. 270,शिट नं. 64,मधील भुखंड क्र. 67,एकुण क्षेत्रफळ 4484.893 चौ.मी. वरील हिमालया सनशाईन अपार्टमेंट-2 या इमारतीतील ऑरचिड विंग मधील पाचव्या माळ्यावरील सदनिका क्र. 507 चटई क्षेत्र 59.918 चौ.मी.,बांधीव क्षेत्र 65.094 चौ.मी.,सामान्य बांधीव क्षेत्र 21.592 चौमी,खुली बालकनी क्षेत्र 11.323 चौमी,व अविभक्त जमीन हिस्सा 0.782 टक्के,((C.T.S. Number : 270 ;))
(5) क्षेत्रफळ	65.094 चौ.मीटर
(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:-हिमालया इन्फ्रा प्रोजेक्ट्स सनशाईन युनिट 2 तर्फे भागीदार सौ. सोनल सुनिल दुदलवार व श्री कुणाल सुनिल दुदलवार तर्फे आमु म्हुणुन व तसेच स्वतःकरिता श्री. सुनिल रामक्रिष्णा दुदलवार तर्फे कबुली जबाब देणार श्री. प्रकाश पिराजी अडसुळे वय:-51 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: सुभाष नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं:- AACAH1890E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिबा शंकर बॅनर्जी . वय:-40; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: वार्ड नं. 18, चिरूवाप्रास पोस्ट मोदीवारा, उडिसा, उड़ीशा, संबलपुर, ओरीसा, सम्बलपुर. पिन कोड:-768002 पॅन नं:-AUDPB4561A
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2807/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नगन-७
१६५८६/२०२६
२५/३२

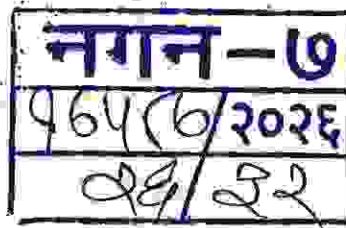




मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Mutation ID		2026091607366		16 September 2026,03:04:33 PM	
नगन7					
मूल्यांकनाचे वर्ष		2026			
जिल्हा		नागपूर			
मूल्य विभाग		तालुका : नागपूर (ग्रामीण)			
उप मूल्य विभाग		16.260ब - गुठेवारी अधिनियमाअंतर्गत नासुप्र/मनपा द्वारा ना विकास क्षेत्रातील नियमित केलेले भूखंड			
क्षेत्राचे नांव		Nagpur Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक : 270	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
10510	29890	34370	37360	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	97.812चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.27951/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	81.51चौ. मीटर
Sale Type - Resale		First Sale Date - 01/01/2017			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.31384/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) =(((31384-10510) * (100 / 100)) + 10510) = Rs.31384/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 31384 * 97.812 = Rs.3069731.808/-			
E) बंदिस्त वाहन तळाचे क्षेत्र		12.5चौ. मीटर			
बंदिस्त वाहन तळाचे मूल्य		= 12.5 * (29890 * 25/100) = Rs.93406.25/-			
F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र		11.32चौ. मीटर			
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य		= 11.32 * (31384 * 40/100) = Rs.142106.752/-			
Applicable Rules		= 3, 9, 18, 19, 14, 15			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेझनईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3069731.808 + 0 + 0 + 0 + 93406.25 + 142106.752 + 0 + 0 + 0 + 0 = Rs.3305245/- = ₹ तेहेतीस लाख पाच हजार दोन शे पंचेचाळीस /-			

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Government of India

शिल्पा शीवा शंकर बेनेजी
Shilpa Shiba Sankar Benerjee
जन्म तिथि/DOB: 11/10/1989
पहलु FEMALE

आधार पहचान का प्रमाण है, नागरिकता का जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणिकरण: या ऑफ़लाइन सत्यापन के माध्यम से) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

3782 4448 8900

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C-1 विमानतल अनाथ ठाकुर, धरमपुर, धरमपुर, धरमपुर,
महाराष्ट्र, भारत,
पिनकोड: 432 202

आधार नं.:
3782 4448 8900
VID: 9180 1997 7784 9841

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

भारत सरकार
Government of India

राहुल ताराधन बोस
Rahul Taraadhu Bhasin
जन्म तिथि/DOB: 05/07/1995
पहलु MALE

आधार पहचान का प्रमाण है, नागरिकता का जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणिकरण: या ऑफ़लाइन सत्यापन के माध्यम से) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

4290 5348 8583

माझी ताराधन, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता:
C-1 विमानतल अनाथ ठाकुर, धरमपुर, धरमपुर, धरमपुर,
महाराष्ट्र, भारत,
पिनकोड: 432 202

आधार नं.:
4290 5348 8583
VID: 9196 9005 3305 2529

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भारत सरकार
Government of India

कानिक कान्तेश शिन्डी
Kanik Kanteshi Shinde
जन्म तिथि/DOB: 06/08/2000
पहलु MALE

आधार पहचान का प्रमाण है, नागरिकता का जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणिकरण: या ऑफ़लाइन सत्यापन के माध्यम से) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

8665 8852 2560

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता:
C-1 विमानतल अनाथ ठाकुर, धरमपुर, धरमपुर, धरमपुर,
महाराष्ट्र, भारत,
पिनकोड: 432 202

आधार नं.:
8665 8852 2560
VID: 9104 0534 0270 1732

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APDPT9062K

नाम / Name
SHILPA SHIBA SANKAR BENERJEE

पिता का नाम / Father's Name
PINAKI ANATHBANDHU THAKUR

जन्म की तारीख / Date of Birth
11/10/1989

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AAMOD GADLING
PRAVIN SADASHIVRAO GADLING
08/08/1987

Permanent Account Number
APLPG8198M

हस्ताक्षर / Signature

नगन-७
9646/2026
28/22





2019年12月10日
 2019年12月10日
 2019年12月10日
 2019年12月10日

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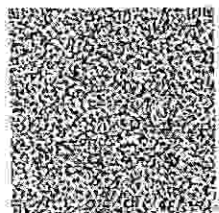
Subject: A proof of identity, Not of citizenship or date of birth.

5362 3977 5180

मेरा आ धार, मेरी पहचान



Central Administrative Authority of India



5362 3977 5180

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www.help-america.gov.in

 www.unesco.org/nl

नगन-७
१६५८७/२०२६
२८/२२





CHALLAN
MTR Form Number-6



GRN	MH010279914202627E	BARCODE			Date	16/09/2026-12:48:06		Form ID	25.1		
Department					Inspector General Of Registration						
Type of Payment					Stamp Duty and Registration Fee together Registration Fee						
Office Name					NGP7_JT,NAGPUR NO 7 SUB REGISTRAR		Full Name		AAMOD PRAVIN GADLING		
Location					NAGPUR		Flat/Block No.		APARTMENT NO 507		
Year					2026-2027 One Time		Premises/Building		APARTMENT NO 507		
Account Head Details					Amount In Rs.		Road/Street		MOUZA - DABHA		
0030046401 Stamp Duty					378000.00		Area/Locality		NAGPUR		
0030063301 Registration Fee					30000.00		Town/City/District		NAGPUR		
							PIN		4 4 0 0 0 9		
							Remarks (If Any)				
							PAN2=AFDPT9062K~SecondPartyName=SHILPA SHIBA SHANKAR				
							BENERJEE~				
Total					4,08,000.00		Amount In Words		Four Lakh Eight Thousand Rupees Only		
Payment Details					STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN		Ref. No.		00040572026091603179		CK00SEQXU9
Cheque/DD No.					Bank Date		RBI Date		16/09/2026-12:24:48		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 : XXXXXX0000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-270-17587	0005811589202627	16/09/2026-17:17:53	IGR389	30000.00
2	(IS)-270-17587	0005811589202627	16/09/2026-17:17:53	IGR389	378000.00
Total Defacement Amount					4,08,000.00

नगन-10
96486/2026
२९/३२



Print Date 16-09-2026 05:20:58

2

3

4



5



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges.

PRN : 0926161013525 Payment Date : 16/09/2026

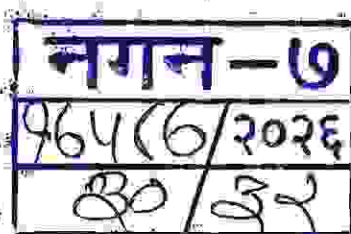
Received from DHC, Mobile number 9637874277, an amount of Rs.1280/- towards Document Handling Charges for the iSARITA 1.9 on Document No. NGP7-17587-2026 dated 16/09/2026 in the Joint District Registrar office of the District Nagpur.



Payment Details

Bank Name :	SBIN	Receipt Date :	16/09/2026
Bank CIN :	10029762026091613043	REF No. :	0171942612913
Deface No. :	0926161013525D	Deface Date :	16/09/2026

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



270/17587

बुधवार, 16 सप्टेंबर 2026 17:18

नगर 7

39/32

दस्त क्रमांक : 17587/2026

दस्त प्रकार : विक्रीपत्र

वाजारमूल्य : ₹ 33,05,245/-

मोबदला : ₹ 54,00,000/-

भरलेले मुद्रांक शुल्क : ₹ 3,78,000/-

नोंदणी फी माफी असल्याची तपशील :

मुद्रांक शुल्क माफी असल्याची तपशील :

दस्त सादर करण्यात आलेले सह दुय्यम
निबंधक कार्यालय : सह दु.नि.नागपूर 7
अ.क्र.:17587 दिनांक : 16-09-2026
वेळ : 17:15 वा. सादर केला

पावती क्रमांक : 20888
पावती दिनांक : 16/09/2026
सादरकर्त्याचे नाव : आमोद प्रवीण गडलिंग

नोंदणी फी : ₹ 30,000

दस्त हाताळणी फी : ₹ 1,280

पृष्ठांची संख्या : 32

एकूण : ₹ 31,280/-



आमोद प्रवीण गडलिंग
दस्त सादर करणाऱ्याचे नाव व सही


योगिणी नामदेवराव कडू
सह दु.नि.नागपूर 7
शिक्षा क्रमांक 1 (सादरीकरण)

तारीख: 16-09-2026, वेळ : 17:15


योगिणी नामदेवराव कडू
सह दु.नि.नागपूर 7
शिक्षा क्रमांक 2 (फी)

तारीख: 16-09-2026, वेळ : 17:16

मुद्रांक शुल्क: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर - (एक) कोणत्याही महात्मरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

Payment Details:

Sr. No.	Purchaser Name	Payment Head	Amount to be Paid	Paid Amount	Payment Mode	Reference No.
1	Aamod Pravin Gadling	SD LBT Metrocess	270000 (5%) 54000 (1%) 54000 (1%)	378000	378000.00	eChallan
2		DHC	1280	1280	DHC	PRN No.: 0926161013525 Defacement No.: 0926161013525D Deface Date: 16/09/2026
3	Aamod Pravin Gadling	RF	30000	30000	eChallan	GRN No.: MH010279914202627E Defacement No.: 0005811589202627 Deface Date: 16/09/2026

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] [LBT: Local Body Tax]







16-09-2026 17:20

दस्त गोपवारा भाग-2

नगन7

32/82

दस्त क्रमांक:17587/2026

दस्त क्रमांक : नगन7/17587/2026

दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :शिल्पा शिव शंकर बेनेर्जी पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: पिनाकी बनाव ठाकूर, धरमपूर, मु.पो धरमपूर, जि मालदा, पश्चिम बंगाल, पश्चिम बंगाल, मालदा. पॅन नंबर: APDPT9062K वय: 37			
2	लिहून घेणार	नाव :आमोद प्रवीण गडलिंग पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: प्रवीण एन. गडलिंग, वडाळी नाका, गगलानी नगर जवळ, अमरावती, महाराष्ट्र, अमरावती. पॅन नंबर: APLPG8198M वय: 37			

वरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्तऐवज करून दिल्याचे कदुल करतात.

योगिणी नामदेवराव कडू

सह दु.नि.नागपूर 7

शिक्षा क्र.3 (कबुलीजबाब)

तारीख:- 16-09-2026 वेळ :17:17

ओळख:-

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

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार शिल्पा शिव शंकर बेनेर्जी	16-09-2026 05:18:30 म.नं.	शिल्पा शिव शंकर बेनेर्जी F 1549749072936067072
2	लिहून घेणार आमोद प्रवीण गडलिंग	16-09-2026 05:18:56 म.नं.	आमोद प्रवीण गडलिंग M 1336216809067012096

96456 नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण 2 पाने आहेत.

योगिणी नामदेवराव कडू

सह दु.नि.नागपूर 7

शिक्षा क्र.4 (ओळख)

तारीख:- 16-09-2026 वेळ :17:18



सह दुय्यम निबंधक
नागपूर क्र. 9,
दि. 9/9/2026 पासून सन 2026

12, 22

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