



270/11548

पावती

Original/Duplicate

Thursday, November 09, 2023

नोंदणी क्र. :39म

2:51 PM

Regn.:39M

पावती क्र. 14017 दिनांक 09/11/2023

गावाचे नाव: बेळा हरिश्चंद्र

दस्तावेजाचा अनुक्रमांक: नगन7-11548-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: आशिष राजेंद्र चव्हाण

नोंदणी फी

रु. 7000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 7640.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-३ अदावे

3:11 PM ह्या वेळेस मिळेल.

राह दुष्यंत निबंधक, डा. २,
नागपूर प्रामिण क्र. ७

वाजार मूल्य: रु. 542308 /-

मोवदला रु. 700000/-

भरलेले मुद्रांक शुल्क: रु. 42000/-

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/धनादेश/प ऑर्डर क्रमांक: 1123089017124 दिनांक: 09/11/2023

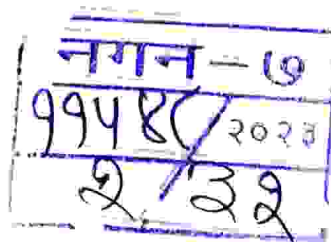
रकमेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 7000/-

डीडी/धनादेश/प ऑर्डर क्रमांक: MH010805312202324E दिनांक: 09/11/2023

रकमेचे नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123089017124	Date 08/11/2023
Received from ASHISH R CHAVHAN, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 08/11/2023
Bank CIN 10004152023110816125	REF No. 331274390380
This is computer generated receipt, hence no signature is required.	



SALE DEED

VALUED AT RS. 7,00,000.00 ONLY

(RUPEES SEVEN LAKH ONLY)

MARKET VALUE / VALUATION AS PER ASR RS.

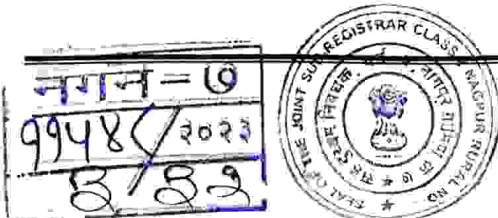
5,50,000.00 ONLY

(Item No. 9.1, Mouza : Vela (Hari), Page No. 1372, Plot @ Rs. 6,650 /- Per Sq. Mtrs.)

**THIS DEED OF SALE is made & executed on this 09th Day of
NOVEMBER, 2023, BETWEEN :**

M/s. GLOBAL INFRASTRUCTURE, A Partnership Firm, having its Office at Plot No. 4, Sanskruti Co-operative Society, Besa, Manish Nagar Road, Nagpur – 440034, Tahsil and District – NAGPUR (Maharashtra State), {Income Tax PAN No. AAUFG3133E}, acting through its Partners – (1) SHRI. NARESH S/o VITTHALRAO HALMARE, Aged about 45 Years, Occupation – Business, Resident of 26, Taiwade Nagar Phase II, Near Beltarodi Bus Stop, Beltarodi, Nagpur (Gramin) – 440034, Tahsil – Nagpur (Gramin), District – NAGPUR (Maharashtra State), {Aadhar Card No. 7522 4282 8701}, (2) SHRI. SIDDHANT S/o DEEPAK CHAVHAN, Aged about 25 Years, Occupation – Business, Resident of Plot No. 402, Flat No. 401, Hariram Residency, Shankar Nagar, Nagpur – 440010, Tahsil and District – NAGPUR (Maharashtra State), {Aadhar Card No. 9649 4268 4578}, (3) SHRI. VIJAY S/o NARAYANDAS HARKUT, Aged about 73 Years, Occupation – Business, Resident of Youngs Star Chauk, Paratwada Road, Chandur Bazar - 444704, Tahsil - Chandur Bazar, District – AMRAVATI (Maharashtra State), {Aadhar Card No. 3481 8213 2438}, hereinafter called the “VENDOR”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM and it's **PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.****

AND



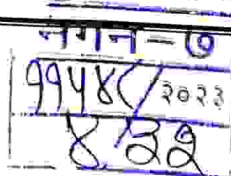
SHRI. ASHISH S/o RAJENDRA CHAVHAN, Aged about 34 Years, Occupation - Service, Resident of Near Bus Station Fulawadi, Lohara Ijara, Yavatmal - 445209, Tahsil and District - Yavatmal (Maharashtra State), hereinafter called the "**PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**PURCHASER**", as well as his heirs, legal representative, executors, administrators, successors and assigns of the **OTHER PART**. {Income Tax PAN No. AWDPC6283E}, {Aadhar Card No. 6250 9928 7770}.

(1) TITLE HISTORY:

WHEREAS, the Vendor named hereinabove its own and possess and in possession of the property comprising **ALL THAT** Piece and parcel of Land bearing **Khasra/Survey/Gut No. 89/1** having an area of **2.77 Hectors (i.e. 6.84 Acres/27700 Sq. Mtrs.)**, Land Revenue Rs. 10.13/- Yearly, held in Bhogwatdar Class-1 Rights of **MOUZA - VELA (HARI)**, P.S.K. 38-A, Khate No. 1486, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Vela (Hari), within the limits of the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil - Nagpur (Rural) and District - **NAGPUR; AND**

WHEREAS, the property comprising **ALL THAT** piece and parcel of Agricultural and bearing **Khasra/Survey/Gut No. 89**, having total area of **2.88 Hectares**, land Revenue Rs. 11.90/- Yearly, held in Bhogwatdar Class-1 Rights of **MOUZA - VELA (HARI)**, P.S.K. 38-A, Khate No. 124, including all kinds Trees, Shrubs and anything and everything standing thereon, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant containing by admeasurement and belonging thereto, situate at Village - Gotalpanjari, in Tahsil - Nagpur (Rural), District - **NAGPUR**, originally belonged to Shri. Dilip Narayanrao Shirke, Shri. Uday Narayanrao Shirke & Shri. Ranjeet Narayanrao Shirke, being their separate and joint property and there was the recorded owners thereof; **AND**

WHEREAS, thereafter the aforesaid Shri. Dilip Narayanrao Shirke, Shri. Uday Narayanrao Shirke & Shri. Ranjeet Narayanrao Shirke in their jointly turn transferred/sold the property comprising **ALL THAT** piece and parcel of Agricultural and bearing **Khasra/Survey/Gut No. 89**, having total area of **2.88 Hectares**, land Revenue Rs. 11.90/- Yearly, held in Bhogwatdar Class-1 Rights of **MOUZA - VELA (HARI)**, P.S.K. 38-A, Khate No. 124, including all kinds Trees, Shrubs and anything and everything standing thereon, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant



containing by admeasurement and belonging thereto, situate at Village – Gotalpanjari, in Tahsil – Nagpur (Rural), District – NAGPUR by way of sale to Shri. Sutinderpalsingh Gurucharansingh Arora & other 3 co-owners, by a Sale Deed Dated 08/02/2006, which is duly registered in the Sub-Registrar Nagpur (Rural) – 7, in Book No. 1, at Sr. No. 580 on even date; **AND**

WHEREAS, in the meanwhile the said **Khasra/Survey/Gut No. 89**, having total area of **2.88 Hectares** out of which 0.11 Hectares has been acquired by Government for construction of road and the said is identified as **Khasra/Survey/Gut No. 89/2** admeasuring 0.11 Hectares land retained by Government of Maharashtra and Shri. Sutinderpalsingh Gurucharansingh Arora & other 3 co-owners is identified as **Khasra/Survey/Gut No. 89/1** admeasuring 2.77 Hectares, land Revenue Rs. 10.13/- Yearly and their names was also accordingly mutated in all relevant records as also in 7/12 Extract; **AND**

WHEREAS, thereafter the aforesaid Shri. Sutinderpalsingh Gurucharansingh Arora & other 3 co-owners in their turn transferred/sold the property comprising **ALL THAT** piece and parcel of Agricultural and bearing **Khasra/Survey/Gut No. 89/1**, having total area of **2.77 Hectares**, land Revenue Rs. 10.13/- Yearly, held in Bhogwatdar Class-1 Rights of **MOUZA – VELA (HARI)**, P.S.K. 38-A, Khate No. 326, including all kinds Trees, Shrubs and anything and everything standing thereon, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant containing by admeasurement and belonging thereto, situate at Village – Gotalpanjari, in Tahsil – Nagpur (Rural), District – NAGPUR by way of sale to Shri. Pankaj Chandrakant Waghmare & other 2 co-owners, by a Sale Deed Dated 25/08/2015, which is duly registered in the Joint Sub-Registrar Nagpur (Rural) – 10, in Book No. 1, at Sr. No. 6525 on even date and their names was also accordingly mutated in all relevant records as also in 7/12 Extract; **AND**

WHEREAS, thereafter the aforesaid to Shri. Pankaj Chandrakant Waghmare & other 2 co-owners in their turn transferred/sold the property comprising **ALL THAT** piece and parcel of Agricultural and bearing **Khasra/Survey/Gut No. 89/1**, having total area of **2.77 Hectares**, land Revenue Rs. 10.13/- Yearly, held in Bhogwatdar Class-1 Rights of **MOUZA – VELA (HARI)**, P.S.K. 38-A, Khate No. 1149, including all kinds Trees, Shrubs and anything and everything standing thereon, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant containing by admeasurement and belonging thereto, situate at Village – Gotalpanjari, in Tahsil – Nagpur (Rural), District – NAGPUR by way of sale to M/s. Global Infrastructure, the Vendor named hereinabove, by a Sale Deed Dated 09/10/2019, which is duly

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registered in the Joint Sub-Registrar Nagpur (Rural) – 7, in Book No. 1, at Sr. No. 8339 on even date and its name was also accordingly mutated in all relevant records as also in 7/12 Extract; AND

WHEREAS, as a result therefore M/s. Global Infrastructure, the Vendor named hereinabove has become an absolute, exclusive, full & Owner of the aforesaid property comprising ALL THAT Piece and parcel of Land bearing Khasra/Survey/Gut No. 89/1 having an area of 2.77 Hectors (i.e. 6.84 Acres/27700 Sq. Mtrs.), Land Revenue Rs. 10.13/- Yearly, held in Bhogwaldar Class-1 Rights of MOUZA – VELA (HARI), P.S.K. 38-A, Khate No. 1486, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Vela (Hari), within the limits of the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil – Nagpur (Rural) and District – NAGPUR and the same is also accordingly mutated in its name in all relevant records as also in 7/12 Extract; AND

(2) N.A. PERMISSION :

The aforesaid Agricultural Land bearing Khasra/Survey/Gut No. 89/1 of MOUZA – VELA (HARI) is being converted for Non-Agricultural (Residential) use in terms of the Order of the Tahsildar, Nagpur (Rural) vide is Order Dated 12/10/2022 passed by the Tahsildar, Nagpur (Rural) passed in Revenue Case No. 12/NAP-34/ 2022-23 then after modification of Non-Agricultural Order The aforesaid Agricultural Land bearing Khasra/Survey/Gut No. 89/1 of MOUZA – VELA (HARI) is being converted for Non-Agricultural (Residential) use in terms of the Order of the Tahsildar, Nagpur (Rural) vide is Order Dated 01/08/2023 passed by the Tahsildar, Nagpur (Rural) passed in Revenue Case No. 02/NAP-34/2023-24.

(3) LAY-OUT SANCTION :

For the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur has recommended the layout on the said land by a Letter No. KA-Abhi./NAMPRAVIPRA/8562, Dated 03/07/2023 on the various terms and conditions.

(4) REAL ESTATE PROJECT NAME :

The said Real Estate Project is purely a plotted Development and shall be known and styled as “SAHASTRABAHU NAGAR” (Hereinafter referred to as the “Project”).

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(5) ADDRESS :

Survey/Khasra/Gut No. 89/1 of MOUZA – VELA (HARI), Patwari Saza No. 38-A, Grampanchayat – Vela (Hari), Nagpur (Gramin) – 440037, Tahsil – Nagpur (Rural) and District – NAGPUR (Maharashtra State).

(6) ARCHITECT :

The Vendor has appointed Architect Shri. Umesh M. Lamge having its office at Ajni Square, Nagpur – 440003, Tahsil & District – NAGPUR (Maharashtra State).

(7) DESIGNERS & PLANNERS :

The Vendor has appointed Designers & Planners Shri. Umesh M. Lamge having its office at Ajni Square, Nagpur – 440003, Tahsil & District – NAGPUR (Maharashtra State).

(8) EXISTING PERMISSIBLE BUILT-UP AREA (F.S.I AREA) FOR PLOTS :

The Nagpur Metropolitan Region Development Authority, Nagpur has approved FSI of 1.569 to the said Plot.

(9) AMENITY SPACE/PUBLIC UTILITY PLOT :

Recreational Open Space of 2611.19 Sq. Mtrs. & Amenity Space of 2771.90 Sq. Mtrs. is provided in the said Layout.

(10) COMPLIANCE OF REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016 :

The Real Estate (Regulation & Development) Act, 2016 has come into force since 1/5/2017. “SAHASTRABAHU NAGAR” is duly register with the said Authority vide Registration No. P50500047734.

(11) PHASING OF THE PROJECT :

This Project is developed in a Single Phase.

(12) INSPECTION OF ALL DOCUMENTS BY PURCHASER :

On demand from the Purchaser, the Vendor has given inspection to the Purchaser of all documents of title relating to the project land and plans, designs & specification prepared by the project Architect and all other such documents as specified under.

(13) DISCLOSURE REGARDING LITIGATION :

The Vendor hereby declares that there are no Civil/Criminal case is pending with respect to the said land.



(14) DISCLOSURE REGARDING RESERVATION IN SAID LAND :

The Vendor hereby declare that based on the sanctioned layout plan obtained from planning authority, area Internal Roads 6238.00 Sq. Mtrs., Recreational Open Space 2611.19 Sq. Mtrs., Amenity Space 2771.90 Sq. Mtrs., Space for Electric Sub-Station, Waste Water Treatment & Recycling Plant 50.00 Sq. Mtrs., shall be handed over to the local authority. Apart from this, the Vendor declares that there is no reservation or acquisition on any part of the said land.

(15) DISCLOSURE REGARDING LEGAL ENTITY FOR PLOT OWNERS :

The Vendor hereby declares that the independent Plots are to be sold on Ownership basis by executing the Sale Deed and therefore to buyers such Plots will become absolute owner of such Plots with heritable and transferable rights therein. Thus a separate legal entity (co-operative society) of Plot Owners will be formed, which will be responsible for maintenance of the said Layout Project.

(16) INTEREST SHOWN BY THE PURCHASER :

Purchaser was in search of residential Plot in vicinity of Village – Vela (Hari) and that is when he came to know the Vendor and the Vendor has disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the Purchaser and thereafter the Purchaser has conveyed his readiness and willingness to purchase the **Plot No. 32** out of the project known as “**SAHASTRABAHU NAGAR**” which is more particularly described in the **Schedule B** and location of which is shown on authenticated copy sanctioned layout plan annexed herewith as “**Annexure C**”.

(17) OFFER AND ACCEPTANCE :

The parties relying on the confirmations representation and assurance of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, upon the terms and conditions stated therein.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS

(1) **THAT**, in pursuance of the agreement and in consideration of the total Consideration of **Rs. 7,00,000/- (Rupees Seven Lakh Only)**, paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor do hereby acknowledge and the Vendor being the absolute, exclusive and full owner of the said land, do hereby convey, grant, sell and transfer **ALL THAT** piece and parcel of land bearing **Plot No. 32** out of the sanctioned layout containing by admeasurements **81.55 Sq. Mtrs. (OR 877.80 Sq. Ft.)**, out of the sanctioned layout known and styled as “**SAHASTRABAHU NAGAR**”, being a portion of the entire land bearing **Khasra/Survey/Gut No.**

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89/1 of MOUZA – VELA (HARI), P.S.K. 38-A, including all other easementary rights appurtenant and belonging thereto, situated at Village – Vela (Hari), within the limits of the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil – Nagpur (Gramin), District – NAGPUR, hereinafter termed shortly as the **“SAID PLOT”** more particularly described in **Schedule “B”** hereunder written, to and unto the Purchaser to hold the same as an absolute, exclusive and full owner, free from all encumbrances.

(2) **THAT**, the total price agreed is **Rs. 7,00,000/- (Rupees Seven Lakh Only)** which the Purchaser has paid to the Vendor in the following manner:-

MANNER OF PAYMENT :

Rs. 5,00,000/-
(Rupees Five Lakh Only) paid by the Purchaser to the Vendor by RTGS Vide UTR No. SBIN323205 515821, Dated 24/07/2023, Through State Bank of India, Camp Road Branch, Amravati, as an earnest amount, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 2,00,000/-
(Rupees Two Lakh Only) paid by the Purchaser to the Vendor by IMPS, IMPS Reference No. 4597862162099, Dated 25/10/2023, Through State Bank of India, Camp Road Branch, Amravati, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 7,00,000/-
=====

(TOTAL RUPEES SEVEN LAKH ONLY)

(3) THAT the VENDOR do hereby covenant with PURCHASER as follows:-

- (i) **THAT**, the Vendor hereby specifically declare that it's have received the entire agreed sale consideration from the Purchaser and consequently therefore it's have now nothing to receive from the Purchaser against the instant transaction of sale.
- ii) **THAT**, the Vendor has good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.



- iii) **THAT**, the interest hereby transferred subsists the Vendor has full authority, right and power to transfer the same to the Purchaser absolutely.
- iv) **THAT**, the Vendor has not done any act way or whereby the said property transferred here under and is not encumbered in any way or whereby it is debarred from transferring the same to the Purchaser absolutely.
- v) **THAT**, the Vendor has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances lien, attachment of whatsoever nature over the property hereby sold and the Vendor undertakes to clear the same if found later on and the Vendor hereby agrees to indemnify and compensate the Purchaser for all losses, damages and the costs that the Purchaser might matter.
- vi) **THAT**, the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor and/or any person claiming on behalf of the Vendor.
- vii) **THAT**, the Vendor has paid NA, Grampanchayat/NMRDA taxes, rents etc. upto this date of Sale Deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendor undertakes to pay the same to the respective authorities and keep the Purchaser indemnified.
- viii) **THAT**, the possession of the above said Plot transferred hereunder is handed over today to the Purchaser, who will hold and enjoy the same hereinafter with heritable and transferable rights.
- ix) **THAT**, the Purchaser shall from the date hereof always pay regularly the Non-Agricultural Assessment and all other outgoings etc. whatsoever assessed on his Plot of land.
- x) **THAT**, the Purchaser shall construct his Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Region Development Authority, Nagpur.
- xi) **THAT**, the Purchaser is fully aware that all the condition, covenants, terms and undertaking as may be imposed by the Collector, Nagpur, Competent Local Authority, Town Planning Department, Nagpur Metro Regional Development Authority, Nagpur & other Govt./Semi Govt. Departments and by

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the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon him as well as his successor-in-title. Similarly the Purchaser has agreed to pay proportionate charges and expenses required for development of the said Layout, as and when demanded by the Vendor.

xii) THAT, the Vendor will support any application made by the Purchaser for mutation of his name in the Govt. and Local Body Records.

xiii) THAT, the Vendor will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the Purchaser as may reasonably be required.

xiv) THAT, it is clearly agreed and understood by the Purchaser that it shall be his sole liability and responsibility to pay the betterment and development charges in respect of said Plot of land hereby sold to him to the concern department within time period as and when the same are demanded by it any time in future in accordance with the terms and conditions as may be imposed by the Local Planning Authority/NMRDA/under any prevailing provisions of the statutes.

xv) THAT, the Vendor shall form Co-operative Society for the Plot Owners of said Layout. The Purchaser shall observe and perform all the rules and regulations the said Co-operative Society may adopt at they inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Layout and for the observance and performance of the Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies.

xvi) THAT, the Purchaser shall permit the Vendor and its surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land/Layout or any part thereof to view, examine and/or execute any changes as may require as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.

xvii) THAT, the Purchaser is well aware that the Vendor will complete development works of said Layout. The Purchaser assures that after possession of the said Plot he shall not cause any hindrance / obstruction / objection to the movement of men and machinery required for the future works.



xxviii) THAT, the Purchaser hereby agrees and accepts that the Consideration amount excludes expenses to stamp duty, registration fees or any other taxes applicable and in force today or those that may become enforceable and payable at any time in future. Further it is agreed by and between the parties hereto that if in future, any type of taxes shall be levied which may be direct or indirect taxes, Good & Service Tax (G.S.T.) or any other taxes on the said agreement then all outgoings pertaining to this shall be paid by Purchaser separately.

xix) THAT, the aforesaid Layout is developed/got sanctioned in accordance with presently applicable charges. If in future the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Layout, then all such charges shall be borne and paid by the Purchaser alone. Under no circumstances the Vendor will be liable for the same.

xx) THAT, it is specifically agreed and understood by the Purchaser that in case, if any future the planning authority or any other Competent Authority raised any demand towards additional development/sanction of the said Layout, then all such charges shall be borne and paid by the Purchaser alone. Under no circumstances the Vendor will be liable for the same.

xxi) THAT, this Sale Deed is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

xxii) THAT, the said Sale Deed is drafted by me as per the instructions given by the parties hereto and the documents produced by them before me.

xxiii) THAT, the expenses with respect of the preparation of this Deed including the Stamp Duty along with appropriate registration fees applicable to the said contract as per Maharashtra Stamp Act, 2015 and other Incidental Charges have been borne and paid by the Purchaser only.

SCHEDULE - A
(SAID LAND)

ALL THAT Piece and parcel of Land bearing Khasra/Survey/Gut No. 891/1 having an area of **2.77 Hectors** (i.e. **6.84 Acres/27700 Sq. Mtrs.**), Land Revenue Rs. 10.13/- Yearly, held in Bhogwatdar Class-1 Rights of **MOUZA - VELA (HARI)**, P.S.K. 38-A, Khate No. 1486, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Vela (Hari), within the limits of the Nagpur Metropolitan Region Development Authority (NMRDA), in

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Tahsil – Nagpur (Rural) and District – NAGPUR and the same is bounded as under:-

ON THE EAST - BY SURVEY/KHASRA/GUT NO. 90.
 ON THE WEST - BY SURVEY/KHASRA/GUT NOS. 86, 87 & 88.
 ON THE NORTH - BY SURVEY/KHASRA/GUT NO. 90.
 ON THE SOUTH - BY SURVEY/KHASRA/GUT NO. 85.

SCHEDULE – B
(SAID PLOT)

ALL THAT Piece and parcel of land bearing Plot No. 32 containing by admeasurement 81.55 Sq. Mtrs. (OR 877.80 Sq. Ft.), out of the sanctioned layout carved on the land described in Schedule – A and known and styled as “SAHASTRABAHU NAGAR”, and the said Plot is bounded as under:-

ON THE EAST — BY PLOT NO. 33.
 ON THE WEST — BY PLOT NO. 31.
 ON THE NORTH — BY PLOT NO. 27.
 ON THE SOUTH — BY 09.00 MTRS WIDE ROAD.

SCHEDULE – C
(DEVELOPMENT WORKS OF THE PROJECT)

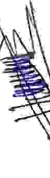
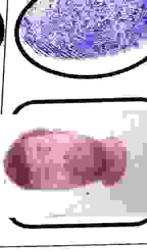
- 1) Cement Concrete Road
- 2) Sewage Line
- 3) Storm Drainage Line
- 4) Water Pipe Line
- 5) Open space Compound wall
- 6) Sewage Treatment Plant
- 7) Rain Harvesting Chamber
- 8) Electric Network with Transformer
- 9) Street Light
- 10) Green Water Line

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 92/32



IN WITNESS WHEREOF the parties 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 the presence of attesting witnesses signing as such on the day first above written.

(Drafted by Adv. Rahul Kharapkar as per the Instructions given by the Parties).

SR. NO.	PASSPORT SIZE PHOTOGRAPH AND THUMB IMPRESSION (LEFT THUMB)	SIGNATURE & FULL NAME
1.		FOR M/s. GLOBAL INFRASTRUCTURE  (NARESH V. HALMARE)
2.		 (SIDDHANT D. CHAVHAN)
3.		 (VIJAY N. HARKUT) Partners <u>VENDOR</u>
4.		 (ASHISH R. CHAVHAN) <u>PURCHASER</u>
5.		 WITNESS NO. 1
6.		 WITNESS NO. 2

9948/2023
98/22



राधा वसुन्मा बाई (विकासी नौदती)

जिल्हा :- नांदेड

cc/b/d

टीप : -- सदस्यी गोट भौबाइल अँप ह्वारे घेमेत आलेली आहे





श्री. प्रताप वाधमारे, तहसिलदार, नागपूर (ग्रामीण) यांचे कार्यालय, नागपूर

रा.मा.क्र. ०२/एन.ए.पी.-३४/२०२३-२०२४
मौजा - वेळाहरी, प. ह. नं.- ३८अ
दिनांक- ०१ ऑगस्ट, २०२३

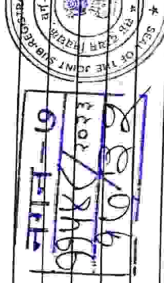


वैचित्र्य : मा.जिल्हाधिकारी, नागपूर यांचे अधिकार प्रदान आदेश क्र. प्रस्तुत/कावि-१४६९/२२, दि. १९/०९/२०२२.

जमीन महसूल संहिता, १९६६, च्या कलम - ४२-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्योअर्थी, जिल्हा- नागपूर, तालुका-नागपूर (ग्रामीण), मौजा- वेळाहरी, प. ह. नं.- ३८अ च्या शेेत सव्हे क्रमांक ८९/१, एकूण आराजी २.७७ हे. आर. (२७७००.०० चौ. मी.) पैकी आराजी २.७६९९६८ हे. आर. (२७६९९.६८ चौ. मी.) या जमिनीच्या भोगवटदाराने महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये, "निवासी" अकृषक प्रयोजनासाठी सतर जमिनीचा विकास करण्यास कार्यकारी अभियंता-१, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचे मंजूरी अहवाल क्र.का.अभि./नामप्रविष्टा/८५६२, दिनांक- ०३/०७/२०२३, अन्वये विकास/ बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबंधी नियोजन प्राधिकरणाने सुधारित अंतिम मंजूरी केलेला नकाशा या सनदेसोबत संलग्न आहे. मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT			
AREA OF LAND (minimum of A, B, C)			
1.	A) AS PER OWNERSHIP DOCUMENT	27700.00	SQ.M.
	B) AS PER MEASUREMENT SHEET	28341.17	SQ.M.
	C) AS PER SITE	27699.68	SQ.M.
	DEDUCTIONS FOR		
	A) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.
2.	B) ANY D.P. RESERVATION AREA	383.79	SQ.M.
	C) NATURAL WATER COURSE AREA	0.00	SQ.M.
3	TOTAL (A+B+C)	383.79	SQ.M.
4.	GROSS BALANCE AREA OF PLOT (1-2)	27315.89	SQ.M.
	AMENITY SPACE		
	A) REQUIRED	2761.59	SQ.M.
	B) PROPOSED	2771.90	SQ.M.
5	NET PLOT AREA (3-4b)	24543.99	SQ.M.
6	RECREATIONAL OPEN SPACE		
	A) REQUIRED	2454.40	SQ.M.
	B) PROPOSED	2611.19	SQ.M.
7	SPACE FOR ELECTRIC SUB STATION/WEST WATER TREATMENT & RECYCLING PLANT	50.000	SQ.M.
8	INTERNAL ROAD AREA	6238.00	SQ.M.
9	SERVICE ROAD & HIGHWAY WIDENING AREA	0.00	SQ.M.
10	PLOTTABLE AREA	15644.80	SQ.M.
11	NET AREA OF PLOTS FOR FSI CALCULATIONS=(3-4B)	24543.99	SQ.M.
12	PERMISSIBLE PRO-RATA FACTOR FOR FSI CALCULATIONS ON LAYOUT PLOTS (as per clause no. 24.9(i) of DCPR, NMRDA)=(5/10)	1.569	SQ.M.





11/21

च्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रक्कम देण्याकरिता नमूद "निवासी" अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यात येते.

उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ २.७७ हे. आर. (२७७००.०० चौ. मी.) पैकी आरानी २,७६९९६८ (२७६९९.६८ चौ. मी.) "निवासी" प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच १८४९६.७० (AREA UNDER PLOT १५६४४.८० + AMENITY SPACE PROPOSED २७७१.१० = १८४९६.७०) चौ. मी. पेसे प्रति चौ. मीटर याप्रमाणे अकृषक महसूल कर रुपये १,८४२/-, ग्रामपंचायत कर अकृषक करा एवढा रुपये ११० पेसे प्रति चौ. मीटर याप्रमाणे अकृषक महसूल कर रुपये १,८४२/-, परावर्तीत कर अकृषक सान्याचे ५ पट म्हणजे जिल्हा परिवद सेस सारा ७ पट अकृषक कराच्या रुपये १२,८९४/- परावर्तीत कर अकृषक सान्याचे ५ पट म्हणजे १,२९०/- असे एकूण रुपये २५,७८८/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीनुसार आणि शर्तीना अधीन राहून उपरोक्त जमिनीच्या भोगवटदारास सव्ज नियोजन प्राधिकाऱ्यावर वर उल्लेखित विकास पत्रवर्नाळीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या "निवासी" अकृषक वापरापोटी उक्त संहितेच्या क अ अन्वये नागपूर महानगर प्रदेशा विकास प्राधिकरण, यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून ही सनद देण्यात येते. उम्हदी

१. आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणीत, उल्लेखित विकास/बांधकाम पत्रवर्नाळी प्राप्त झाल्यापासून दिनांक ३१ जुलै २०२४ (वर्ष) रोजी संपणाऱ्या कालावधीत शासनाला प्रत्येक वर्षी रुपये १,८४२/- (रुपये एक हजार आठशे वेचळीस फक्त) या दराने होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये गिल्हाधिकार्याकडून निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.

२. उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भक्ते.
३. वरीलप्रमाणे मंजूर केलेल्या वापराप्रमाणे किंवा वापराच्या क्षेत्रामध्ये निवोजन प्राधिकरणाच्या पूर्वेकरी शिवाय बदल करू नये व ही सनद निर्गमित झाल्यानंतर निवोजन प्राधिकरणाच्या पूर्वे मान्यतेने सदर जमिनीच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल निवोजन प्राधिकरणाकडून मंजूर झाल्या दिवसांच्या आत गिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकार राहील.

४. सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वॉर्डस मध्ये बाधित होत असल्यास सदर अकृषक संहिता निरद करण्यात येईल.

उक्त जमिनीच्या भोगवटादाराने पूर्वागामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास गिल्हाधिकार संहितेच्या आणि तदन्वये, करण्यात आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता द्यावी अशा कोणत्याही शास्त्रीय बाधा न आणता त्यास वाटेत अशी आकारणी भरल्यावर आणि कलम ३२१ च्या पोटकलम १ वी अधिनते, त्यास योग्य वाटेत एवढा रकम भरल्यानंतर उक्त जमिनी भोगवटदार यांच्या वहीवाटीत असल्या वही वाटीत येईल.



नागपूर महानगर प्रदेश विकास प्राधिकरण

क्रमांक : का.अभि./नामप्रविप्रा/ ८५६२

नागपूर, दिनांक : ०३/०७/२०२३

प्रति,

तहसीलदार,

नागपूर (ग्रामिण),

नागपूर.

विषय :- मौजा-वेळाहरी, खसरा क्र. ८९/१, तह. नागपूर (ग्रामिण), जि. नागपूर, आराजी २.७७ हे.आर. (२७७००.०० चौ.मी.) पैकी २.७६९९६८ हे.आर. (२७६९९.६८ चौ.मी.) जागा "निवासी" वापरास महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे तरतूद क्र. ४५ अन्वये "निवासी" अभिन्यास मंजूरीकरिता अकृषक परवानगीची सनद मिळण्याबाबत.

संदर्भ :- अर्जदाराचा दिनांक २०/०४/२०२१ रोजीचा सुधारीत अभिन्यास मंजूरीचा अर्ज.

विषयांकित प्रकरणातील जागा "निवासी" वापरार्थ अकृषक सनद मिळणेप्रकरणी अभिन्यास मंजूरीचे प्रकरण संदर्भाकित अर्जान्वये प्राप्त झाले आहे. नागपूर महानगर क्षेत्राकरीता शासनाने दिनांक ०५/०१/२०१८ रोजी मंजूर केलेल्या विकास योजनेत उक्त जागा South-B प्रभाग क्षेत्रात स्थित असून "निवासी R-4" लगत ६०.०० मी. व १५.०० मी. रुंद रस्ता" या उपयोगाने प्रस्तावित आहे. मंजूर विकास योजनेतील तरतूदीनुसार प्रस्तावित वापर अनुज्ञेय आहे. संदर्भाधिन पत्रासोबत या कार्यालयास प्राप्त झालेल्या सुधारीत प्रकरणाच्या अभिन्यासाला मा. महानगर आयुक्त, नागपूर महानगर प्रदेश विकास प्राधिकरण यांनी दिनांक १४/०६/२०२३ रोजी सुधारीत अंतिम मंजूरी प्रदान केलेली आहे. उक्त जागेला फक्त "निवासी" वापराकरीता सुधारीत अकृषक सनद मिळण्याकरीता खालील अटीवर शिफारस करण्यात येत आहे.

१. अभिन्यासातील भूखंडाचा उपयोग फक्त "निवासी" वापराकरिताच करण्यात यावा. तसेच भूखंडाचे विभाजन करू नये.
२. सभोवतालचे मंजूर अभिन्यासातील रस्त्यांशी योग्यरितीने समन्वय साधणे आवश्यक आहे.
३. अभिन्यासाची जागेवरील प्रत्यक्ष आखणी केल्यानंतर अभिन्यासातील राखून ठेवलेल्या खुल्या जागेचे क्षेत्रफळ अभिन्यासातील जागेच्या एकूण क्षेत्रफळाच्या १०% पेक्षा कमी असू नये.
४. "सार्वजनिक उपयोगाची" जागे करिता प्रस्तावित केलेल्या भूखंडाचे क्षेत्रफळ मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली-२०२० नुसार राखीव ठेवणे बंधनकारक राहील.
५. अभिन्यासातील जागेत काही वृक्ष असल्यास, भूखंड आखतांना ते नष्ट न करता विद्यमान स्थितीत कायम ठेवावीत.
६. सदर रेखांकनामधील प्रस्तावित बांधकामास दिनांक ०२/१२/२०२० रोजी एकत्रिकृत मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली लागू राहील.
७. विषयांकित जमिनीतून विद्युत वाहिनी/दुरध्वनी वाहिनी जात असल्यास उक्त वाहिनी प्रस्तावाला बाधित होणार नाही अशा रितीने संबंधीत विभागाच्या अद्यावत नियमानुसार आवश्यक त्या सामासिक अंतरावर स्थानांतरीत करावी लागेल.
८. विषयांकित जागेलागत/जागेतून पाण्याचे स्रोत जात असल्यास संबंधित पाटबंधारे/जलसिंचन विभागाचे नाहरकत प्रमाणपत्र घ्यावे लागेल.
९. पावसाच्या पाण्याचे जलसंवर्धन (Rain Water Harvesting) ची व्यवस्था अभिन्यासात करावी लागेल.
१०. जमिनीचे मालकी हक्काबाबत महसूल विभागाचे स्तरावर खात्री करून घेणे आवश्यक राहील.

नागपूर-७
२९/७/२०२३
२९/७/२३



- रूपे आवश्यक राहिल.
- तगन-७
- ११५४/२०२३
- ११५४

१. उक्त जागा शासनाच्या दिनांक २०/०२/२०१५ रोजी (Draft Development Plan) नागपूर महानगर क्षेत्रातील प्रादेशिक प्रारूप विकास योजनेनुसार निवासी R-4 उपयोगकरीता प्रस्तावित आहे. नागपूर महानगर प्रादेशिक विकास योजना आराखडा, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या ३१(१) अन्वये शासनाने दि. ०५/०१/२०१८ रोजी विकास आराखडा मंजूर केलेला असून उक्त जागानिवासी R-4 उपयोगकरीता दर्शविलेली आहे. मंजूर विकास योजनेतील परिशिष्ट 'अ' मधील मंजूर सारभुत बदल फायल Sanctioned Modification अनुक्रमांक १-(SM-1) नुसार R-3 व R-4 जमीनी करीत Infrastructure Charges रुपये ६४,५४,१००/- असल्याने प्रकरणात किस्तीने रकम आकारणी करण्याबाबत कार्यकारी समीतीने उठाव क्र. १५/०३/१५/११/२०१८ रोजी दिलेल्या मान्यताप्रमाणे अर्जाताने पहिला हप्ता दि. १५/०७/२०२२ रोजी रु. १६,१३,५२५/- चा भरणा व दुसरा हप्ता दि. ०९/१२/२०२२ रोजी रु. १६,१३,५२५/- व त्र्याज रु. ५,२९,७८२ असे एकुण रु. २१,४३,३०७/- चा भरणा केलेला आहे. उर्वरित रकम किस्तीने भरणा करावे लागेल.

२. नागपूर महानगर क्षेत्राकरीता महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६, चे कलम ३१(१) अन्वये मंजूर केलेल्या सारभुत बदल Modification (SM-4) अ नुसार ६०.०० मी. लॅन्ड बाह्यवळणा रस्त्यापासून (Outer ring road) २५०.०० मी. अंतरात उक्त जागा स्थित असल्यामुळे शासनाने उक्त दिलेल्या दरानुसार शुल्क रु. ६३९८७००/- व व्याज रु. १,६७,९९२/- असे एकुण रु. ६५,६५,८९२/- शुल्काचा (Corridor Development Charges) भरणा दि. ११/०८/२०२२ ला केलेला आहे.

३. अभिन्यासातील असलेली इलेक्ट्रीक सर्व्हिस लाईन अभिन्यास अंतिम मंजूरी पूर्वी विकासकास स्व. खर्चाचे स्थळांतरीत करावी लागेल.

४. रस्त्याची ओरखन वृटीबाबत झालेल्या दि. ०९/१०/२०२१ रोजीचे आदेशाचे अधिन.

५. मंजूर एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावली मधील तरतूद क्र. १.४ (vi) नुसार यापुर्वी मंजूर झालेला सदर जागेवरील निवासी करीता मान्यता मिळालेला अभिन्यास प्रस्ताव अधिगृहित समजण्यात येईल. तसेच पूर्वीचे अभिन्यास नकाशे निरस्त करण्यासाठी या कार्यालयात सादर करण्याचा अटीव.

अभिन्यासाची दोन प्रत या कार्यालयामार्फत चासह पाठविण्यात येत आहेत. कृपया उक्त जागेची अक्षक का निर्धारण प्राप्त झाल्यानंतर अक्षक आदेशाची प्रत या कार्यालयास पाठविण्यात यावी, ही विनंती.

सहप्रत : अभिन्यास नकाशा दोन प्रत
(मौल वेळ ही, खराब क्र. ८१/१, तह. नागपूर क्र. ८१/११)

कार्यकारी अभियंता-१,
नागपूर महानगर प्रदेश विकास प्राधिकरण

प्रतिलिपी :-

१. मे. ग्लोबल इन्फ्रास्ट्रक्चर तर्फे भागीदार श्री. नरेश विठ्ठलाव हलमारे व ईतर, रा. ग्लोबल इन्फ्रास्ट्रक्चर पहिला माळा, आनंद कॉमलेक्स, तिलाचम फेश जवळ, मनीष नागर, नागपूर-४४०००१

अ) अंतिम अभिन्यासाचे प्रती सोबत आपण मुलभुत सुख सुविधासाठी अभिन्यास नकाशे व मोजणी 'क' प्रत सह सहाय्यक अभियंता (दक्षिण), नामप्रवित्रा, हुनुमान नागर, नागपूर यांचेकडे सादर करावे.

२) कार्यकारी अभियंता-२, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांना माहितीसाठी सादर.

३) सहा. अभियंता-१ (दक्षिण), नामप्रवित्रा, हुनुमान नागर, नागपूर यांना पूढील कार्यवाहीस अग्रेषित.



नगन-७
११५४८/२०२३
२३/३२

कार्यकारी अभियंता-१,
नागपूर महानगर प्रदेश विकास प्राधिकरण



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number
P50500047734

Project: **SAHASTRABAHU NAGAR**, Plot Bearing / CTS / Survey / Final Plot No.: Kh. No. 89/1 at Wada hanchandra
Nagpur (Rural), Nagpur, 441108.

1. Global Infrastructure having its registered office / principal place of business at Tehsil: Nagpur (Urban), District: Nagpur. Pin: 440034.
2. This registration is granted subject to the following conditions, namely:-
 - a. The promoter shall enter into an agreement for sale with the allottees;
 - a. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Ratification of Interest and Disclosures on Website) Rules, 2017.The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable cost of the project is less than the estimated cost of completion of the project.

- a. The Registration shall be valid for a period commencing from 21/11/2022 and ending with 31/07/2032 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - a. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - a. That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant V. Remanand Prabhu
(Secretary, Maharashtra)
Date: 21-11-2022 16:37:10

Date: 21/11/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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9487/2023
28/22



प्लॉट नं.	1024
अवस्था	अवकाश
प्लॉट का क्षेत्रफल	एक एकड़ (संगीत)
प्लॉट का नाम	मौजा देवा, तिरुशिरपुरी
प्लॉट का स्थान	Indiabanc Area
प्लॉट का मालिक	991
प्लॉट का मालिक का पता	89
प्लॉट का मालिक का पता	सुदी
प्लॉट का मालिक का पता	SI 55 चौ मीटर
प्लॉट का मालिक का पता	Layout Plot
प्लॉट का मालिक का पता	Rs. 6650/-
प्लॉट का मालिक का पता	प्रथम विक्री

प्लॉट का नाम, Rules

10 क

8. 55 चौ मीटर प्लॉटसाठी वार्षिक मूल्य दरवार 100 रु. मूल्य दर - 6650/-

9. 55 चौ मीटर प्लॉटसाठी वार्षिक मूल्य दर 81.55 रु. 6650

= 542307.5/-

प्लॉटसाठी एककित अंतिम मूल्य - मिळकतीचे क्षेत्र (1) मूल्य - मिळकतीचे क्षेत्र (2) मूल्य

542307.5 + 0

= Rs. 542307.5/-

= २ पाच लाख वेचालीस हजार तीन सौ आठ-

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नगन-७
9948/2023
29/12/21



आधार - सामान्य माणसाचा अधिकार

6250 9928 7770

अक्षय वसु बन्ने
Akshay Vasan Banne
जन्म तारीख/DOB: 21/07/1993
पुंस्/ MALE

8728 2878 9070

माझी आधार, माझी ओळख

Vijay Narayandasji Harkut
DOB: 06/05/1950
Male

3481 8213 2438

मेरा आधार, मेरी पहचान

विजय दीपक चव्हाण
Sudhant Deepak Chavhan
जन्म तारीख/DOB: 15/01/1998
पुंस्/ MALE

9649 4268 4578

माझे आधार, माझी ओळख

नरेश विठ्ठलराव हलमारे
Narash Vitthalrao Halmare
जन्म तारीख/DOB: 15/08/1978
पुंस्/ MALE

7522 4282 8701

मेरा आधार, मेरी पहचान

VID: 9178 8926 8649 0631



नगन-७

9948/2023

25/02



एआर २८० एमएस, एम १०११
बसक फुलवारी, कोणार्क इलाका,
बसवारी, कोणार्क ४६२०१६,
महाराष्ट्र ४६२०१६



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Bengaluru-560 001



पुंस्
श्री. वि. लाल, श्री. जगदीश शिवाजी नगर, एम
कोणार्क, कोणार्क जं. अ. नगर,
कोणार्क - 440009

Address:
Shri. Vinodlalji Shri. Jagdish Shivaji Nagar, E.M.
Nagar S.O. Nagpur, Maharashtra - 440009

8728 2878 9070

VID: 9178 8926 8649 0631



अक्षय
Address: S/O: Narayandasji Harkut,
youngster star chaur, PARATWADA
ROAD, Chandurbazar, Chandur
Bazar, Amravati, Maharashtra,
444704

3481 8213 2438

माझा आधार, माझी ओळख



पुंस्
S/O दीपक लाल चव्हाण, एम १०११
बसक फुलवारी, कोणार्क इलाका,
बसवारी, कोणार्क ४६२०१६,
महाराष्ट्र - ४६२०१६

Address:
S/O Deepak Lal Chavhan, E.M. 1011
Bask Fulwari, Konark Taluka,
Baswari, Konark 462016,
Maharashtra - 440010

9649 4268 4578

VID: 9178 8926 8649 0631



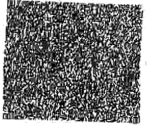
पुंस्
S/O विठ्ठलराव हलमारे, संत जगदीश नगर, एम
कोणार्क, कोणार्क जं. अ. नगर,
कोणार्क - 441904

Address:
S/O Vitthalrao Halmare, sant jagdish
nagar, Shivajinagar, Shivajinagar Post, Shivajinagar,
Bhandara, Bhandara,
Maharashtra - 441904

7522 4282 8701



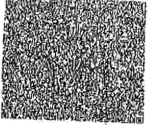
अक्षय
Address: S/O: Narayandasji Harkut,
youngster star chaur, PARATWADA
ROAD, Chandurbazar, Chandur
Bazar, Amravati, Maharashtra,
444704



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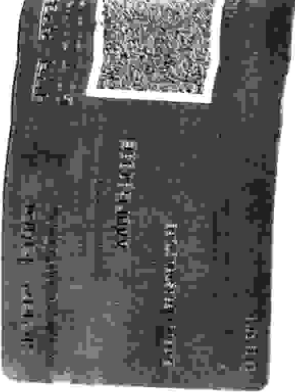


अक्षय
Address: S/O: Narayandasji Harkut,
youngster star chaur, PARATWADA
ROAD, Chandurbazar, Chandur
Bazar, Amravati, Maharashtra,
444704





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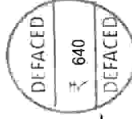


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Inspector General of Registration & Stamp

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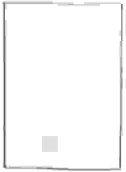
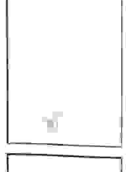
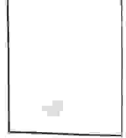


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29/12/22

11548/2023

$m = 0$, $\sigma_0^2 = 1$, $\tau_0^2 = 1$

क्र.सं.	पञ्चवारांच नाव	पञ्चवारांच प्रकार	दाखलित	आयमणीत
1	नाव: वसंत विठ्ठलराव हलमारे पन्ना: प्लॉट नं. 26, माळा नं. .. इमागतीचे नाव: .. ब्लॉक नं. .. रोड नं. नागवाडी नगर, फ्लो 2, वेल्थरोडी वस स्टेशन जवळ, वेल्थरोडी, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AAUFG3133E	विहून देणार वय :-45 स्वाक्षरी		
2	नाव: म. गोविल इन्फ्राम्यूचर तर्फे भागीदार पन्ना: प्लॉट नं. 4, माळा नं. .. इमागतीचे नाव: .. ब्लॉक नं. .. रोड नं. गंगुली कॉर्पोरेटिव्ह सोसायटी, वेमा, मनीष नगर रोड, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AAUFG3133E	विहून देणार वय :-19 स्वाक्षरी		
3	नाव: विजय नागयणराव हरकुट पन्ना: प्लॉट नं. .. माळा नं. .. इमागतीचे नाव: .. ब्लॉक नं. .. रोड नं. वस स्टार चौक, पन्तवाडी रोड, चांदूर बाजार, अमरावती, महाराष्ट्र, अमरावती. पिन नंबर: AAUFG3133E	विहून देणार वय :-73 स्वाक्षरी		
4	नाव: निहान दिपक चव्हाण पन्ना: प्लॉट नं. 402, माळा नं. .. इमागतीचे नाव: हरिगम रेसिडेन्सी, ब्लॉक नं. 401, रोड नं. शंकर नगर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AAUFG3133E	विहून देणार वय :-25 स्वाक्षरी		
5	नाव: अश्विप गजेंद्र चव्हाण पन्ना: प्लॉट नं. .. माळा नं. .. इमागतीचे नाव: .. ब्लॉक नं. .. रोड नं. फुलवाडी वस स्टेशन जवळ, लोहारा, इजारा, यवनमाळ, महाराष्ट्र, यवनमाळ. पिन नंबर: AWDPC6283E	विहून देणार वय :-34 स्वाक्षरी		

दस्तावेज कर्म देणार तथाकथित विक्रीपत्र चा दस्त पेवज करत दिल्याचें कबुल करतात.
 वेळ क्र.3 ची वेळ 09 / 11 / 2023 02 : 55 : 20 PM

सह दुय्यम निबंधक, स्तं-२,
नागपूर ग्रामिण क्र. ६

क्र.सं.	पत्रकारांचे नाव व पत्ता	छायाचित्र	उमा प्रमाणित
1	नाम: श्री. प्रदीप लीनाथर अत्रोणे वय: 32 पत्ता: घर ब्राम्हो 178, इंदवार विरगण स्टोर, शिवाजी नगर, नागपूर. फोन क्र. 440032		
2	नाम: श्री. अश्वत्थार मदन काळे वय: 30 पत्ता: शिव मंदिर ममोर, नवनाथ नगर, खरडी, नागपूर. फोन क्र. 440009		

Information received from UIDAI (Name, Gender, UID,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहन देशार नरेश विठ्ठलराव हलमारे	09/11/2023 02:56.38 PM	नरेश विठ्ठलराव हलमारे M 1172104941604986880 

2	लिहून घेणार विजय नारायणराजी इग्वु	09/11/2023 02:56:16 PM	विजय नारायणराजी इग्वु M 1172104850001448960	
3	लिहून घेणार मिद्वान दिग्व नव्हाण	09/11/2023 02:55:52 PM	मिद्वान दिग्व नव्हाण M 1172104737409490944	
4	लिहून घेणार अशिश गजेंद्र नव्हाण	09/11/2023 02:58:56 PM	अशिश गजेंद्र नव्हाण M 1172105521677230080	

शिवका क.4 ची वेळ: 09 / 11 / 2023 02 : 59 : 04 PM

सह मुख्य निबंधक, वर्ग-२,
नागपूर प्रमिण क. ७
Payment Details.

नगन-७
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३३/३३



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH R CHAVHAN	eChallan	69103332023110820368	MH010805312202324E	42000.00	SD	0005670887202324	09/11/2023
2		DHC		1123089017124	640	RF	1123089017124D	09/11/2023
3	ASHISH R CHAVHAN	eChallan		MH010805312202324E	7000	RF	0005670887202324	09/11/2023

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या दस्ताला एकुल ३३ पाने आहेत.

सह मुख्य निबंधक वर्ग-२

नागपूर प्रमिण क. ७,
दि. ९ - ११ - २०२३