

271/10441

पावती

Original/Duplicate

Tuesday, September 01, 2026

3:27 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13725 दिनांक: 01/09/2026

गावाचे नाव: बाबुळखेडा

दस्तऐवजाचा अनुक्रमांक: नगन8-10441-2026

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: संध्या सुरेंद्र पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2960.00

पृष्ठांची संख्या: 74

DELIVERED

एकूण:

रु. 32960.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:46 PM ह्या वेळेस मिळेल.



सह द. नि. नागपूर ८

सह दुय्यम निबंधक, वर्ग-२,

नागपूर क्र. ८

बाजार मूल्य: रु. 5094917.07 /-

मोवदला रु. 5500000/-

भरलेले मुद्रांक शुल्क : रु. 330000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 2960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926016906931 दिनांक: 01/09/2026

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009201914202627E दिनांक: 01/09/2026

वॅकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



SRN	MH009201914202627E	BARCODE	Date		29/08/2026-08:14:54	Form ID	25.1
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty and Registration Fee together Registration Fee			
Office Name				NGP8_JT NAGPUR NO 8 SUB REGISTRAR			
Location				NAGPUR			
Year				2026-2027 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				330000.00			
0030063301 Registration Fee				30000.00			
Total				3,60,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				00040572026082997074			
				CK00RUHOU6			
				Bank Date			
				RBI Date			
				29/08/2026-08:24:16			
				Not Verified with RBI			
				Bank-Branch			
				STATE BANK OF INDIA			
				Scroll No. , Date			
				Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : XXXXXX5513

नगन-८
१०४४९/२०२६
१/६४



नगन-८
१०४४९/२०२६
२/६४



AGREEMENT TO SELL

FOR Rs. 55,00,000/- ONLY

(RUPEES FIFTY-FIVE LAKH ONLY)

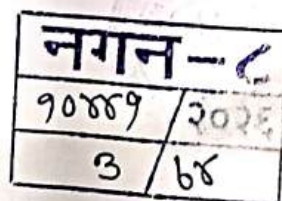
MARKET VALUE Rs. 50,94,918/- ONLY

Stamp Duty Rs. 3,30,000/- & Registration Charges Rs. 30,000/-

(The Stamp Duty concession under Maharashtra Government Notification No. क्र. मुद्रांक-२०२१/अनौ.सं.क्र.१२/प्र.क्र.१०७म-१(धोरण) दिनांक ३१ मार्च २०२१ @1% is availed as the Sale Deed is in the name of Women Purchaser. The Purchaser hereby declares that the terms and conditions of the Notification shall be binding on her and shall abide by the same.)

THIS AGREEMENT TO SELL is made on this 1st day of SEPTEMBER 2026, BY AND BETWEEN:-

1) **SHREE RAMANAND BUILDER AND DEVELOPER**, A Partnership Firm, having its Office at "Shriram Samarth Building", Darodkar Square, Central Avenue, Itwari, Nagpur, Pin Code: 440 002, Tahsil and District NAGPUR, {INCOME TAX PAN-ACDFS4306A}, Acting through its Partners (I) **SHRI. SHRIKANT S/O NISHIKANT MUKTE**, aged about 36 Years, Occupation Business, Resident of "Shriram Sarmarth Building", Darodkar Square, Central Avenue, Itwari, Nagpur, Pin Code: 440 002, Tahsil and District NAGPUR, (Maharashtra State), {INCOME TAX PAN AXKPM0706G} & {Aadhar Card No. 4239 4606 3704} (II) **SHRI. DHIRAJ S/o PRAMOD JAISWAL**, Aged about 36 Years, Occupation Business, Resident of "Kamal Palace", Ramdaspath, Nagpur, Pin Code: 440 012, Tahsil and District -NAGPUR, (Maharashtra State), {INCOME TAX PAN-AFSPJ9182K & Aadhar No. 2740 3924 6074} & (III) **SHRI. MANOHAR S/o VITHOBAJI CHARDE**, Aged about 56 Years, Occupation Business, Resident of Ram Cooler Square, New Shukrawari, Mahal, Nagpur, Pin Code: 440032, Tahsil and District NAGPUR, (Maharashtra State), {INCOME TAX PAN- AAQPC6434L & Aadhar No. 8049 1006 0392}, Acting through is constituted Attorney - **MEHER INFRA SOLUTIONS PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No: U27100MH2021PTC356523, having its Registered Office at Block No. 5, Opposite Radisson Blue. Wardha Road, Nagpur, Pin Code 440 015. {INCOME TAX PAN-AAOCM3850F}, Acting through its **Director – SHRI. SACHIN S/o DINKARRAO MEHAR**, Aged about 44 Years, Occupation Business, Resident of "Saviti Vihar, Somalwade, Wardha Road, Nagpur, Pin Code: 440025, Tahsil and District- NAGPUR, (Maharashtra State), (Aadhar No. 8093 1563 6042 & Mobile No. 9960447888)



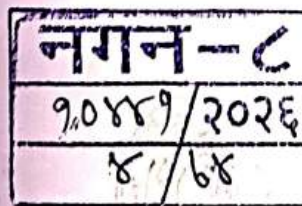
(2) MEHER INFRA SOLUTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U27100MH2021PTC356523, having its Registered Office at Block No. 5. Opposite Radisson Blue, Wardha Road, Nagpur, Pin Code: 440 015, (INCOME TAX PAN- AAOCM3850F), Acting through its Director- SHRI. SACHIN S/o DINKARRAO MEHAR, aged about 44 Years, Occupation Business, Resident of 'Savitri Vihar, Somalwada, Wardha Road, Nagpur, Pin Code: 440 025, Tahsil and District- NAGPUR, (Maharashtra State), (Aadhar No. 8093 1563 6042 & Mobile No. 9960447888), hereinafter jointly called the "VENDORS", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "PARTNERSHIP FIRM/COMPANY", and it's PARTNERS/DIRECTORS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART**.

AND

MRS. SANDHYA SURENDRA PATIL, about 47 Years, Occupation: Business {INCOME TAX PAN No. ECZPP2360H}, {Aadhar Card No. 2193 8828 7144} & Mobile No. 9922245513 Residents of Jamb -Samudrapur Wardha -442305 hereinafter called the "PURCHASERS", which expression shall unless repugnant to the context or meaning thereof, always mean and Include the said "PURCHASER/S", as well as, his/her heirs, legal representative, executors, successors and assigns of the **SECOND PART**.

AND

MEHER INFRA SOLUTIONS PRIVATE LIMITED, A Company duly Incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. 027100MH2021PTC356523, having its Registered Office at Block No. 5. Opposite Radisson Blue, Wardha Road, Nagpur, Pin Code: 440 015, (INCOME TAX PAN AAOCM3850F), Acting through its Director- SHRI. SACHIN S/o DINKARRAO MEHAR, aged about 44 Years, Occupation Business, Resident of 'Savitri Vihar, Somalwada, Wardha Road, Nagpur, Pin Code: 440 025, Tahsil and District - NAGPUR, (Maharashtra State), (Aadhar No. 8093 1563 6042 & Mobile No. 9960447888), hereinafter called the **CONFIRMING PARTY**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said **COMPANY** and it's **DIRECTORS**, as well as its respective representatives, executors, administrators, successors and assigns of the **THIRD PART**.



HISTORY OF KHASRA NO. 63/1-Z (A) 1:-

WHEREAS, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 63/1-Z, having an area of 4.7 Acres of Mouza -BABULKHEDA, P.S.K. 39, Including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all easementary rights appurtenant and belonging thereto, situate at Babulkheda, Nagpur, in Tahsil and District NAGPUR, originally belonged to Shri. Akant S/o Piraji Mate, being his separate property and he was the recorded Owner thereof; AND

WHEREAS, the said Shri. Akant Piraji Mate lateron transferred All That Piece and Parcel of Agricultural land having an area of 1.00 Acres out of the entire land bearing Khasra No. 63/1-Z, having a total area of 4.7 Acres of Mouza- BABULKHEDA, P.S.K. 39, situate at Babulkheda, Nagpur, in Tahsil and District - NAGPUR by way of sale to the Arthik Magasvargiya Swagruha Sukh Nirman Sanstha Limited, Nagpur, a Society duly Registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MN/551/NVNF 4922/83, by a Sale Deed Dated 25/05/1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur City No. 2 in Addl. Book Volume No. 961 on Pages 83 to 90 at Sr. No. 6077 on even date; AND

WHEREAS, the aforesaid the Arthik Magasvargiya Swagruha Sukh Nirman Sanstha Limited, Nagpur lateron in its turn transferred 3700 Sq. Mtrs. of land out of the aforesaid entire land bearing Khasra No. 63/1-Z by way of sale to **Shree. Ramanand Builder and Developers, the Vendor No. 1** Firm hereinabovenamed by a Sale Deed Dated 27/09/2012 and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 6, In Book No. 1, at Sr. No. 4728 on even date. The said Khasra Number now renumbered as **Khasra No. 63/1-Z (A) 1;** AND

WHEREAS, a result therefore the said **Shree Ramanand Builder and Developers, Vendor No. 1** has now become an exclusive, absolute and full Owner of the aforesaid land with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as ales in the Property Card of City Survey vide Ferfer Entry No. 20037 on dated 21/03/2017 and as per the said Property Card the area of the said land is 3028.50 Sq. Mtrs. AND

WHEREAS, thereafter, Shree Ramanand Builder and Developers has applied to the Additional Collector Nagpur for the conversion of the aforesaid entire agricultural land having

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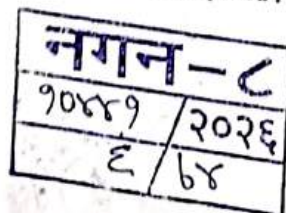


an area of 3700 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 63/1-Z (A) 1 of Mouza - Babulkheda into Non-Agricultural Land, and accordingly the said entire land bearing Khasra No. 63/1-Z (A) 1 of Mouza - Babulkheda is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 19/08/2016 passed in Revenue Case No. 12/NAP-34/2016-17 of Mouza- Babulkheds. As per the said N.A. Order Dated 19/08/2016 the Total Land under Layout is 3028.50 Sq. Mtrs.; AND

WHEREAS, Shree Ramanand Builder and Developers lateron prepared a Layout of the aforesaid entire land by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur Improvement Trust under an Agreement Dated 12/01/2017 made between the existing Owner Shree Ramanand Builder and Developer and the Nagpur Improvement Trust, Nagpur and thereafter the said layout plan is finally approved by the Hon'ble Chairman of Nagpur Improvement Trust, Nagpur on 15/09/2022 and the same is also signed by Deputy Director, Town Planning, Nagpur Improvement Trust, Nagpur; AND

WHEREAS, Shree Ramanand Builder and Developers is the Partnership Firm and the same is originally constituted by 3 Partners Shri. Nishikant Wasudeo Mukte, (2) Shri. Dhiraj Pramod Jaiswal And (3) Shri. Manohar Vithobaji Charde. That thereafter one of the Partner namely Shri. Nishikant Wasudeo Mukte is left for heavenly abode on 14/04/2023 and after his death/demise, the only Son of Late Shri. Nishikant Wasudeo Mukte namely Shri. Shrikant Nishikant Mukte has entered into the Partnership Firm and thereby the firm is reconstituted in the same name by including Shri. Shrikant Nishikant Mukte as the New Partner and for the same Retirement- Cum-Admission Deed is executed between on 15/07/2023 and accordingly as per the Order of City Survey Officer No. 2, the name of Shri. Shrikant Mishka Morte is recorded as a Partner instead of Late Shri. Nishikant -Cute, vide Ferfar Entry No. 32242 on dated 3/11/2023; AND

WHEREAS, Shree Ramanand Builder and Developers later on decided to develop the aforesaid entire property comprising Khasra No. 63/1-Z(A) 1, having an area of 3028.50 Sq. Mtrs of Mouza- BABULKHEDA, situated at Babulkhede, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Thell and District NAGPUR into a "RESIDENTIAL-CUM-COMMERCIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments & Shops therein and further want to retain 15 Apartments in the proposed Apartment scheme to be built on the above said



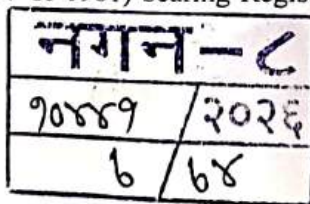
Plot of land; AND

WHEREAS, accordingly by an Agreement of Development Dated 2/02/2024, Shree Ramanand Builder and Developers has entrusted the entire work of Development of the said property comprising Khasra No. 63/1-Z (A) 1, having an area of 3028.50 Sq. Mtrs., of Mouza-BABULKHEDA, situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District - NAGPUR to Meher Infra Solutions Private Limited, Acting through its Director Shri. Sachin Dinkarrao Mehar, the Confirming Party named hereinabove upon the several terms and conditions contained therein and the said Agreement is duly Adjudicated by the Collector of Stamp, Nagpur City in Adjudication Case No. 16/2024, Dated 1/02/2024 and the Full Stamp Duty of Rs. 61,12,550/- is paid at the time of Adjudication of the said Agreement and the said Agreement of Development is duly registered in the office of the Joint Sub Registrar, Nagpur City No. 4, in Book No. 1 at Sr. No. 1213 on even date on payment of requisite Registration Fees of Rs. 30,000/- payable thereon; AND

WHEREAS, for completion of the said Scheme in all respects smoothly Shree Ramanand Builder and Developers has executed a General Power of Attorney in respect of its aforesaid property and thereby empowered, appointed and authorized Meher Infra Solutions Private Limited, Acting through its Director Shri. Sachin Dinkarrao Mehar, the Confirming Party named hereinabove as its Attorney and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4, in Book No. 1 at Sr. No. 1214 on even date; AND

HISTORY OF PLOT Nos. 7,8,9 and 12 :-

WHEREAS, ALL THOSE Pieces and Parcels of land bearing Plot Nos. 23, 24 & 25 (Old) (New Nos. 7, 8 & 9) out of the layout of AARTHIK MAGASWARGIYA SWAGRUH SUKH NIRMAN SANSTHA MARYADIT, NAGPUR, containing by total admeasurement 4500 Sq. Ft. (OR 418.06 Sq. Mtrs.), being a portion of the entire, land bearing Khasra No. 63/1-Z (as per Sale Deed Khasra Number as 63/1-S) of Mouza-BABULKHEDA, P.S.K. 39, Including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3393/F/7+8+9, City Survey No. 7170 and Sheet No. 66, situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District-NAGPUR, Originally belonged to the Aarthik Magaswargiya Swagruh Nirman Sanstha Maryadit, Nagpur, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No MN 551/NVNF 4922/83 having its



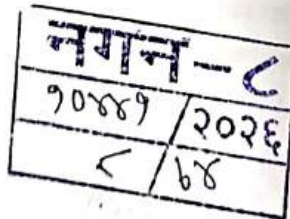
registered Office at Nagpur, being its separate property; AND

WHEREAS, the said Aarthik Magaswargiya Swagruh Nirman Sanstha Maryadit, Nagpur lateron in its turn transferred/sold the said Plot Nos. 23, 24 & 25 out of its aforesaid layout by way of sale to one of its Share Holder Member Mrs. Shibani W/o Swapankumar Mittra, by a Sale Deed Dated 26/03/1990, which is duly registered at the Office of the Sub Registrar, Nagpur City No. 2, In Addl. Book No. 1, Volume No. 1130 on Pages 112 and 113 at Sr. No. 2730(P) on even date; AND

WHEREAS, due to revision of the layout, Plot Numbers were changed and further allotted new Plot Numbers. In pursuance of the said revision the aforesaid Plot Nos. 23, 24 & 25 were changed and its further allotted new Plot Nos. 7, 8 & 9. And accordingly, a Correction Deed to the aforesaid Sale Deed Dated 26/03/1991 was also executed by the aforesaid Society in favour of Mrs. Shibani Swapankumar Mittra on 31/12/1999 and the same is also duly registered at the Office of the Sub Registrar, Nagpur City No. 2, in Addl. Book No. 1, Volume No. 429 on Pages 116 to 124 at Sr. No. 77 on 10/01/2000 and thus the existing Plots are now Numbered as 7, 8 & 9; AND

WHEREAS, the aforesaid Mrs. Shibani Swapankumar Mittra lateron through her attorney holder Smt. Tara Kishor Joshi transferred/sold the said Plot Nos. 7, 8 & 9 containing by total admeasurement 4500 Sq. Ft. all situated at Babulkheda, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Vijay S/o Kishor Joshi, by a Sale Deed Dated 19/05/2018 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 2, In Book No. 1, at Sr. No. 3708 on even date; AND

WHEREAS, the said property (i.e. Plot Nos. 7, 8 & 9) comes under the 1900 Lay- outs being regularized and developed by Nagpur Improvement Trust under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and the said Shri. Vijay S/o Kishor Joshi had applied to the Nagpur Improvement Trust, Nagpur for Regularization of the said Plot of land. Accordingly considering his request the said Nagpur Improvement Trust, Nagpur while regularization of the said Plot came to be 368.685 Sq. Mtrs. and he has paid the development Charges of the Regularisation and Nagpur Improvement Trust regularized the said Plots of land and also amalgamated the said plots of land vide it's Permit No. BE(S)/1661, Dated 17/6/2019, Mouza -Babulkheda, Kh. No. 63/1 Jha: AND

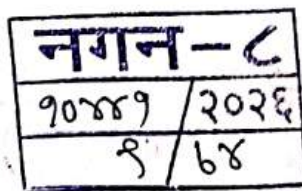


WHEREAS, the said property (i.e. Plot No. 12) comes under the 1900 Lay-cuts being regularized and developed by Nagpur Improvement Trust under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and the said Shri. Vijay S/o Kishor Joshi had applied to the Nagpur Improvement Trust, Nagpur for Regularisation of the said Plot of land. Accordingly considering his request the said Nagpur Improvement Trust, Nagpur while regularization of the said Plot of land it's area came to be 116.4330 Sq. Mtrs, and he has paid the development Charges of the Regularisation and Nagpur Improvement Trust regularized the said Plot of land vide it's Permit No. 1225, Dated 3/10/2018, Mouza-Babulkheda, Kh. No. 63/1Jha; AND

WHEREAS, thereafter, Shri. Vijay S/o Kishor Joshi has sold/transferred the property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 7, 8 and 9, containing by total admeasurement 368.685 Sq. Mtrs. (OR 3968.52 Sq. Ft.) and Plot No. 12, containing by admeasurement 116.4330 Sq. Mtrs., (OR 1253.28 Sq. Ft), Thus Total area 485.118 Sq. Mtrs. (OR 5221.81 Sq. Ft.), out of the layout of AARTHIK MAGASWARGIYA SWAGRUH SUKH NIRMAN SANSTHA MARYADIT, NAGPUR being a portion of the entire land bearing Khasra No. 63/1- Z of MOUZA-BABULKHEDA, P.S.K. 39, bearing City Survey No. 7170 and Sheet No. 66, Including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3393/F/7+8+9 & 3393/F/12, all situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 In Tahsil and District NAGPUR to Meher Infra Solutions Private Limited, Acting through its Director Shri. Sachin Dinkarrao Mehar, the Vendor No. 2 named hereinabove, by a Sale Deed Dated 8/11/2021 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 8 In Book No. 1 at Sr. No. 6078 on even date; AND

WHEREAS, during the course of time, the Vendors named hereinabove have jointly decided to develop the aforesaid entire both properties into a "**RESIDENTIAL-CUM-COMMERCIAL ESTATE**" by constructing various Multistoreyed Buildings (i.e. 4 separate Wings) thereon each Wing consisting of various self-contained separate Apartments & Shops in Wing-A therein; AND

WHEREAS, during the course of time the aforesaid Shree Ramanand Builder And Developer & Meher Infra Solutions Private Limited has applied to Nagpur Improvement Trust for revise residential layout plan on land bearing Kh. Nos. 63/1Z(A)1 & 63 JHA of Mouza Babulkheda on 30/07/2021 accordingly Deputy Director Town Planning Nagpur Improvement Trust has



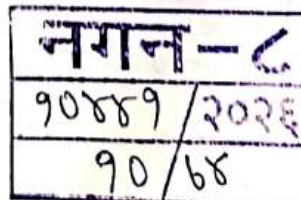
WHEREAS, ALL THAT Piece and Parcel of land bearing Plot No. 28 (Old) (New No. 12) out of the layout of AARTHIK MAGASWARGIYA SWAGRUH SUKH NIRMAN SANSTHA MARYADIT, NAGPUR, containing by admeasurement 1500 Sq. Ft. (OR 139.35 Sq. Mtrs.), being a portion of the entire land bearing Khasra No. 63/1-Z of Mouza-BABULKHEDA, P.S.K. 39, Including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3393/F/12, City Survey No. 7170 and Sheet No. 66, situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 In Tahsil and District NAGPUR, Originally belonged to the Aarthik Magaswargiya Swagruh Nirman Sanstha Maryadit, Nagpur, being its separate property; AND

WHEREAS, the said Aarthik Magaswargiya Swagruh Nirman Sanstha Maryadit, Nagpur lateron in its turn transferred/sold the said Plot No. 28 out of its aforesaid layout by way of sale to one of its Share Holder Member Mrs. Kalpana W/o Salilkumar Mittra, by a Sale Deed Dated 01/07/1990, which is duly registered at the Office of the Sub Registrar, Nagpur City No. 2, In Addl. Book No. 1, Volume No. 1201 on Pages 174 and 175 at Sr. No. 6866 on 02/07/1990; AND

WHEREAS, due to revision of the layout, Plot Numbers were changed and further allotted new Plot Number. In pursuance of the said revision the aforesaid Plot No.28 was changed and its further allotted new Plot No. 12. And accordingly, a Correction Deed to the aforesaid Sale Deed Dated 01/07/1990 was also executed by the aforesaid Society in favour of Mrs. Kalpana Salilkumar Mittra on 31/12/1999 and the same is also duly registered at the Office of the Sub Registrar, Nagpur City No. 2, in Addl. Book No. 1, Volume No. 429 on Pages 111 to 115 at Sr. No. 76 on 10/01/2000 and thus the existing plot is now Numbered as 12; AND

WHEREAS, in the meantime the aforesaid Mrs. Kalpana Salilkumar Mittra left for heavenly abode on 19/11/2006 and consequent upon her death/demise her aforesaid property devolved upon her legal heir namely Shri. Swapnakumar S/o Sallikumar Mittra by way of intestate succession, being the only legal heir of the deceased; AND

WHEREAS, the aforesaid Shri. Swapnakumar Sallikumar Mittra further through his Attorney Holder Smt. Tara Kishor Joshi transferred/sold the said Plot No. 12 containing by admeasurement 1500 Sq. Ft, situated a Babulkheda, Nagpur in Tahsil and District Nagpur by way of sale to Shi Vijay S/o Kishor Joshi, by a Sale Deed Dated 06/08/2018 and the same is duly registered at the Office of the Joint Sub Registered, Nagpur City No. 2. in Book No. 1. at Sr. No. 5871 on even date; AND



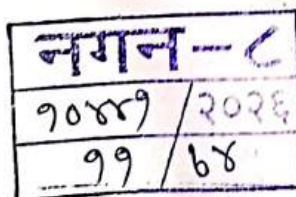
sanctioned of the said revised residential layout plan said admeasuring area 3513.618 Sq.Mtrs;
AND

WHEREAS, during the course of time the aforesaid Shree Ramanand Builder and Developer & Meher Infra Solutions Private Limited, the Vendors named hereinabove have jointly prepared a Plan of the Multistoreyed Building proposed to be constructed on the said Plot of land and the same is also duly sanctioned and approved by the Building Engineer(S), Nagpur Improvement Trust, Nagpur, vide its Building Permit No. B.E.(SOUTH)/Case No. 1215454/Tracking No. 2022113011/2066, Dated 18/10/2023. That during the process of building sanctioned plan, Meher Infra Solutions Private Limited has paid Demand Note Amount of Rs. 1,87,67,515/- to the Nagpur Improvement Trust, Nagpur; Due to incorporated certain addition & modification in the said building plan and subsequently a Revised Plan, which is duly sanctioned and approved by the Nagpur Improvement Trust vide **Building Permit No. 1535176, Permit No. NIT/RB/2026/APL/00016 at Proposal Code: NIT-25-ENTRY-74451; dated 29/01/2026; AND**

WHEREAS, thereafter, Vendors along with the Confirming Party have submitted the entire property to the Maharashtra Apartment Ownership Act. 1970 for the purpose of giving clear title over the Apartment chosen by the prospective Purchasers in the said building, accordingly the Vendor has executed a **DEED OF DECLARATION** Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 on **13/02/2024**, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4, In Book No. 1, at Sr. No. 1634 on even date; That thereafter correction deed is also registered on the "**Principal Deed Of Declaration**" which is duly registered in the office of sub-register-8, Nagpur at Sr.No. 1051/2026 on dated **03/02/2026; AND**

WHEREAS, the Vendor has registered this Project under the provisions of Real Estate (Regulation and Development) Act 2016 with the Real Estate Regulatory Authority at Mumbai vide Regn. No. **P50500055232; AND**

WHEREAS, the Purchaser/s herein have Inspected all the original documents of title referred to hereinabove as well as the original sanctioned lay out, building plan and other statutory permissions obtained by the Vendors/Confirming Party and such other documents specified under the said Act and the Rules and Regulations made there under; **AND**



WHEREAS, the Purchasers hereinabove named have examined and verified all the documents relating to the said property and have fully satisfied in respect of the Vendors' title to the said property as good, valid and marketable; AND

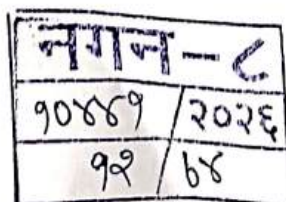
WHEREAS, on demand from the Purchasers, the Vendor/Confirming Party have given Inspection to the Purchasers of all the documents of title related to the project land and the plane, designs and specifications prepared by the vendors/ Confirming Party Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said Act") and the Rules and Regulations made thereunder. The Purchasers has prior to the execution hereof perused the Tital documents, Building Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendors/Confirming Party and satisfied himself herself about the title of the Vendor to the said Property and/or right of the Vendors/Confirming Party, to sell the same on ownership basis The Purchasers hereby confirm that the Vendors/ Confirming Party have produced for inspection to the Purchasers, all information and documents and have made full and true disclosure as demanded by the Purchasers and the Purchasers are satisfied with the same and has no further or other Information nor disclosure to be required from the Vendors/Confirming Party; AND

WHEREAS, the Vendors/ Confirming Party have accordingly commenced construction of the said building/s in accordance with the said proposed plans, AND

WHEREAS, the Purchasers have applied to the vendors/Confirming Party for purchase of **Apartment No. 503 on the FIFTH FLOOR in "Wing-C"** being constructed in the said Project; AND

WHEREAS, for the purpose of this agreement following areas are defined Carpet area: As per subsection (k) of Section 2 of the Real Estate (Regulation & Development) Act, 2016, Carpet area of the apartment is defined as the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Carpet area is shown separately in SCHEDULE OF PROPERTY; AND

WHEREAS, prior to the execution of these presents the Purchaser/s have paid to the Vendor a sum of Rs. 1,00,000/-, being part payment of the sale consideration of the Apartment agreed to be sold by the Vendors/Confirming Party to the Purchasers as advance payment or

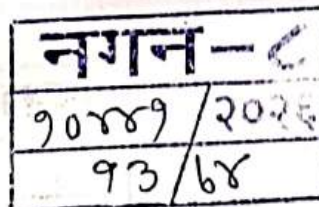


Application Fee (the payment and receipt whereof the Confirming Party hereby admit and acknowledge) and the Purchasers have agreed to pay to the Party the balance of the sale consideration in the manner hereinafter appearing; AND

WHEREAS, under section 13 of the said Act the Vendors/Confirming Party is required to execute a written Agreement for sale of said Apartment with the Purchasers for the sale in respect of the said apartment and therefore, Vendors, Confirming Party and the Purchasers in executing present Agreement as a compliance thereof and they shall also register this Agreement under Registration Act, 1908, with the concerned Sub Register Office, within a time limit prescribed under the Registration Act in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agrees to sell and the Purchasers hereby agrees to purchase the said Apartment; AND

WHEREAS, the Purchasers being desirous of owning an Apartment in the said Multistoried building for his/her Residential use with heritable and transferable rights therein has approached the Vendors/Confirming Party and expressed his/her desire and willingness to purchase the Undivided proportionate share and interest in the said Plot of land TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. 503 on the SFIFTH FLOOR in "Wing -C"** of a building proposed to be constructed thereon and after detailed negotiations the Confirming Party have agreed to sell the same to the Purchasers and the Purchasers have specifically agreed to purchase the same agreeing interalia to pay, provide and contribute the entire cost of construction thereof to the Confirming Party hereto; AND

WHEREAS, considering the request of the Purchasers and the Purchasers being one of the nominee(s) of the Confirming Party, the Vendors and the Confirming Party after detailed negotiations with the Purchasers hereto, has now agreed to sell the property comprising the **Undivided 1.30% share** and Interest in the said plot of land Together with the entire R.C.C. Superstructure comprising **Apartment No. 503, covering a Carpet Area admeasuring of 90.13 Sq.mtrs., P-Line Built -up Area admeasuring of 112.39 Sq. Mtrs., on the FIFTH FLOOR** of a building proposed to be constructed thereon and to be known and styled as **"MEHER GANGA"** to the Purchasers for a total consideration of **Rs. 55,00,000/- (Rupees Fifty-five lakh Only)** upon the following terms and conditions.



NOW THEREFORE IT IS HERBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

(1) THAT the VENDORS/CONFIRMING PARTY will SELL and the PURCHASERS Will BUY THE **UNDIVIDED 1.30% share** and interest in ALL THAT Piece and Parcel of Non-Agricultural land bearing Khasra No. 63/1-Z (A)1, having an area of 3028.50 Sq. Mtra, of Mouza-BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 7170 and Sheet Nos. 359/76, 395/1 and 76 III, 66 and 67 & ALL THOSE Pieces and Parcels of land bearing Plot Nos. 7, 8 and 9, containing by total admeasurement 368.685 Sq. Mtrs and Plot No. 12, containing by admeasurement 116.4330 Sq. Mtrs, thus Total minimum area considered for property 3513.618 Sq.Mtrs. (OR 37820.584 Sq.Ft.), out of the layout of Aarthik Magaswarglya Swagruh Sukh Nirman Sanstha Maryadit, Nagpur, being a portion of the entire land bearing Khasra No. 63/1-Z of MOUZA- BABULKHEDA, P.S.K. 39, bearing City Survey No. 7170 and Sheet No. 66, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. 503 covering a Carpet Area admeasuring of 90.13 Sq.mtrs., P-Line Built-up Area admeasuring of 112.39 Sq. Mtrs. on the FIFTH FLOOR in "Wing -C"** of a building proposed to be constructed on the said Plot of land and to be known and styled as **"MEHER GANGA** bearing Corporation House Nos. 3393/F/7+8+9 & 3393/F/12, all situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahail and District NAGPUR and more particularly described In the FIRST and SECOND SCHEDULES hereunder written.

(2) THAT the total price agreed is **Rs. 55,00,000/- (Rupees Fifty-five lakh Only)**, which the Purchasers have specifically agreed to pay to the Confirming Party in the following manner:

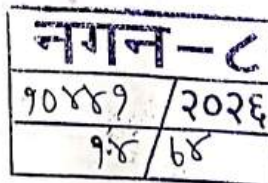
MANNER OF PAYMENT:

Rs. 5,00,000/-

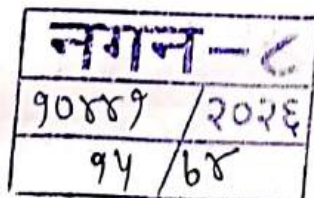
(Rupees Five lakh Only) paid by the Purchaser to the Confirming Party on dated 10/09/2025 by Cheque No. "125303" Drawn On Bank of India, Branch: Jamb, Wardha at the time of Booking, the receipt whereof is hereby acknowledged by the Confirming Party.

Rs. 5,00,000/-

(Rupees Five lakh Only) paid by the Purchaser to the Confirming Party on dated 31/12/2025 by Cheque No. "125310" Drawn On Bank of India, Branch: Jamb, Wardha and the receipt whereof is hereby acknowledged by the Confirming Party.



Rs. 4,00,000/-	(Rupees Four lakh Only) paid by the Purchaser to the Confirming Party on dated 21/01/2026 through RTGS having its UTR No. BKID52026012100740045 and the receipt whereof is hereby acknowledged by the Confirming Party.
Rs. 1,00,000/-	(Rupees One lakh Only) paid by the Purchaser to the Confirming Party on dated 02/02/2026 through RTGS having its UTR No. BKIDY26033370129 the receipt whereof is hereby acknowledged by the Confirming Party.
Rs. 6,00,000/-	(Rupees Six Lakh Only) agreed to be paid by the Purchaser to the Confirming Party at Plinth Level.
Rs. 6,00,000/-	(Rupees Six Lakh Only) agreed to be paid by the Purchasers to the Confirming Party at of Parking Floor Slab Level.
Rs. 5,00,000/-	(Rupees Five Lakh Only) agreed to be paid by the Purchaser to the Confirming Party at casting First Floor Slab Level.
Ra 5,00,000/-	(Rupees Five Lakh Only) agreed to be paid by the Purchasers to the Confirming Party at casting second Floor Slab Level.
Rs. 4,00,000/-	(Rupees Four Lakh Only) agreed to be paid by the Purchaser to the Confirming Party at casting Third Floor Slab Level.
Rs. 4,00,000/-	(Rupee Four lakh only) agreed to be paid by the Purchasers to the Confirming Party at casting Fourth Floor Slab Level.
Rs. 3,00,000/-	(Rupees Three Lakh Only) agreed to be paid by the Purchaser to the Confirming Party casting Fifth Floor Stab Level.
Rs. 3,00,000/-	(Rupees Three Lakh Only) agreed to be paid by the Purchaser to the Confirming Party at casting Sixth Floor Slab Level.
Rs. 2,00,000/-	(Rupees Two Lakh Only) agreed to be paid by the Purchaser to the Confirming Party at casting Seventh Floor Slab Level.
Rs. 1,00,000/-	(Rupees One Lakh Only) agreed to be paid by the Purchaser to the Confirming Party at completion of Plastering & Brick Works.



Rs.1,00,000/-

(Rupees One lakh Only) agreed to be paid by the Purchaser to the Confirming Party on or before taking over the actual possession of the chosen Apartment OR at the time of execution of Sale Deed, whichever is earlier.

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TOTAL Rs. 55,00,000/- (Rupees Fifty-five lakh Only)

THAT, the Purchaser shall pay the respective installment/s strictly as stipulated hereinabove strictly on the stages mentioned above. It is specifically understood and agreed by the Purchaser that the time so stipulated for Payment of each installment/s is of the ESSENCE OF CONTRACT and consequentially therefore the agreement shall automatically stand terminated and cancelled immediately on the Purchasers failure to pay any of the above installment/s on due dates. It is specifically understood by the Purchaser that no extension of time for Payment of any of the installments shall granted to him/her by the Vendor. In the event of such termination/cancellation of this Agreement, the Vendor shall be at full liberty to resell the said Apartment together with the Undivided Percent share and interest in the said Plot of land to any other intending buyer without any further intimation or notice to the Purchaser and in such event the Vendor shall within 3 (Three) Months from the date of such cancellation return back the amounts till then received by it, to the Purchaser free of any interest thereon and also after deducting 30% agreed amount there from by way of liquidated damages. It is also specifically understood by the Purchaser that delay in securing sanction to the Housing Loan if any, applied for by him/her shall not be a ground for non-payment of any of the instalments at any stages.

(3) THAT the **Undivided 1.30%** share and interest in the said Plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

(4) THAT the Purchasers have satisfied herself/himself with respect to the Vendors title to the said property as good, valid and marketable and they have accepted the same without any further investigation. He/They have satisfied himself/herself about the Confirming Party's right to enter into this agreement with the Purchasers.

(5) THAT the said property is believed and shall be taken to be correctly described in the

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Schedules hereunder written and be sold subject to the outgoing agreements, restrictions and rights of the other co-owners of the remaining Undivided share in the said Plot of land and the Owners of other built-up spaces in the proposed building affecting the same and if any mis statement, error or omission shall be discovered the same shall not annul this Contract/Agreement nor shall any compensation be allowed in respect thereof to the Purchasers, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(6) THAT it is understood by the Purchasers that by an Agreement made between the Confirming Party and the aforesaid Vendors the former is allowed and permitted to develop the said Plot of land and shall remain exclusively in charge of the entire construction of the proposed building in all respects without any let, hindrances or interference by the aforesaid Vendors. The Purchasers shall also not interfere in any manner whatsoever in this behalf.

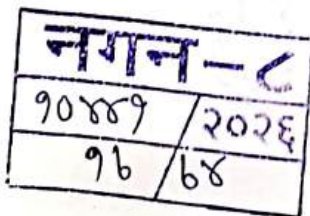
(7) THAT the Confirming Party shall erect and build the proposed Multistoried building consisting of various self contained separate Apartments therein strictly in accordance with the Plan sanctioned by the Building Nagpur Improvement Trust, Nagpur, and internal changes in the Plan Extra Additional facilities shall however be provided by the Confirming Party at the request of the Purchasers subject to extra payment thereof to be made by her/him in advance

(8) THAT the Vendors/Confirming Party have reserved his/it's right to revise the sanctioned Plan subject to approval of the Nagpur Municipal Corporation/Nagpur Improvement Trust, Nagpur or from authority competent to do so.

(9) THAT the Purchasers have finally chosen to own and possess **Apartment No. 503 on the FIFTH FLOOR** of the proposed building more particularly described in the **SECOND SCHEDULE** hereunder written.

(10) THAT the Confirming Party shall complete the said Building and make the Apartment chosen by the Purchasers available within 48 Months from the date of execution of this Agreement, subject to the Purchasers making payment of the installment agreed as per schedule written above. The aforesaid period of completion of building shall be extended due to any type of natural calamities, due to any viral disease, non-availability of labour, construction materials, etc.

(11) THAT the Confirming Party shall not deliver the actual possession of the said Apartment to the Purchasers until the entire cost of construction including also the charges for installation



of electric and water meters, legal expenses Including stamp duty and Registration fees and Turn Over Tax, Goods & Service Tax, etc., prior to execution Sale Deed, etc. are paid by her/him in full to the Confirming Party.

(12) THAT this MEHER GANGA Scheme is comes within a purview of Goods & Service Tax Act, therefore, the Purchasers shall pay the same to the Confirming Party as decided by Confirming Party OR Competent Authority before the registration of Sale Deed.

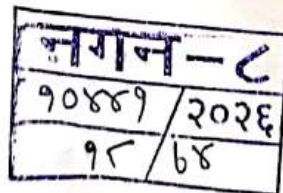
(13) THAT the Confirming Party shall be exclusive incharge of the construction without any let or hindrance or interference by the Purchasers or any other contractor and under no circumstances the Purchasers shall enter into any building contract in respect of her/his Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by him shall be void and not at all binding upon the Confirming Party. The Purchasers have read, understood the plan, specification and elevations of the boundary.

(14) THAT during the period of Building construction the Purchasers with two day's advance intimation to the Confirming Party may enter upon the said Plot of land to inspect the Plans specifications and the building materials, if available at site.

(15) THAT the Vendors/Confirming Party agrees to incorporate such terms, and conditions, stipulations and restrictive covenants in the sale deed as are not set forth herein but which may be deemed necessary of expedient to regulate the easement rights of the other Apartment Owners interest, in accordance the, the previsions of the Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder.

(16) THAT the available Open spaces (Excluding the Restricted areas Restricted area mentioned in Deed of Declaration) available in the said Plot of land and the common areas and facilities as may be provided in the said Building shall be of common use of all the Apartment Owners in the said Building and shall always remain Undivided and no partition or division of any part thereof will be effected or carried out by the Purchasers severally or jointly with any other Apartment Owner or Owners. The Terrace area attached to each Apartment shall be exclusive use and occupation of the Apartment Owners.

(17) THAT in the event of the Purchasers committing breach of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end and the amounts till then subscribed by the Purchasers towards the cost of construction of the Apartment chosen by him/her shall be refunded to him/her free of any interest thereon and also

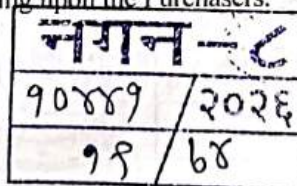


after deducting 30% agreed amount there from by way of liquidated damages within 3 (THREE) Months from the date of this Agreement stands terminated/cancelled and in such event his/her right to Purchase the **Undivided 1.30% Percent share** and interest in the said Plot of land shall also be extinguished and come to an end simultaneously as a matter of course. In such event the Confirming Party shall be at full liberty to sell the said Undivided share and interest in the said Plot of land and also the said Apartment to any prospective/intending buyer as may approved by the Confirming Party without any further notice or reference to the Purchaser/s.

(18) THAT the Purchaser/s hereby specifically agrees with the Confirming Party that even after her/his taking over actual possession of the Apartment chosen by him (on receipt of possession letter from Confirming Party) she/he will not object or prevent or obstruct the Confirming Party in way in carrying on and completing the work of the other Apartments in the said building and keeping building materials on the available open land.

(19) THAT the Confirming Party reserves it's right to erect any additional the available open space or on the top or terrace of the Building if the F.S.I. in relation to the sold Plot of land is increased at any future date, and in such event the Purchasers shall not prevent or obstruct the Confirming Party in so utilising and dealing with such additional F.S.I. however, the parking requirements are not compromised. In such event the Prospective buyers of such additional Apartments shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities etc as may be provided to the said building. It is specifically agreed by the Purchasers that the percentage and proportion of undivided share in the said Plot of land shall always be subject to proportionate reduction if some additional Apartments are constructed therein by the Confirming Party and in such case the Purchasers shall not claim any proportionate refund of the cost price of land. The Purchasers also further agreed that she/he will not erect any structure either permanent or temporary on the available open space or on the top/terrace of the said building

(20) THAT the Purchasers understands that the agreed cost of construction does not include any liability arising out of levy of provident fund for casual construction workers. Hence, if any scheme of provident fund is made applicable to casual construction workers the liability arising out of it shall be borne and paid the Purchasers to the Confirming Party. For this purpose, labor records available with the Confirming Party or the estimation by the Architect of the Confirming Party shall be binding upon the Purchasers.



(21) THAT the Purchasers shall individually pay all Corporation Taxes and cesses etc. as may be levied on the Apartment chosen by her/him with effect from the date of Registration of the Sale Deed or from the date of her/his taking over possession thereof whichever may be earlier.

(22) THAT the Vendors/Confirming Party shall deliver the actual possession of the said Undivided share and interest in the said Plot of land and **Apartment No. 503 on the FIFTH FLOOR** hereby agreed to be sold to the Purchasers only at the time of Registration of the Sale Deed which will be done after the entire building proposed to be constructed thereon is completed in all respects and made available for Occupation. On Registration of the Sale Deed pursuant hereto, the Purchasers shall hold the said Plot of land jointly with the other Co-owners thereof and the Apartment chosen by him/her absolutely with heritable and transferable rights therein.

(23) THAT the Purchasers hereby agreed not to occupy the said Apartment without prior written permission of the Confirming Party else he/she shall be treated as a trespasser.

(24) THAT the Vendors/Confirming Party does hereby agree with the Purchaser/s that on receipt of the balance sale price and also upon the payment of electricity and water meter deposits, payment of legal charges Including Stamp Duty and Registration fees payable at the time of Registration from him/her, he/it will execute a proper Sale Deed relating to the Undivided share and interest in the said Plot of land and also the entire R.C.C. superstructure comprising **Apartment No. 503 on the FIFTH FLOOR** in favour of the Purchasers and get the same duly registered at his costs in accordance with the law in force provided the Purchasers shall have also paid the entire agreed cost of construction of the Apartment chosen by him/her to the Confirming Party.

(25) THAT, Purchasers also undertakes to pay of Goods & Service Tax, all other taxes and cesses, etc that may be levied by State OR Central Government OR sign an undertaking to that effect before taking Possession of the **Apartment No. 503** being purchased by him/her to the Confirming Party.

(26) THAT on obtaining a proper Sale Deed relating to the Undivided share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchasers jointly with the other co-owners thereof. However, the Apartment chosen by him/her in the proposed building shall be owned and possessed by him/her exclusively with heritable and transferable rights therein.

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(27) THAT the Purchasers shall pay proportionate share of Corporation Tax and all other dues whatsoever accruing payable in respect of him/her Undivided share in the said land to the concerned authorities with effect from the date of registration of the Sale Deed or from the date of Possession whichever is earlier onwards and she shall always keep the Vendors/Confirming Party Indemnified against such payments.

(28) THAT it is understood by the Purchasers that the Confirming Party shall display any type of board, signs, banners etc. on any exterior part of building and the Purchasers will neither object/disturb it, nor obstruct. It's visibility in any way. The Confirming Party shall not pay nor shall the Purchasers demand any rent etc. for any signs displayed by it.

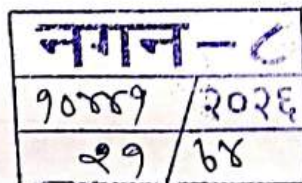
(29) THAT it is understood by the Purchasers that the proposed construction is heterogeneous in nature comprising R.C.C and Brickwork. It is understood by the Purchasers that shortcomings Inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion or unequal settlement of footings are likely to occur and will not be treated as defect. Further it is agreed by the Purchasers that on account of practical constraints there will be an allowance of plus or minus two percent variation in dimension shown in the sanctioned Plan of mentioned in this Agreement and no compensation shall be given to the Purchasers for such variations.

(30) THAT the Confirming Party shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the Apartment and proper claim regarding this shall directly be made by the Purchasers to the manufacturer of such items keeping the Confirming Party Indemnified against the same. However the Confirming Party shall use and install standard proprietary items in the said Apartment and it shall also see that are properly working at the time of installation.

(31) THAT all notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been delivered and served if sent to the Purchasers by Registered Post or Under Certificate of Posting at her/his address as described above.

(32) THAT the Purchasers undertakes to notify in writing any change in his address to the Confirming Party for further communication.

(33) THAT it is agreed by and between the Parties hereto that any dispute arising between the Parties hereto shall be referred to the panel of Common Arbitrator to be appointed by the both



parties named hereinabove. The Arbitrator will have the authority and power to - (A) Interpret the term of this Agreement, (8) To settle the dispute in respect of any aspect regarding the construction and sale of the Apartment, (C) To settle the complaints regarding construction etc. The parties hereto are also at liberty to refer any other matter between them to the Panel of Arbitrator and the Panel of the Arbitrator shall decide the same and the Award of Arbitrator shall be final and conclusive and binding on the Parties hereto. That in view of this Agreement regarding Arbitration the Parties hereto specifically agrees not to approach any Court of Law or Consumer Dispute Redressal Forum/Commission etc. without first availing the Arbitration proceedings.

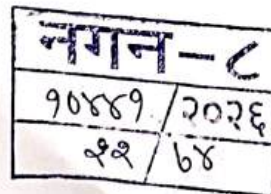
(34) THAT the Vendors do hereby state and declares that it shall be the sole liability and responsibility of the Vendors/Confirming Party to pay the amount of Tax Deducted at Source (TDS) as applicable and undertaken to credit the same in the appropriate account of Income Tax Department, If applicable at the time of Registration of the Sale Deed. The said amount shall be deducted by the Purchasers from the Sale Consideration payable to the Vendors/Confirming Party and of Income Tax Department.

(35) THAT all the provisions of Maharashtra Apartment Ownership Act, 1970 shall be applicable to this Agreement and accordingly, the Purchasers have agreed to make payment of common maintenance charges deposits, etc. as may be decided by the MEHER GANGA Owners Association,

(36) THAT the Confirming Party does hereby declare that the Purchasers in one of it's nominees and also does hereby acquit and discharge the Vendors from observing and fulfilling the covenants on his part as contained in the Agreement. It also further declares that it has received the entire cost of construction from the Purchasers

(37) THAT all expenses on account of preparation of all kinds of documents, Including the cost of Stamp Duty, Registration Fees and other charges Including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchasers.

(38) THAT the said Agreement to Sell is drafted by us as per the instructions given by the parties hereto and the documents produced by them before us.



(39) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply. THAT the said Agreement is drafted by me as per the instructions given by the parties hereto and the documents produced by them before me.

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

FIRST SCHEDULE REFERRED TO ABOVE

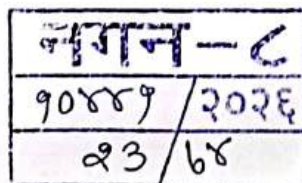
THE UNDIVIDED 1.30% PERCENT share and Interest ALL THAT Piece and Parcel of Non-Agricultural land bearing Khasra No. 63/1-Z (A) 1, having an area of 3028.50 Sq.Mtrs, of Mouza- BABULKHEDA, P.S.K. 39, Including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 7170 and Sheet Nos. 359/76, 395/1 and 76 III, 66 and 67 & ALL THOSE Pieces and Parcels of land bearing Plot Nos. 7, 8 and 9, containing by total admeasurement 368.685 Sq. Mtrs. and Plot No. 12, containing by admeasurement 116.4330 Sq. Mtrs., thus Total minimum area considered for property 3513.618 Sq. Mtrs. (OR 37820.584 Sq. Ft.), out of the layout of Aarthik Megaswamiya Swagruh, Sukh Nirman Sanstha Maryadit, Nagpur, being a portion of the entire land bearing Khasra No. 63/1-Z of MOUZA -BABULKHEDA, P.S.K. 39, bearing City Survey No. 7170 and Sheet No. 66, bearing Corporation House Nos. 3393/F/7+8+9 & 3393/F/12, all situated at Nagpur Municipal Corporation Ward No. 15 in Tahsil and District -NAGPUR and the same is bounded as under:-

ON THE EAST : BY 9.00 MTRS WIDE ROAD
ON THE WEST : BY NALLAH
ON THE NORTH : BY OTHER LAYOUT.
ON THE SOUTH : BY NALLAH & OTHER KHASRA

SECOND SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT R.C.C. Superstructure comprising Apartment No. 503 on the FIFTH FLOOR in "Wing -C" of the building to be known and styled "MEHER GANGA" proposed to be constructed on the aforesaid Plot of land covering a covering a Carpet Area admeasuring of 90.13 Sq.mtrs., P-Line Built-up Area admeasuring of 112.39 Sq. Mtrs;



ON THE EAST : BY GARDEN
ON THE WEST : BY APARTMENT NO. 501
ON THE NORTH : BY APARTMENT NO. 502
ON THE SOUTH : BY GARDEN

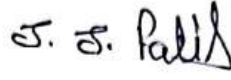
IN WITNESS WHEREOF the "VENDOR", the "PURCHASER" and the CONFIRMING PARTY herein above named have fully examined and read over this AGREEMENT TO SELL before execution and the same is drafted as per their own say & Instructions and the contents whereof are found to be true, correct and hereby signed the 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

(Drafted by: Adv. Sonal Golhar, as per the instructions of the parties)
Mobile No. 7741838314

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 1) SACHIN DINKARRAO MEHAR Authorised Director of Meher Infra Solutions Pvt. Ltd., & As duly constituted Attorney for Vendor No. 1 to 3
02			(2) FOR MEHER INFRA SOLUTIONS PRIVATE LIMITED  SACHIN DINKARRAO MEHAR Authorised Director "VENDORS"

नगन-८
१०४४९/२०२६
२४/६४

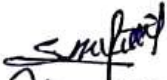


03			 MRS. SANDHYA SURENDRA PATIL "PURCHASER"
04			 (SACHIN DINKARRAO MEHAR) Authorised Director "CONFIRMING PARTY"

WITNESSES:

- 1) 
 1) प्रेमकुमार शान्तराम अच्यारे



- 2) 
 2) विनोद मोहन पाटील



नगन-८
१०४४९/२०२६
२५/६४



(1)

PJID-3242
नगर

नगन-८
१०४४१/२०२६
९६/६४





महाराष्ट्र शासन

मालमत्ता पत्रक

PUID: 52424989342

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



52424989342

गाव/पेट: बाबुलखेडा

तालुका/न.मु.का.: न.मु.अ.२ नागपूर

जिल्हा: नागपूर

नगर भूगणन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	भासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
७९७०			५७८५.००	शेती	

सुविधाधिकार:

हक्काचा मूळ धारक:

वर्ष: १९७१

पट्टेदार:

इतर मार:

इतर शेर:

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा मार (इ)	साक्षात्करण
16/06/2005	मा. अ. त. गै. कर आ. यांचे आदेश क्र. २९४/३६/२००३-०४ दि. १५/७/२००१ ख.नं. ६३/१ झ क्षेत्र ४० हे. आर पेकी मु. क्र. ४८, ४९, क्षेत्र २७८.८१ चौ. मी. सत्ताप्रकार क झाल्याने व ७/१२ नुसार नोंद		म सत्ताप्रकार क आर्थिक मागास वर्गीय स्वगृह सुख नि. संस्था	फेरफार क्र. २५५२ प्रमाणे सही- 16/06/2005 न.मु.अ.क्र.२, नागपूर
16/06/2005	खरेदीने र. नों. क्र. ६८८३ दि. ५/७/१९८९ अन्वये ख.नं. ६३/१ झ, मु. क्र. ४८, क्षेत्र. १३९.३५४ चौ. मी. रु. ७,५००/-		म श्री. सुरेश दत्तात्रय सोनटके	फेरफार क्र. २५५३ प्रमाणे सही- 16/06/2005 न.मु.अ.क्र.२, नागपूर
16/06/2005	खरेदीने र. नों. क्र. ६८८४ दि. ५/७/१९८९ अन्वये ख.नं. ६३/१ झ, मु. क्र. ४९, क्षेत्र. १३९.३५४ चौ. मी. रु. ७,५००/-		म श्री. सुरेश दत्तात्रय सोनटके	फेरफार क्र. २५५४ प्रमाणे सही- 16/06/2005 न.मु.अ.क्र.२, नागपूर
29/04/2010	गैरकृषीने — मा.अप्पर लह. गैरकृषीकर आकारणी नागपूर यांचे रा.मा.क्र. ८८/एन.एपी ३४/०९-१० दिनांक ७/८/२००९ अन्वये ख.नं. ६३/१ डी मधील मु.क्र. १ क्षेत्र १४८.५० चौ.मी. जागा निवासी वापरा करील अकृषीक झाल्याने सत्ता प्रकार क व महसुली ७/१२ प्रमाणे धारकाची नोंद दर्ज.		म [सत्ता प्रकार क इन्स्टीटयल विकर सेक्सन को.ऑप हौ.सो.नागपूर फे.क्र. ६९७७]	फेरफार क्र. ६९७६ प्रमाणे सही- 29/04/2010 न.मु.अ.क्र.२, नागपूर
29/04/2010	खरेदीने — र.नो.क्र. ७६४१ दि. १३/६/११ अन्वये रक्कम रु. १६,२००/- मध्ये इन्स्टीटयल विकर सेक्सन को.ऑप हौ.सो. यांचे पासून ख.नं.६३/१ डी मधील मु.क्र. १ क्षेत्र १४८.५० चौ.मी. खरेदीने नोंद दर्ज.		म अवधुत महादेवराव बोहरा	फेरफार क्र. ६९७७ प्रमाणे सही- 29/04/2010 न.मु.अ.क्र.२, नागपूर
01/06/2013	गैरकृषीने रा.मा.क्र. ३०४७ दि. २४/१२/१३ अन्वये ख.नं. ६३/१० पेकी न.मु.क्र. ७९७० पेकी ४३ क्षेत्र गैरकृषी झाल्याने सत्ताप्रकार क ची नोंद दर्ज.		(सत्ताप्रकार क) फे.क्र. १२५६२	फेरफार क्र. १२५६१ प्रमाणे सही- 01/06/2013 न.मु.अ.क्र.२, नागपूर
01/06/2013	खरेदीने र.ख.क्र. ८६३ (७) दि. २२/२/९३ अन्वये ख.नं. ६३/१० पेकी न.मु.क्र. ७९७० पेकी मु.क्र. ४३ क्षेत्र २४५.१४ चौ.मी. र.रु. ३७,२००/- मध्ये इन्स्टीटयल विकर सेक्सन को.आ.हौ.सो.पासून खरेदीने नोंद दर्ज.		म अवधुत महादेवराव बोहरा आचारी फे.क्र. १२५६३	फेरफार क्र. १२५६२ प्रमाणे सही- 01/06/2013 न.मु.अ.क्र.२, नागपूर

नगन-८

१०४४९/२०२६

९६/६४



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15/10/2016	खरेदीने श्रीमती शेरीतबाई शेवान कोठे पासून र.द.क. १८५३ दि. १९/११/१५ अन्वये र.र. १,५२,०००/- मध्ये ख.क. ६३/१ ख (अ) भू.क. ०६ क्षेत्र १००.०० चौ.मी.वर खरेदीने नावाची नोंद दर्ज.	४	आनंद नानासाहेब गादेवार मे विवाहोर् इनक्लीमेशन प्रयवेट लि. तर्फे निर्देशक	क्र.फार क्र. १६५४८ प्रमाणे सही- 15/10/2016 न.भू.अ.क.२ नागपूर
15/10/2016	खरेदीने श्री. दिलीप लालजी बालनिक श्री. घणशा गणपत घडगाण श्री. सिद्धार्थ गणपत मंडरे श्री राजू गणपत मंडरे श्री. कमिला मय्यराव पाटील श्री. दिगंबर गणपत मंडरे बाळ गणपत मंडरे बाळ गणपत मंडरे पासून र.द.क. १९२४ दि. १९/११/१५ अन्वये र.र. १,२०,००,०००/- मध्ये ख.क. ६३/१ ख (अ) भू.क. ०२ क्षेत्र १४४.०५ चौ.मी. भू.क. ०३ क्षेत्र १४४.०५ चौ.मी. भू.क. ०४ क्षेत्र १४४.०५ चौ.मी. भू.क. ०५ क्षेत्र १४३.०० चौ.मी. भू.क. ०६ क्षेत्र ५०.९६ चौ.मी.वर खरेदीने नावाची नोंद दर्ज.	४	श्री. आनंद नानासाहेब गादेवार मे विवाहोर् इनक्लीमेशन प्रयवेट लि. तर्फे निर्देशक गहाण बोझा के.क. १४४४५ र.र. ३,००,००,०००/-	क्र.फार क्र. १६५४८ प्रमाणे सही- 15/10/2016 न.भू.अ.क.२ नागपूर
15/10/2016	खरेदीने श्री अनिल सुंदरमान हजारे व इतर ३ पासून र.द.क. ७४४४ दि. १९/११/१५ अन्वये ख.क. ६३/१ ख (अ) भू.क. ०४ क्षेत्र १५६.०० चौ.मी.वर खरेदीने नावाची नोंद दर्ज.	४	श्री. प्रफुल पंचम पटेल मे विवाहोर् इनक्लीमेशन प्रयवेट लि. तर्फे निर्देशक	क्र.फार क्र. १६८४२ प्रमाणे सही- 15/10/2016 न.भू.अ.क.२ नागपूर
15/10/2016	गहाणबोझा मे विवाहोर् इनक्लीमेशन प्रयवेट लि. यांनी र.द.क. ४७ दि. ५/१/१६ कर्ज सा. र.र. ३,००,०००/- घेतल्याने ख.क. ६३/१ ख (अ) भू.क. ०२ क्षेत्र १४४.०५ चौ.मी. भू.क. ०३ क्षेत्र १४४.०५ चौ.मी. भू.क. ०४ क्षेत्र १४४.०५ चौ.मी. भू.क. ०५ क्षेत्र १४३.३४ चौ.मी. भू.क. ०६ क्षेत्र ५०.९६ चौ.मी.वर गहाणबोझा नोंद दर्ज.	४	सुंदरलाल सावजी अर्बन को. ऑप बँक शारदा इतवारी	क्र.फार क्र. १७४४५ प्रमाणे सही- 15/10/2016 न.भू.अ.क.२ नागपूर
21/03/2017	गैरकृषीने मा.जिल्हाधिकारी नागपूर यांचे कडील पत्र क्र.जा.क.१०१५/१६ रा.मा.क. १२/एन.ए.पी. ३४/१६-१७ जिल्हाधिकारी नागपूर यांचे कार्यालय नागपूर दि. १९ ऑगस्ट १६ अन्वये ख.क. ६३/१ ख (अ) १ न.भू.अ. ७१७० पै. क्षेत्र ३०२८.५० चौ.मी.अकृषक केल्याने सत्ता प्रकार क ची नोंद दर्ज.		सत्ता प्रकार क.	क्र.फार क्र. २००३६ प्रमाणे सही- 21/03/2017 न.भू.अ.क.२ नागपूर
21/03/2017	खरेदीने आर्थिक मागासवर्गीय स्वगृह सुख निर्माण संस्था तर्फे अध्यक्ष श्री. वसंतराव घेखाजी शेन्डे पासून र.द.क. ४२८/१२ दि. २४/१/२०१२ ला र.र. १,१४,३५,०००/- मध्ये ख.क. ६३/१ ख (अ) १ न.भू.अ. ७१७० पै. क्षेत्र ३०२८.५० चौ.मी.वर खरेदीने नावाची नोंद दर्ज.	४	[निशिकांत वासुदेव मुकटे] श्री. धिरज प्रमोद जयरवाल श्री. मनोहर विठोबाजी धरडे श्री. रामानंद विल्डर्म अँड डेव्हलपर्स तर्फे	क्र.फार क्र. २००३७ प्रमाणे सही- 21/03/2017 न.भू.अ.क.२ नागपूर
22/06/2017	गैरकृषीने रा.मा.क. १८७ एन.ए.पी ३४/१६-१७ दि. १८/११/१६ अन्वये ख.क. ६३ भू.क. ३३ क्षेत्र २१६.०० चौ.मी.अकृषक केल्याने सत्ता प्रकार क ची नोंद दर्ज.		सत्ता प्रकार क	क्र.फार क्र. २०१११ प्रमाणे सही- 22/06/2017 न.भू.अ.क.२ नागपूर
22/06/2017	खरेदीने इंडस्ट्रीयल विकर सेवसन को. ऑप हाऊसिंग सोसा. लि नागपूर पासून र.द.क. ११/७५ दि. ६/१/१९ ला र.र. २२०८८ अन्वये ख.क. ६३/१ डी भू.क. ३३ क्षेत्र २१६.०० चौ.मी.वर खरेदीने नावाची नोंद दर्ज.	४	श्री. सुलोचना गोविंदराव कानडे	क्र.फार क्र. २०११२ प्रमाणे सही- 22/06/2017 न.भू.अ.क.२ नागपूर
22/06/2017	बक्षिसपत्र शिवाजी सुलोचना गोविंदराव कानडे यांनी र.द.क. २०५२ दि. २/१/१६ अन्वये ख.क. ६३/१ डी भू.क. ३३ क्षेत्र २१६.०० चौ.मी.वर बक्षिसपत्र करून दिल्याने बक्षिसपत्रान्वये नावाची नोंद दर्ज.	४	श्री. संजय गोविंदराव कानडे	क्र.फार क्र. २०११३ प्रमाणे सही- 22/06/2017 न.भू.अ.क.२ नागपूर
27/10/2017	गैरकृषीने रा.मा.क. ०६८२/एन.ए.पी. ३४/१७-१८ दि. १६/१/१७ अन्वये ख.क. ६३/१ डी भू.क. ३७ क्षेत्र १४८.५० चौ.मी.अकृषक केल्याने सत्ता प्रकार क ची नोंद		(सत्ता प्रकार क) के.क. २२६६९	क्र.फार क्र. २२६६० प्रमाणे सही- 27/10/2017 न.भू.अ.क.२ नागपूर
27/10/2017	खरेदीने इंडस्ट्रीयल विकर सेवसन को. ऑप हाऊसिंग सोसा. लि नागपूर तर्फे राधिय श्री जगदिप बाबुराव वानखेडे यांचे पासून र.द.क. १०९ दि. १/२/२००९ ला र.र. १,३९,४४०/- ख.क. ६३/१ डी भू.क. ३७ क्षेत्र १४८.५० चौ.मी.वर खरेदीने नावाची नोंद दर्ज.	४	श्री. सतिश देविदास मानकप	क्र.फार क्र. २२६६१ प्रमाणे सही- 27/10/2017 न.भू.अ.क.२ नागपूर

नमन-८
१०४४९/२०२६
२५/६४



26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ६३/१- डी मधील मू.क्र १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील तिसरा माळा सदनिका क्र ३०१ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 7437/2020 18/12/2020	H	[सविता आशुतोष सोमलवार]	फेरफार क्र. २१६३४ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ३८७५/२०२० दिनांक १०/०८/२०२० अन्वये ख.क्र ६३/१- डी मधील मू.क्र १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील दुसरा माळा सदनिका क्र २०२ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 3875/2020 10/08/2020	H	गणेश नागोराव वाडीघरे प्रमिला गणेश वाडीघरे	फेरफार क्र. २१६३३ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४०१८/२०२० दिनांक १८/०८/२०२० अन्वये ख.क्र ६३/१- डी मधील मू.क्र १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील पहिला माळा सदनिका क्र १०१ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 4018/2020 18/08/2020	H	रेम्मा शेखर गौरीकर शेखर गणपती गौरीकर	फेरफार क्र. २१६३२ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
24/11/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४०१८/२०२० दिनांक १८/०८/२०२० अन्वये ख.क्र ६३/१- डी मधील मू.क्र १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील चौथा माळा सदनिका क्र ४०२ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 4017/2020 18/08/2020	H	श्री. चेतन कृष्ण मडकाम	फेरफार क्र. ३०६६६ प्रमाणे सही- 24/11/2022 न.मु.अ. CTSO TWO NAGPUR
29/11/2022	मृत्युपत्र / इच्छापत्र नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ३७२५/२०२० दिनांक ३१/०७/२०२० अन्वये शरदराव बलवंतराव धारोटे यांनी मृत्युपत्र / इच्छापत्र दिल्याने मृत्युपत्र / इच्छापत्र क्षेत्रासाठी मृत्युपत्र / इच्छापत्र देणार यांचे नाव कमी करून मृत्युपत्र / इच्छापत्र घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 3725/2020 31/07/2020	H	सौ शलाका चंद्रशेखर धारोटे (गजानन रेसिडेन्सी -१ मधील गाळा क्र.२०१) २५.९३ चौ.मी	फेरफार क्र. ३०७४५ प्रमाणे सही- 29/11/2022 न.मु.अ. न.मु.अ. CTSO TWO NAGPUR
22/12/2022	खरेदी नोंद - सह दु.नि.नागपूर ८ यांचेकडील र.द.क्र. ६०७८/२०२१ दिनांक ०८/११/२०२१ अन्वये विजय किशोर जोशी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ८ 6078/2021 08/11/2021	H	मेहर इन्फ्रा सोल्युशन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर सविन दिनकरराव मेहर (मू.क्र.७.८.९) - एकत्रित क्षेत्र - ३६८.६८ चौ.मी	फेरफार क्र. ३०७२१ प्रमाणे सही- 22/12/2022 न.मु.अ. न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
12/02/2023	विशेष फेरफार बीजा / गहाणखत / तारण नोंद - नोटीस ऑफ ईटीमेसन फाईल क्र. NCP-९१-२०२२ दि. ०४/०२/२०२२ अन्वये ख.क्र. ६३/१ मधील मू.क्र ३३ क्षेत्र २१६.०० चौमी जागेवर श्री संजय गोविंदराव कानडे यांनी रु ३२,००,०००/- कर्ज घेतल्याने नोंद दर्ज.		H	युनियन बँक ऑफ इंडिया	फेरफार क्र. ३१०९२ प्रमाणे सही- 12/02/2023 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
23/02/2023	खरेदी नोंद - सह दु.नि.नागपूर ८ यांचेकडील र.द.क्र. ६०७८/२०२१ दिनांक ०८/११/२०२१ अन्वये विजय किशोर जोशी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ८ 6078/2021 08/11/2021	H	सविन दिनकरराव मेहर (मू.क्र. १२) ११६.४३ चौ.मी	फेरफार क्र. ३११९२ प्रमाणे सही- 23/02/2023 न.मु.अ. न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य

नगन-
१०४४१/२०२६
२९/६४



26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. १८३४/२०२० दिनांक १८/१२/२०२० अन्वये ख.क्र. ६३/१- डी मधील भू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील तिसरा माळा सदनिका क्र. ३०१ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 7437/2020 18/12/2020	H [सविता आशुतोष शेगलवार]	क्र.क्रार क्र. २१६३४ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ३८७५/२०२० दिनांक १०/०८/२०२० अन्वये ख.क्र. ६३/१- डी मधील भू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील दुसरा माळा सदनिका क्र. २०२ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 3875/2020 10/08/2020	H गणेश नागोराव वाडीघरे प्रमिला गणेश वाडीघरे	क्र.क्रार क्र. २१६३३ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४०१८/२०२० दिनांक १८/०८/२०२० अन्वये ख.क्र. ६३/१- डी मधील भू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील पहिला माळा सदनिका क्र. १०१ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 4018/2020 18/08/2020	H रेखा शेखर गौरीकर शेखर गणपती गौरीकर	क्र.क्रार क्र. २१६३२ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
24/11/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४०१९/२०२० दिनांक १८/०८/२०२० अन्वये ख.क्र. ६३/१- डी मधील भू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील चौथा माळा सदनिका क्र. ४०२ क्षेत्र ५१.८५५ चौमी अवीही १२.५ टक्के जागा मे सुदर्शन लैन्ड डेव्हलपर्स अँड बिल्डर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 4017/2020 18/08/2020	H श्री. चैतन कृष्ण मडकाम	क्र.क्रार क्र. ३०६६६ प्रमाणे सही- 24/11/2022 न.मु.अ. CTSO TWO NAGPUR
29/11/2022	मृत्युपत्र / इच्छापत्र नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ३८२५/२०२० दिनांक ३१/०४/२०२० अन्वये शरदराव बलवंतराव घारोटे यांनी मृत्युपत्र / इच्छापत्र दिल्याने मृत्युपत्र / इच्छापत्र क्षेत्रासाठी मृत्युपत्र / इच्छापत्र देणार यांचे नाव कमी करून मृत्युपत्र / इच्छापत्र देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 3725/2020 31/07/2020	H सौ शलाका चंद्रशेखर घरोटे (गजानन रेसिडेन्सी -१ मधील माळा क्र.२०१) २५.९३ चौ.मी	क्र.क्रार क्र. ३०६५१ प्रमाणे सही- 29/11/2022 न.मु.अ. न.मु.अ. CTSO TWO NAGPUR
22/12/2022	खरेदी नोंद - सह दु.नि.नागपूर ८ यांचेकडील र.द.क्र. ६०४८/२०२१ दिनांक ०८/११/२०२१ अन्वये विजय किशोर जोशी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ८ 6078/2021 08/11/2021	H मेहर इन्फ्रा सोल्युशन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर सविन दिनकरराव मेहर (भू.क्र.४८,८,९) - एकत्रित क्षेत्र - ३६.८६८ चौ.मी	क्र.क्रार क्र. ३०६२९ प्रमाणे सही- 22/12/2022 न.मु.अ. न.मु.अ. नगर प्रशासन अधिकारी क्रमांक २ यांचे कार्य
12/02/2023	विशेष फेरफार बोजा / गहाणखत / तारण नोंद - नोटीस ऑफ इंटिमेसन फाईल क्र. NCFE-११-२०२२ दि. ०४/०२/२०२२ अन्वये ख.क्र. ६३/१ मधील भू.क्र. ३३ क्षेत्र २१६.०० चौमी जागेवर श्री संजय गोविंदराव कानडे यांनी र.रु ३२,००,०००/- कर्ज घेतल्याने नोंद दर्ज.		H युनियन बँक ऑफ इंडिया	क्र.क्रार क्र. ३१०९२ प्रमाणे सही- 12/02/2023 न.मु.अ. नगर प्रशासन अधिकारी क्रमांक २ यांचे कार्य
23/02/2023	खरेदी नोंद - सह दु.नि.नागपूर ८ यांचेकडील र.द.क्र. ६०४८/२०२१ दिनांक ०८/११/२०२१ अन्वये विजय किशोर जोशी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ८ 6078/2021 08/11/2021	H सविन दिनकरराव मेहर (भू.क्र. १२) ११६.४३ चौ.मी	क्र.क्रार क्र. ३११९२ प्रमाणे सही- 23/02/2023 न.मु.अ. न.मु.अ. नगर प्रशासन अधिकारी क्रमांक २ यांचे कार्य

नगन-
१०४४१/२०२६
२९/६४



13/09/2023	विशेष फेरकार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. १०४४/२०१९ दिनांक १५/०२/२०१९ अन्वये ख.क्र.६३/१ वी मधील प्लॉट नं.४३ वरील बांधलेल्या निर्माण आयकॉन मधील तिसरा माळा, सदनिका क्र.३०२, क्षेत्र ५९.८३६ चौ.मी व अवि हिस्सा १२.५०० टक्के जागा मे सुदर्शन लॅन्ड डेव्हलपर्स आणि लॅन्ड डेव्हलपर्स तर्फे भागीदार श्री दिनेश शेखराव बाळके व श्री राजेंद्र बापनराव बोळके यांच्या कडून खरेदी केल्याने नावाची नोंद दर्ज.	सह दु.नि.नागपूर ४ 1075/2019 15/02/2019	४	श्री यशवंत बळवंत गोरेवार श्री विहीना यशवंत गोरेवार	फेरकार क्र. ३२०१४ प्रमाणे सही- 13/09/2023 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
16/10/2023	विशेष फेरकार खरेदी नोंद - दु.नि. नागपूर ४ यांचेकडील र.द.क्र. ८४२०/२०२० दिनांक २८/१२/२०२० अन्वये ख.क्र.६३/१ वी मधील प्लॉट नं.१३ व १४ यावर बांधलेल्या गजानन रेसीडेंसी मधील चौथा माळा, सदनिका क्र.३०१, क्षेत्र ५९.८५५ चौ.मी व अवि हिस्सा १२.५ टक्के जागा मे सुदर्शन लॅन्ड डेव्हलपर्स एन्ड मिल्टर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांच्या कडून खरेदी केल्याने नावाची नोंद दर्ज.	दु.नि. नागपूर ४ 8720/2020 28/12/2020	४	अपर्णा समाधान उमक (उर्फ) लग्नानंतरचे नाव अपर्णा अविनाश गणवीर	फेरकार क्र. ३२०१४ प्रमाणे सही- 16/10/2023 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
03/11/2023	अदेशाने नोंद - नगर भूमापण अधिकारी , क्र.२ नागपूर यांचे कडील आदेश क्र. : क्रमांक/प.मु./मौजा बाबुलखेडा ७१७०/आदेश/२०२३ दि. : १४/१०/२०२३ अन्वये मौजा बाबुलखेडा, शहर नागपूर येथील ख.क्र.६३/१ झ (अ) १, पैकी क्षेत्र ३०२.५० चौ.मी. करिता फेरकार क्र.२००३७ दि.२९/०३/२०१७ नुसार अमिलीचीत घारक निशिकांत बाबुदेव मुकटे यांचे हनुमान नगर सोन क्र.३, महानगरपालिका, नागपूर यांचेकडील मूल्या प्रमाणपत्र नोंदवी क्र. D-२०२३-२७-१०२९२-११२५६५ दि.२४/०४/२०२३ अन्वये दि.१४/०४/२०२३ रोजी मूल्या झाल्याने त्यांचे नाव कमी करून त्यांचे ऐवजी Retirement Cum Admission Deed नोंदवी क्र.८६६६ दि.२४/०४/२०२३ व No Objection cum consent letter दि.१३/१०/२०२३ नुसार श्री. श्रीकांत निशिकांत मुकटे यांचे नाव दाखल करण्याबाबत आदेशित झाल्याने आदेशाची अंमल नोंद दाखल.	सह दु.नि.नागपूर ४ 3898/2020 11/08/2020	४	श्रीकांत निशिकांत मुकटे	फेरकार क्र. ३२२४२ प्रमाणे सही- 03/11/2023 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
30/11/2023	विशेष फेरकार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ३८९८/२०२० दिनांक १९/०८/२०२० अन्वये ख.क्र.६३/१ वी मधील प्लॉट क्र.१३ व १४ वरील गजानन रेसीडेंसी १ मधील तिसरा माळा, सदनिका क्र.३०२, क्षेत्र ४५.२८४ चौ.मी व अवि हिस्सा ७.६६५ टक्के जागा मे सुदर्शन लॅन्ड डेव्हलपर्स एन्ड मिल्टर्स तर्फे भागीदार श्री श्रीकांत नारायणराव येवले यांच्या कडून खरेदी केल्याने नावाची नोंद दर्ज.	सह दु.नि.नागपूर ४ 3898/2020 11/08/2020	४	जयवंत चंभुलाल मेहता श्रीना जयवंत मेहता प्रतीक जयवंत मेहता	फेरकार क्र. ३२२४० प्रमाणे सही- 30/11/2023 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
29/06/2024	विशेष फेरकार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ५०५६/२०१८ दिनांक २३/०८/२०१८ अन्वये ख.क्र.६३/१ वी, भू.क्र.४३ वरील निर्माण आयकॉन मधील तिसरा माळा बाळा क्र.३०१ क्षेत्र ५५.८३६ चौ.मी अविहि १२.५०० टक्के सह मेसर्स नवनिर्माण विल्डर्स एन्ड लॅन्ड डेव्हलपर्स तर्फे भागीदार श्री दिनेश शेखराव बाळके यांचेकडून खरेदी केल्याने नावांची नोंद दर्ज.	सह दु.नि.नागपूर ४ 5056/2018 23/08/2018	४	आश्वय अनिल बन्होरे अनिल वसंत बन्होरे	फेरकार क्र. ३३०१५ प्रमाणे सही- 20/06/2024 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
31/07/2024	खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४४६५/२०२४ दिनांक २६/०४/२०२४ अन्वये कांता नामदेव पटोले, अजय नामदेव पटोले, लीना प्रदीप शिवनकर यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 4465/2024 26/04/2024	४	मुन्ना नामदेवराव मोतील ख.क्र.६३/१, भू.क्र.४ क्षेत्र १३२.४९ चौ.मी	फेरकार क्र. ३३१९२ प्रमाणे सही- 31/07/2024 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
28/10/2024	खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४४६६/२०२४ दिनांक २६/०४/२०२४ अन्वये कांता नामदेव पटोले, अजय नामदेव पटोले, लीना प्रदीप शिवनकर यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 4466/2024 26/04/2024	४	सतीषीणिमा शंकरराव कानकाडे ख.क्र.६३/१, भू.क्र.२ क्षेत्र १३२.४९ चौ.मी	फेरकार क्र. ३३५६३ प्रमाणे सही- 28/10/2024 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
06/12/2024	खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. १०८३१/२०२४ दिनांक २२/१०/२०२४ अन्वये दीपक बापनराव रेवतकर यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 10831/2024 22/10/2024	४	शुभम जयदीप पवार ५५.८४ चौ.मी	फेरकार क्र. ३३६६१ प्रमाणे सही- 06/12/2024 न.मु.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य

नगन-८
१०४४१/२०२६
30/68



07/03/2025	विशेष फेरफार बोजा/गहाणखर्च/ तारण/ कमी करणे नोंद - मो ड्यू प्रमाणपत्र डी.१३/०४/२०२० अन्वये ख.क्र. ६३/१ ज (अ) भू.क्र. ०२ क्षेत्र १४४.०५ चौ.मी भू.क्र. ०३ क्षेत्र १४४.०५ चौ.मी. भू.क्र. ०४ क्षेत्र १४४.०५ चौ.मी भू.क्र. ५ क्षेत्र १५३.३४ चौ.मी भू.क्र. १ क्षेत्र ५०.१६ चौ.मी जागेवर व्हीकल्योर इनकलीमेशन प्रायवेट ली यॉनी सुंदरलाल सावजी अर्बन को ऑप बँक कडून घेतलेल्या कर्जाची परतफेड केल्याने बोजा नोंद कमी			क्रा.क्र. क्र. ३४५१५ प्रमाणे सही- 07/03/2025 न.भू.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
12/03/2025	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४४६६/२०२४ दिनांक २६/०४/२०२४ अन्वये ख.क्र.६३/१ प्लॉट नं.३ क्षेत्र १३२.४९६ चौ.मी.जागा कांता नामदेवराव पटोले व इतर २ पासून खरेदी केल्याने नावाची नोंद कमी.	सह दु.नि.नागपूर ४ 4466/2024 26/04/2024	H	सतीशोर्णिमा शंकरराव कानकाडे क्रा.क्र. क्र. ३४५१५ प्रमाणे सही- 12/03/2025 न.भू.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
03/05/2025	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ४४६६/२०२४ दिनांक २६/०४/२०२४ अन्वये ख.क्र.६३/१ प्लॉट नं.१ क्षेत्र १०३.७६६ चौ.मी.जागा कांता नामदेवराव पटोले, लीना प्रदीप शिवणकर, अजय नामदेवराव पटोले यांचे कडून खरेदी केल्याने नावाची नोंद दर्ज.	सह दु.नि.नागपूर ४ 4466/2024 26/04/2024	H	सतीशोर्णिमा शंकरराव कानकाडे क्रा.क्र. क्र. ३४५१५ प्रमाणे सही- 03/05/2025 न.भू.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
03/05/2025	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. १०५८/२०२५ दिनांक २७/०५/२०२५ अन्वये ख.क्र.६३/१ डी प्लॉट नं.१३, १४ वरील गजानन रेसिडन्सी -१ वरील तिसऱ्या माळ्यावरील सदनिका क्र.३०१ याचे बांधीव क्षेत्र ५१.८५५ चौ.मी.अवीही १२.५०० टक्के सह सविता आशुतोष सोमलवार यांचे कडून खरेदी केल्याने नावाची नोंद दर्ज.	सह दु.नि.नागपूर ४ 1058/2025 27/01/2025	H	प्रिती जगन्नाथ गणवीर क्रा.क्र. क्र. ३४९७३ प्रमाणे सही- 03/05/2025 न.भू.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य
20/05/2025	आदेशाने नोंद - सह सिलदार, अप्पर तहसीलदार गैर कृषी कर आकारणी क्र ५ नागपूर शहर यांचे कडील आदेश क्र. : रा.मा.क्र.०३४४/एन.ए.पी.३४/२०२३-२४ दि. : २५/०९/२०२३ अन्वये ख.क्र.८५/१ ग भू.क्र.१२ क्षेत्र ७४.००९० चौ.मी.जागा अकृषक झाल्याने सत्ता प्रकार क ची नोंद दर्ज.तसेच र.द.क्र.१८०९ दि.२२/०५/१९६७ अन्वये कृष्णराव राजारामजी कर्णे यांचे कडून मारोती तुकाराम कांबळे यांचे कडे व र.द.क्र.९३७ दि.२४/०२/२०१० अन्वये श्रीमती पार्वताबाई मारोती कांबळे व इतर २ यांचे कडून खरेदी केल्याने धारकाच्या नावाची नोंद दर्ज.		H	नरेंद्र मारोती भगत क्रा.क्र. क्र. ३५१४४ प्रमाणे सही- 20/05/2025 न.भू.अ. नगर भूमापण अधिकारी क्रमांक २ यांचे कार्य

हि मिळकत पत्रिका (दिनांक 20/05/2025 05:05:53 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे रयावर कोणत्याही सही शिक्काची आवश्यकता नाही.
मिळकत पत्रिका डाउनलोड दिनांक 30/03/2026 06:03:25 PM
वैधता पडताळणी साठी <https://digitalsatbara.mahabhumil.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0916100004229128 हा क्रमांक वापरावा.



नगरान - C
१०४४९/२०२६
३९/६४



नगान-८

१०४४१	/२०२६
३२	/६४





Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS0500065232

Project: MEHER GANGA, Plot Bearing / CTS / Survey / Final Plot No.: KH NO 63/1 Z(A)1 AND 63/1-Z CITY
SURVEY NO 7170(PART) SHEET NO 359/76, 395/1, 76 III at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440027;

1. Meher Infra Solutions Private Limited having its registered office / principal place of business at Tehsil: Nagpur
(Urban), District: Nagpur, Pin: 440015.

2. This registration is granted subject to the following conditions, namely:-
• The promoter shall enter into an agreement for sale with the allottees;
• 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, Rates 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 scheduled 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 6;

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 of the project is less than the estimated cost of completion of the project.

• The Registration shall be valid for a period commencing from 14/03/2024 and ending with 31/03/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
• 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. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date: 18-03-2024 13:28:45

Dated: 14/03/2024
Place: Mumbai

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

नमन-८
१०४४९/२०२६
३३/६४



घोषणापत्र

मी मेहर इन्फ्रा सोल्युशन्स प्रायव्हेट लिमिटेड तर्फे संचालक - श्री. सचिन दिनकरराव मेहर, राहणार - सावित्री विहार, सोमलवाडा, पार्थ रोड, नागपूर - ४४००२५, तहसिल व जिल्हा - नागपूर, या द्वारे घोषित करतो की, सह-दुय्यम निबंधक नागपूर - ८ यांचे कार्यालयात क्र. १३३३३३३३ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री रामानंद बिल्डर अँड डेव्हलपर यांनी दि. ०२/०२/२०२४ रोजी मला कुलमुख्यारपत्र करून दिलेले असून ते कुलमुख्यारपत्र सह-दुय्यम निबंधक नागपूर - ४ यांचे कार्यालयात बुक क्र. १, दस्त क्र. १२१४ वर नोंदणीकृत केलेले आहे व त्या कुलमुख्यारपत्राच्या आधारे सदर दस्त मी नोंदणीस सादर केला आहे. सदर कुलमुख्यारपत्र लिहून देणार यांनी ते कुलमुख्यारपत्र रद्द केलेले नाही किंवा कोणत्याही व्यक्तीची मर्यात झालेली नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदर चे कथन चुकीने आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील. याची मला जाणिव आहे.

दिनांक : ११/११/२६

मेहर इन्फ्रा सोल्युशन्स प्रायव्हेट लिमिटेड तर्फे



(श्री. सचिन दिनकरराव मेहर)
संचालक

नगन-८
१०४४९/००२६
३४/६४





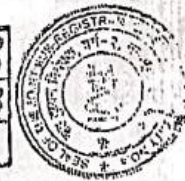
CHALLAN
MTR Form Number-6



GRN	MH014917112202324E	BARCODE	01/02/2024-18:32:35		Form ID	48(7)
Department			Inspector General Of Registration			
Type of Payment			Stamp Duty Registration Fee			
Office Name			NGP4_JT NAGPUR NO 4 SUB REGISTRAR			
Payer Details			Full Name SHREE RAMANAND BUILDER AND DEVELOPER			
Location			NAGPUR			
Year			2023-2024 One Time			
Flat/Block No.			MOUZA BABULKHEDA			
Premises/Building			NAGPUR			
Road/Street			NAGPUR			
Area/Locality			NAGPUR			
Town/City/District			NAGPUR			
PIN			4 4 0 0 2 7			
Remarks (If Any)			SecondPartyName=MEHER INFRA SOLUTIONS PRIVATE LIMITED-			
Amount In			Six Hundred Rupees Only			
Words			600.00			
Total			600.00			
Payment Details			IDBI BANK			
Cheque/DD Details			FOR USE IN RECEIVING BANK			
Bank CIN			Ref. No. 69103332024020122158 2851485676			
Bank Date			RBI Date 01/02/2024-18:33:35 Not Verified with RBI			
Cheque/DD No.			Bank-Branch IDBI BANK			
Name of Bank			Scroll No. Date Not Verified with Scroll			
Name of Branch			Mobile No. : 0000000000			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल प्रथम निबंधक कार्यालय नोंदणी कचवयाच्या दफ्तरासाठी लागू आहे. नोंदणी न कचवयाच्या दफ्तरासाठी सदर चलन लागू नाही.

नगन-४
१२१४/२०२४
१/२२



Print Date 01-02-2024 06:33:47

Page 1/1

नगन-८
१०२४९/२०२४
३५/६४



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224015920020	Date 01/02/2024
Received from SHREE RAMANAND BUILDER AND DEVELOPER, Mobile number 0000000000, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 01/02/2024
Bank CIN 10004152024020110060	REF No. 403241108659
This is computer generated receipt, hence no signature is required.	

नगन-४
१२१४/२०२४
२/२२



नगन-८
१०४४९/२०२६
३६/६४



“श्री”

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

SHREE RAMANAND BUILDER AND DEVELOPER, A Partnership Firm, having its Office at "Shriram Samarth Building", Darodkar Square, Central Avenue, Itwari, Nagpur-440 002, Tahsil and District - NAGPUR {PAN - ACDFS4306A}, Acting through its Partners - (1) **SHRI. SHRIKANT S/o NISHIKANT MUKTE**, Aged about 36 Years, Occupation - Business, Resident of "Shriram Samarth Building", Darodkar Square, Central Avenue, Itwari, Nagpur-440 002, {PAN - AXKPM0706G & AADHAR NO. 4239 4606 3704}; (2) **SHRI. DHIRAJ S/o PRAMOD JAISWAL**, Aged about 36 Years, Occupation - Business, Resident of "Kamal Palace", Ramdaspath, Nagpur-440 012, Tahsil and District - NAGPUR {PAN - AFSPJ9182K & AADHAR NO. 2740 3924 6074}; (3) **SHRI. MANOHAR S/o VITHOBAJI CHARDE**, Aged about 56 Years, Occupation - Business, Resident of Ram Cooler Square, New Shukrawari, Mahal, Nagpur-440 032, Tahsil and District - NAGPUR {PAN - AAQPC6434L & AADHAR NO. 8049 1008 0392}, do hereby nominate, constitute and appoint **MEHER INFRA SOLUTIONS PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U27100MH2021PTC356523 having its Registered Office at Block No. 5, Opposite Radisson Blue, Wardha Road, Nagpur-440 015, {PAN - AAOCM3850F}, Acting through its Director - **SHRI. SACHIN S/o DINKARRAO MEHAR**, Aged about 43 Years, Occupation - Business, Resident of 'Savitri Vihar', Somalwada, Wardha Road, Nagpur-440 025, Tahsil and District - NAGPUR, {AADHAR NO. 8093 1563 6042}, to act as our True and Lawful Attorney in our names and on our behalf.

22/8/2028
3/22



नगन-८
१०४४१/२०२६
३६/६४



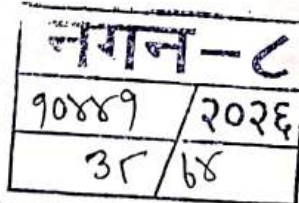
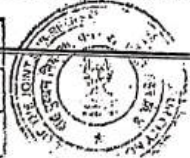
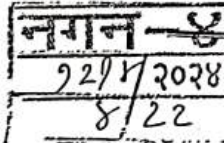
WHEREAS, we (i.e. the Company) owns and possess ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 63/1-Z (A) 1, having an area of 3028.50 Sq. Mtrs., of Mouza - BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 7170 and Sheet Nos. 359/76, 395/1 and 76 III, 66 and 67, situate at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 In Tahsil and District - NAGPUR; AND

WHEREAS, for cogent reasons and good causes we have now jointly decided to develop the Khasra No. 63/1-Z(A)1, containing by admeasurements 3028.50 Sq. Mtrs., and to utilise the sale proceeds thereof in our best interest and for the benefits of our family members; AND

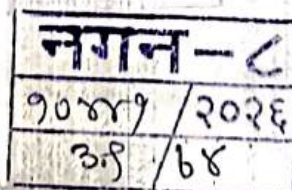
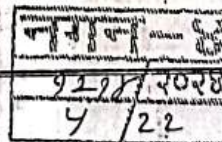
WHEREAS, accordingly we have entered into an Agreement of Development in respect of the aforesaid property with MEHER INFRA SOLUTIONS PRIVATE LIMITED, Acting through its Director - Shri. Sachin Dinkarrao Mehar on various terms and conditions contained therein. The said Agreement of Development is duly Adjudicated by the Collector of Stamp, Nagpur City In Adjudication Case No. 16/2024, Dated 1/02/2024 and the Full Stamp Duty of Rs. 61,12,550/- is paid at the time of Adjudication of the said Agreement and the said Agreement of Development is duly registered in the office of the Joint Sub Registrar, Nagpur City No. 4, in Book No. 1 at Sr. No. ~~1213~~ on even date on payment of requisite Registration Fees of Rs. 30,000/- payable thereon. We have agreed to assign all such rights for development and sale in respect of the said property in favour of MEHER INFRA SOLUTIONS PRIVATE LIMITED; AND

WHEREAS, we being pre-occupied in our respective assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the aforesaid transaction in all respects. It has therefore become expedient to appoint someone as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say -

(1) To perform all the legal acts, deeds and things pertaining to the ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 63/1-Z (A) 1, having an area of 3028.50 Sq. Mtrs., of Mouza - BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 7170 and Sheet Nos. 359/76, 395/1 and 76 III, 66 and 67, situate at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 In Tahsil and District - NAGPUR.



- (2) To, prepare, submit and get sanctioned the Building Plan and revisions or modifications thereto and in that behalf, to revise the Building Plan, to deal with Town Planning Department, Nagpur, Collector of Nagpur, Nagpur Municipal Corporation, Nagpur Improvement Trust and any other statutory or non-statutory body or corporation and sign, verify and affirm such applications and other documents as are required us, to deposit the refundable and non-refundable charges with the any such Authority or any other Planning Authority and to obtain refund of part or whole of such amount in our names and on our behalf, to generally sign and execute every such document such as affidavit, Indemnity bond etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.
- (3) To acquire additional Transferable Development Right/Floor Space Index in our names for erection of proposed multistoried residential building and to sign and execute all required documents, applications, transfer deeds etc. for utilization of the same and sign and present such documents for registration in the office of the Sub Registrar, Nagpur.
- (4) To, approach to the prospective buyers, to negotiate and settle the sale consideration with them except the Apartments retained by us i.e. Apartment Nos. 104, 204, 304, 404, 504, 604 & 704 in Wing -A and 101, 201, 301, 401, 501, 601 & 701 in Wing - B and 101 in Wing - C.
- (5) To enter into an Agreement(s) to Sell of the Apartments to be constructed on the said property with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.
- (6) To receive the Earnest Money or Advance Sale Price from such Buyer(s) and to pass a valid receipt and discharge for the same.
- (7) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot and also to sign/execute Indemnify bonds, various forms and applications and also to swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.
- (8) To deposit necessary sums in the office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in our names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.



(9) To apply for water and Electricity connection etc. and to pay/deposit necessary sums in the Office of the concerned authorities.

(10) To sign various Applications/Forms regarding commencement of working stage progress and completion of work etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(11) To sign and execute a Sale Deeds of the Apartments in the building on the above said property in favour of itself or in favour of the prospective buyer OR to sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers except the Apartments retained by us and receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(12) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deed in favour of individual Apartment Owner and to get the same duly registered in accordance with the law in force.

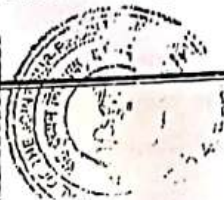
(13) To sign and execute an Apartment Deed, Correction Deed, Transfer Deed (in respect of T.D.R.), General Power of Attorney, Supplementary Agreement/Assignment Deeds relating to the said property and to get such Apartment Deed, Correction Deed, Transfer Deed, Supplementary Agreement/Assignment Deeds duly registered in accordance with the law in force.

(14) To deliver the actual physical possession of the Apartments to be constructed on the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

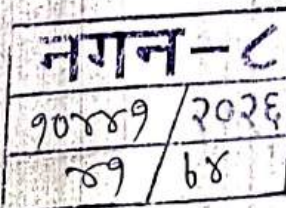
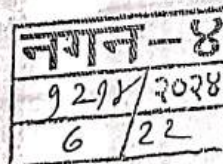
(15) To Mortgage the entire or any part of the aforesaid our property or to create any charge thereon in order to obtain finance, project finance from any person or financial institution except the Apartments retained by us i.e. Apartment Nos. 104, 204, 304, 404, 504, 604 & 704 in Wing -A and 101, 201, 301, 401, 501, 601 & 701 in Wing - B and 101 in Wing - C and to execute all documents as may be necessary to the said end subject to the condition that any such loan/finance so raised shall be repaid/returned by this Attorney and we shall have no responsibility to repay/return the same.

(16) To do the entire procedure for amalgamation of the said Plot of land with the other adjoining plots and to do the needful. To do the entire procedure for amalgamation of the Apartments and to do the needful.

नगन-४
१२१४/२०२४
९/२२



- (17) To support all application for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records.
- (18) To apply to the Nagpur Improvement Trust, for obtaining a Release Letter for Sale and to receive such Letter.
- (19) To sign and execute necessary application for the T.D.R. of other sites/properties for construction of Multistoried Building on our aforesaid plot.
- (20) To sign and verify applications, statements, declarations and Affidavits etc. for us and on our behalf.
- (21) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices.
- (22) To obtain refund of moneys so deposited in any Court, Departments and Offices and to pass a valid receipt and discharge for the same.
- (23) To do all things necessary to complete the aforesaid transaction of sale relating only to the said property and to observe and perform all the obligations on our part in accordance with the Agreement(s) to be made by us with any willing buyer/buyers.
- (24) To appoint Architect, Engineer, Contractor/s, Structural Engineer/s, Project Management Consultant and /or Supervisor for carrying on and completing the proposed works of construction/development with highest standards of workmanship and Sale, if and when considered necessary.
- (25) To engage Advocate, Pleader, Vakill for completion of the aforesaid transaction smoothly and to fix his remuneration.
- (26) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.
- (27) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Courts Civil/Criminal/Revenue etc. and to do the needful.



In addition to aforesaid powers our aforesaid attorney is also entitled for the following specific powers :-

To present the deeds and documents including Sale Deeds executed by us before the Competent Registering Authority and to admit the contents of the said documents to the extent of our execution only.

Generally to act as our Attorney or agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and to do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

SCHEDULE OF PROPERTY
REFERRED TO ABOVE

ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 63/1-Z (A) 1, having an area of 3028.50 Sq. Mtrs., of Mouza - BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 7170 and Sheet Nos. 359/76, 395/1 and 76 III, 66 and 67, situate at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District - NAGPUR and the said plot is bounded as under :-

ON THE EAST	-	BY 9.00 MTRS. ROAD.
ON THE WEST	-	BY NALLAH.
ON THE NORTH	-	BY OPEN SPACE.
ON THE SOUTH	-	BY NALLAH.

IN WITNESS WHEREOF WE, EXECUTANTS have hereto set our respective hands and signed this DEED OF GENERAL POWER OF

नगन-४
१२१४/२०२४
८/२२

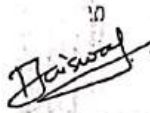


नगन-८
१०४४९/२०२६
४९/६४



ATTORNEY at NAGPUR on this 2ND Day of FEBRUARY, 2024 In the presence of the attesting witnesses signing as such.

{Drafted by :- Adv. Ritesh C. Mahendra, as per the instructions of the parties}.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR SHREE RAMANAND BUILDER AND DEVELOPER (1)  (SHRIKANT NISHIKANT MUKTE)
02			(2)  (DHIRAJ PRAMOD JAISWAL)
03			(3)  (MANOHAR VITHOBAJI CHARDE) Partners "EXECUTANTS"
04			FOR MEHER INFRA SOLUTIONS PRIVATE LIMITED  (SACHIN DINKARRAO MEHAR) Director "ATTORNEY"

नगन-४
१२१४/२०२४
२/२२



नगन-८
१०४४९/२०२४
४३/६४



WITNESSES :

(1) 
(Mr. Sudhir D. Mate)



(2) Bahadure
(Mr. Rajesh B. Bahadure)



नगन-४
१२१४/२०२४
१०/२२



नगन-८
१०४४१/२०२४
४४/६४





महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र खमीन महसूल (पाव, नगर व शहर भूभाषण) विभाग, १९६९ चातील विधम ७ प्रमुना "क"]



52424969342

ULPDC 52424969342

तालुका/न.मु.अ. : न.मु.अ.२ नागपूर

जिल्हा : नागपूर

पाव/पेट : बाहुलखंडा

नगर भूभाषण क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	खेच चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाक्याचा संपत्तीस आणि त्याच्या फेरितपासणीची निवड वेळ
३१००			१७८५.००	पोती	

दुविधाधिकार :

हक्काचा मुळ धारक :

वर्ष : १९७१

पट्टेधार :

हप्तर भार :

र ररे :

दिनांक	व्यवहार	खेच क्रमांक	मूविन धारक(प), पट्टेधार(प) किंवा भाव (प)	शासनांकन
16/06/2005	मा. अ. त. ग. कर आ. यांचे आदेश क्र. २१७/३६/२००३-०४ दि. १५/७/२००१ ख.मं. ६३/१ का शीत ४० हे आर वेणी मु. क्र. ४८, ४९, खेच २०८.८१ चौ. मी. सत्ताधिकार क झाल्याने व ४०/१२ मुत्तार भौव		सत्ताधिकार क आर्थिक मागास वर्गीय स्वगृह सुख नि. सेवा	जे.रा.क्र.मं. २११२ प्रमाणे खडी- 16/06/2005 न.मु.अ.मं.२, नागपूर
16/06/2005	खरेदीने र. नो. क्र. ६८८३ दि. ५/७/१९८९ अन्वये ख.मं. ६३/१ का . मु. क्र. ४८, खेच. १३१.३५ चौ. मी. र. ४,५००/-		श्री. सुरेश दत्तात्रय सोनटकरे	जे.रा.क्र.मं. २११३ प्रमाणे खडी- 16/06/2005 न.मु.अ.मं.२, नागपूर
16/06/2005	खरेदीने र. नो. क्र. ६८८४ दि. ५/७/१९८९ अन्वये ख.मं. ६३/१ का . मु. क्र. ४९, खेच. १३१.३५ चौ. मी. र. ४,५००/-		श्री. सुरेश दत्तात्रय सोनटकरे	जे.रा.क्र.मं. २११४ प्रमाणे खडी- 16/06/2005 न.मु.अ.मं.२, नागपूर
29/04/2010	गिरकृष्णीने - मा.अन्वय तह. गिरकृष्णीकर आकारणी नागपूर यांचे रा.मा.क्र. ८८/१५.एपी ३५/०९-१० दिनांक ७/८/२००९ अन्वये ख.मं. ६३/१ की मधील मु.अ. १ क्षेत्र १४८.५० चौ.मी. जाग निवासी धारता करीता अक्रुषीक झाल्याने सत्ता प्रकार क व महसुली ४/१२ प्रमाणे धारकाची भौव दर्ज.		[सत्ता प्रकार क इंग्रजीतील विवर सोवसन को.अप ही.शे.नागपूर के.अ. ६९७३]	जे.रा.क्र.मं. ६९७६ प्रमाणे खडी- 29/04/2010 न.मु.अ.मं.२, नागपूर
29/04/2010	खरेदीने - र.मो.क्र. ७६४१ दि. १३/८/९१ अन्वये रक्कम रु. १६,२००/- याचे इंग्रजीतील विवर सोवसन को.अप ही.शे. यांचे पापुन ख.मं.६३/१ की मधील मु.अ. १ क्षेत्र १४८.५० चौ.मी. खरेदीने भौव दर्ज.		अचयुत मधुविजयन धोडकरे	जे.रा.क्र.मं. ६९७७ प्रमाणे खडी- 29/04/2010 न.मु.अ.मं.२, नागपूर
01/06/2013	गिरकृष्णीने रा.मा.क्र. ३०४७ दि. २७/१२/१३ अन्वये ख.मं. ६३/१ D वेणी न.मु.अ. ७/१०० वेणी ४३ क्षेत्र गिरकृष्णी झाल्याने सत्ताधिकार क की भौव दर्ज.		[सत्ताधिकार क] के.अ. १२१६२	जे.रा.क्र.मं. १२१६१ प्रमाणे खडी- 01/06/2013 न.मु.अ.मं.२, नागपूर
01/06/2013	खरेदीने र.म.क्र. ८६३ (ख) दि. २२/२/१३ अन्वये ख.मं. ६३/१ D वेणी न.मु.अ. ७/१०० वेणी ४३ क्षेत्र २०५.५४ चौ.मी. र.र. ३०,२००/- याचे इंग्रजीतील विवर सोवसन को.अ.आ.१०.पापुन खरेदीने भौव दर्ज.			जे.रा.क्र.मं. १२१६२ प्रमाणे खडी- 01/06/2013 न.मु.अ.मं.२, नागपूर

नगन-८
१०४४९/२०२१
४५/६४



Page 3 of 9

26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ बांधकडील र.र.क्र. ७७३७/२०२० दिनांक १८/१२/२०२० अन्वये ख.क्र. ६३/१-डी मधील मू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील तिसरा भागा सदनिका क्र. ३०१ क्षेत्र ५१.८५१ चौमी अवीडी १२.५ टक्के जागा ये मुद्रांन लेनू देवतलपत अंन्व विल्डत तर्फे भागीदार श्री श्रीकांत मारायणराव येवत यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 7437/2020 18/12/2020	४	सविता आमुणेच देवतलपार	फेरफार क्र. २१६३४ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ बांधकडील र.र.क्र. ३८५४/२०२० दिनांक १०/०८/२०२० अन्वये ख.क्र. ६३/१-डी मधील मू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील दुसरा भागा सदनिका क्र. २०२ क्षेत्र ५१.८५१ चौमी अवीडी १२.५ टक्के जागा ये मुद्रांन लेनू देवतलपत अंन्व विल्डत तर्फे भागीदार श्री श्रीकांत मारायणराव येवत यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 3875/2020 10/08/2020	४	गणेशा मारायण बाळीचरे प्रमिला गणेश बाळीचरे	फेरफार क्र. २१६३३ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
26/05/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ बांधकडील र.र.क्र. ४०१८/२०२० दिनांक १८/०८/२०२० अन्वये ख.क्र. ६३/१-डी मधील मू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील पहिला भागा सदनिका क्र. १०१ क्षेत्र ५१.८५१ चौमी अवीडी १२.५ टक्के जागा ये मुद्रांन लेनू देवतलपत अंन्व विल्डत तर्फे भागीदार श्री श्रीकांत मारायणराव येवत यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 4018/2020 18/08/2020	४	रेखा शेखर गौरीकर शेखर मंगलजी गौरीकर	फेरफार क्र. २१६३२ प्रमाणे सही- 26/05/2022 न.मु.अ. CTSO TWO NAGPUR
24/11/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ बांधकडील र.र.क्र. ४०१८/२०२० दिनांक १८/०८/२०२० अन्वये ख.क्र. ६३/१-डी मधील मू.क्र. १३ व १४ वरील बांधलेल्या गजानन रेसिडेन्सी १ मधील चौथा भागा सदनिका क्र. ४०२ क्षेत्र ५१.८५१ चौमी अवीडी १२.५ टक्के जागा ये मुद्रांन लेनू देवतलपत अंन्व विल्डत तर्फे भागीदार श्री श्रीकांत मारायणराव येवत यांचे पासून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ४ 4017/2020 18/08/2020	४	श्री. धैतन कृष्णा मडकान	फेरफार क्र. ३०६६६ प्रमाणे सही- 24/11/2022 न.मु.अ. CTSO TWO NAGPUR
29/11/2022	मृत्पुत्र / हज्यापत्र नोंद - सह दु.नि.नागपूर ४ बांधकडील र.र.क्र. ३४२४/२०२० दिनांक ३४/०४/२०२० अन्वये शरवराव वसंतलपार धारोटे यांनी मृत्पुत्र / हज्यापत्र दिल्याने मृत्पुत्र / हज्यापत्र क्षेत्रासाठी मृत्पुत्र / हज्यापत्र देणार यांचे नाव कमी करून मृत्पुत्र / हज्यापत्र देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 3725/2020 31/07/2020	४	सुशालका धनशेखर धारोटे (गजानन रेसिडेन्सी - १) मधील भागा क्र. २०१) २५.१३ चौ.मी	फेरफार क्र. ३०५५१ प्रमाणे सही- 29/11/2022 न.मु.अ. न.मु.अ. CTSO TWO NAGPUR
22/12/2022	खरेदी नोंद - सह दु.नि.नागपूर ८ बांधकडील र.र.क्र. ६०४८/२०२१ दिनांक ०८/११/२०२१ अन्वये विजय किशोर जोशी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ८ 6078/2021 08/11/2021	४	मेहर इन्फ्रा सोल्युशन प्रायव्हेट लिमिटेड तर्फे कारपोरेट सविन दिनकरराव मेहर (मू.क्र. ४८,८११) एकत्रित क्षेत्र - ३६.८८ चौ.मी	फेरफार क्र. ३०५११ प्रमाणे सही- 22/12/2022 न.मु.अ. न.मु.अ. नगर मृत्पुत्र अधिकारी क्रमांक २ यांचे कार्य
12/02/2023	विशेष फेरफार सौजा / महागुळात / सारण नोंद - मोटीस ऑफ इटीपेसन फार्मल क्र. NXP-११-२०२२ दि. ०४/०२/२०२२ अन्वये ख.क्र. ६३/१ मधील मू.क्र. ३३ क्षेत्र २१६.०० चौमी चांगेवार श्री संजय गोविंदराव कापडे यांनी र ३२,००,०००/- कर्ज घेतल्याने नोंद दर्ज.		४	मुनियन बैंक ऑफ इंडिया	फेरफार क्र. ३१०१२ प्रमाणे सही- 12/02/2023 न.मु.अ. नगर मृत्पुत्र अधिकारी क्रमांक २ यांचे कार्य
23/02/2023	खरेदी नोंद - सह दु.नि.नागपूर ८ बांधकडील र.र.क्र. ६०४८/२०२१ दिनांक ०८/११/२०२१ अन्वये विजय किशोर जोशी यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ८ 6078/2021 08/11/2021	४	सविन दिनकरराव मेहर (मू.क्र. ११) ११६.५३ चौ.मी	फेरफार क्र. ३१११२ प्रमाणे सही- 23/02/2023 न.मु.अ. न.मु.अ. नगर मृत्पुत्र अधिकारी क्रमांक २ यांचे कार्य

नगन-४
१२/१४/२०२३
१३/२२



नगन-८
१०/०४/२०२३
४६/६४



16/10/2023	विशेष फेरफार खरेदी नोंद - बु.नि. नागपूर १ यांचेकडील ए.ए.आ. ८७२७/२०२० दिनांक २८/१०/२०२० अन्वये ख.अ.६३/१-डी मधील प्लॉट नं.१३ व १४ यावर बांधलेल्या गजानन रेसिडेंसी मधील घोटा माऊ, सदनिका क्र.३०९, क्षेत्र ५९.८५५ चौ.मी व अवि हिस्सा १२.५ टक्के जगा ये सुदर्शन लॅन्ड डेव्हलपर्स एन्ड मिल्सर्स लॉन्ग भागीदार श्री श्रीकांत मारायणराव येवले यांच्या बाबत खरेदी केल्याने मावासी नोंद दर्ज.	बु.नि. नागपूर १ 6/20/2020 28/12/2020	४	अपर्णा सहायान धमक (उर्फ) लग्नानंतरचे माव अपर्णा अविनाश गणधीर	फेरफार क्र. ३२२४४ प्रमाणे राही- 16/10/2023 न.मु.अ. नगर प्रशासन अधिकारी क्रमांक २ यांचे कार्य
03/11/2023	आदेशाने नोंद - नगर प्रशासन अधिकारी, क्र.२ नागपूर यांचेकडील आदेश क्र. : कथोक/बु.बु./म/म/म/म बाबत ख.अ.७७०/आदेश/२०२३ दि. : १४/१०/२०२३ अन्वये मीणा बाबत ख.अ.७७०, शहर नागपूर येथील ख.अ.६३/१ क्र (अ) १, ऐकी क्षेत्र ३०२८.५० चौ.मी. करिता फेरफार क्र.२००३० दि.२५/०३/२०१० मुदत अगितीसाठी वारक निशिकात वासुदेव मुकटे यांचे हनुमान नगर झोन क्र.३, महानगरपालिका, नागपूर यांचेकडील मूळ प्रमाणपत्र नोंदणी क्र.D-२०२३-२०-१०२१२-११२५६५ दि.२४/०४/२०२३ अन्वये दि.१४/०४/२०२३ रोजी मूळ झाल्याने त्यांचे माव कमी करून त्यांचे ऐवजी Retirement Cum Admission Dead नोंदणी क्र.८६६६ दि.२४/०४/२०२३ व No Objection cum consent letter दि.१३/१०/२०२३ मुदत श्री. श्रीकांत निशिकांत मुकटे यांचे माव दाखल करणेबाबत आदेशिता झाल्याने आदेशाची अंमल नोंद दाखल.	बु.नि. नागपूर ४ 3898/2020 11/08/2020	४	श्रीकांत निशिकांत मुकटे	फेरफार क्र. ३२२४४ प्रमाणे सही- 03/11/2023 न.मु.अ. नगर प्रशासन अधिकारी क्रमांक २ यांचे कार्य
30/11/2023	विशेष फेरफार खरेदी नोंद - सह बु.नि.नागपूर ४ यांचेकडील ए.ए.आ. ३८९८/२०२० दिनांक १५/०८/२०२० अन्वये ख.अ.६३/१ डी मधील प्लॉट क्र.१३ व १४ वरील गजानन रेसिडेंसी १ मधील सितार माऊ, सदनिका क्र.३०२, क्षेत्र ५९.८८५ चौ.मी व अवि हिस्सा ७.६६५ टक्के जगा ये सुदर्शन लॅन्ड डेव्हलपर्स एन्ड मिल्सर्स लॉन्ग भागीदार श्री श्रीकांत मारायणराव येवले यांच्या बाबत खरेदी केल्याने मावासी नोंद दर्ज.	सह बु.नि.नागपूर ४ 3898/2020 11/08/2020	४	जयवंत बंधुलाल मेहता बीना जयवंत मेहता प्रतीक जयवंत मेहता	फेरफार क्र. ३२२४४ प्रमाणे राही- 30/11/2023 न.मु.अ. नगर प्रशासन अधिकारी क्रमांक २ यांचे कार्य

नगन-४
१२१४/२०२४
१४/२२



पिन-८
१०४४९ / २०२६
४५ / ६४



REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2028	Initial Survey
2	11/10/2028	Final Plan

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2028	Initial Survey
2	11/10/2028	Final Plan

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2028	Initial Survey
2	11/10/2028	Final Plan

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2028	Initial Survey
2	11/10/2028	Final Plan

नगन-४
9298/2028
74/22



Scanned with CamScanner

नगन-८
90889/2028
88/68



02/02/2024

नगन-८
१०४४१ / २०२३
५० / ६४



02/02/2024

गावाचे नाव : बाबुळखेडा

(1) विलेखाचा प्रकार

विकसन करारनामा

(2) मोबदला

122251000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

122251000

(4) भू-मापन, पोटोमिमा व परक्रमांक (असल्यास)

1) पालिकेचे नाव: नागपूर म.न.पा. इतर वर्णन : इतर माहिती: मौजा बाबुळखेडा, खमरा नं 63/1-खेडा(ए) 1, मिटी नवें नं 7170, शीट नं 359/76, 395/1 आणि 76 3,66 आणि 67, ज्याची आराजी 3028.50 चौ मी. मधून विकसन करारनामा हा मुद्रांक जिल्हाधिकारी नागपूर शहर पांच्या कडे अभिनिर्णय प्रकरण क्र 16/2024 वर अभिनिर्णय केलेला असून त्यावर मुद्रांक शुल्क रु. 61,12,550/- भरलेले आहे (C.T.S. Number : 7170 :)

(5) क्षेत्रफळ

1) 3028.50 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तपशील.

(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री रामानंद बिल्डर अँड डेव्हलपर तर्फे भागीदार श्रीकांत निशिकांत मुत्ते . . वय:-36; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: श्रीराम समर्थ बिल्डिंग, दरोडकर म्हाअर, सेंट्रल अन्वेल्यु, इतवारी, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440002 पॅन नं:-ACDFS4306A
2): नाव:- श्री रामानंद बिल्डर अँड डेव्हलपर तर्फे भागीदार धीरज प्रमोद जयसवाल . . वय:-36; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: कमल पॅलेस, रामदामपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440012 पॅन नं:-ACDFS4306A
3): नाव:- श्री रामानंद बिल्डर अँड डेव्हलपर तर्फे भागीदार मनोहर विठोबाजी चव्हे . . वय:-56; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राम कुलर म्हाअर, न्यू शुक्रवारी, महान, नागपूर, नागपूर. पिन कोड:-440032 पॅन नं:-ACDFS4306A

(8) दस्ताऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मेहर इन्फ्रा सोल्युशन्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर सचिन दिनकरराव मेहर . . वय:-43; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सावित्री विहार, सोमलवाडा, वर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440025 पॅन नं:-AAOCM3850F

(9) दस्ताऐवज करून दिल्याचा दिनांक

02/02/2024

(10) दस्त नोंदणी केल्याचा दिनांक

02/02/2024

(11) अनुक्रमांक, खंड व पृष्ठ

1213/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

6112550

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

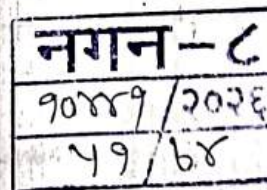
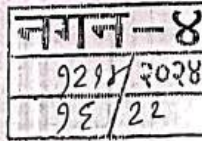
(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

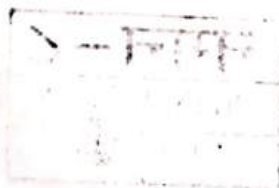
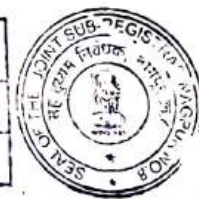
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभि. दस्त CER-NAG-ADJ-IGR377-16-2024

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



भाग-८	
१०४४९	२०२६
५२	६४





9/29/2022
76/22



भारत सरकार
GOVERNMENT OF INDIA

राजेश बाबुराव बहुगुणा
Rajesh Baburoo Bahadure
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

7801 2815 1146

सामान्य माणसाचा अधिकार

सचिन दिनेश मेहर
Sachin Dinkar Mehar
जन्म वर्ष / DOB : 01/08/1978
पुरुष / MALE

8093 1563 6042
VID : 9121 3413 9664 0974

माझा आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

धिरज प्रमोद जैस्वाल
Dhiraj Pramod Jaiswal
जन्म तारीख / DOB : 28-05-1985
पुरुष / Male

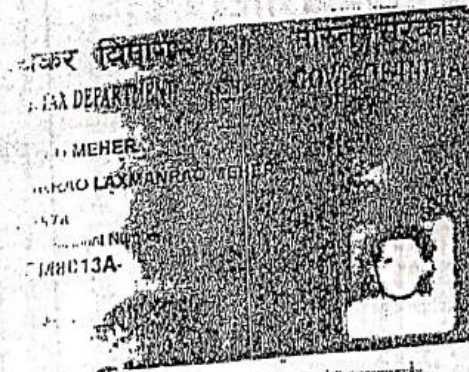
2740 3924 6074

मेरा आधार, मेरी पहचान

सुधीर दुधरामजी मेटे
Sudhir Dudharamji Mete
जन्म तारीख / DOB : 04/05/1996
पुरुष / Male

3698 3708 6418

मेरा आधार, मेरी पहचान



मन्हेर विठोबाजी चरदे
Manohar Vithobaaji Charde
जन्म तारीख / DOB : 17/01/1963
पुत्लिनी / MALE

8049 1008 0392

अधार - सामान्य माणसाचा अधिकार



नगन-८
90889/2026
43/68



3698 3708 6478

1947

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1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारतीय विशिष्ट-ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIAपता: प्रमोद आनंद जलस्यल, प्लॉट नं-६९
आनंदाची, माधोमाली रोड, नंद हेडगेवार
स्मार्क स्मृती मंदिर, रेशुम्बाग, अयोध्या
नगर, नागपूर, महाराष्ट्र, 440024Address: Pramod Anand Jalasyal, Plot
N-69 Ananda, Madhomali Road, Near
Hedgewar Smarak Smriti Mandir,
Reshumbagh, Ayodhya Nagar, Nagpur,
Maharashtra, 440024

2740 3924 6074

1947

help@uidai.gov.in

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भारतीय विशिष्ट-ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIAपता: S/O: दिनेश मेहर, फ्लॉट नं सी2/3 सावित्री विहार, नर्म
राड, अपरान पंडवार रोड, सोमलवाडा, खाम्हा, नागपूर,
महाराष्ट्र - 440025Address:
S/O: Dinkar Mehar, FLAT NO C2/3 SAVITRI
BHANDAR, WARDHA ROAD, NEAR APANA
BHANDAR, SOMALWADA, Khamsa, Nagpur,
Maharashtra - 440025

8093 1563 6042

VID : 9121 3413 9864 0974

1947

help@uidai.gov.in

www.uidai.gov.in

GRN MP014917112207
Department Inspector
Type of Payment
Office NameLocation
Yearभारत सरकार
GOVERNMENT OF INDIAश्रीराम विश्वनाथ मुळे
Shriram Nishikant Mukte
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

4239 4606 3704

भारतीय विशिष्ट-ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIAपता: S/O: विश्वनाथ मुळे, श्रीराम मुषपे
डोरोडकर चौक, माहाल, माहाल S.O.
माहाल, नागपूर, महाराष्ट्र, 440032Address: S/O Nishikant Mukte,
Shriram Samartha Krupa,
Dorodkar Chowk, Near Old Tanha
Hospital, Mahal, Mahal S.O.,
Mahal, Nagpur, Maharashtra,
440032भारतीय विशिष्ट-ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIAपता: घर नं.708, रायम डेकोरेज नगर, shyam DEKORE,
नवपरीम नगर, नु बाबुलदेवा, पार्वती नगर, nagar, now babuldeva,
पार्वती नगर, नागपूर, महाराष्ट्र, 440027
Nagar, Parvati Nagar,
Nagpur, Maharashtra

1947

help@uidai.gov.in

www.uidai.gov.in

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER
AAQPC6434Lनाम / NAME
MANOHAR VITHOBAJI CHARDEपिता का नाम / FATHER'S NAME
VITHOBAJI NARAYAN CHARDEजन्म तिथि / DATE OF BIRTH
17-01-1963

हस्ताक्षर / SIGNATURE

COMMISSIONER OF INCOME-TAX

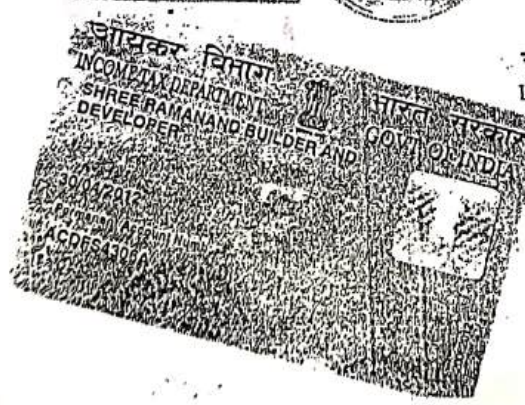
भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
श्रीराम आनंद बिल्डर एंड
DEVELOPER
3004201
Permanent Account Number
AXKP0706Gआयकर विभाग
INCOME TAX DEPARTMENTभारत सरकार
GOVT. OF INDIA

SHRIKANT MUKTE

NISHIKANT WASUDEO MUKTE

18/02/1987
Permanent Account Number
AXKP0706G

Signature

भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
श्रीराम आनंद बिल्डर एंड
DEVELOPER
3004201
Permanent Account Number
AXKP0706G



CHALLAN
MTR Form Number-6



GRN	MH014917112202324E	BARCODE	Date 01/02/2024-18:32:36		Form ID 48(1)
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)		
	Registration Fee		PAN No.(If Applicable)		
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name	SHREE RAMANAND BUILDER AND DEVELOPER	
Location	NAGPUR		Flat/Block No.	MOUZA BABULKHEDA	
Year	2023-2024 One Time		Premises/Building	NAGPUR	
Account Head Details	Amount In Rs.		Road/Street	NAGPUR	
0030046401 Stamp Duty	500.00		Area/Locality	NAGPUR	
0030063301 Registration Fee	100.00		Town/City/District	4 4 0 0 2 7	
			PIN		
			Remarks (If Any)	SecondPartyName=MEHER INFRA SOLUTIONS PRIVATE LIMITED-	
			Amount In	Six Hundred Rupees Only	
			Words	600.00	
Total	600.00		FOR USE IN RECEIVING BANK		
Payment Details	IDBI BANK		Bank CIN	Ref. No.	69103332024020122158 2851485676
Cheque/DD Details			Bank Date	RBI Date	01/02/2024-18:33:35 Not Verified with RBI
Cheque/DD No.			Bank-Branch	IDBI BANK	
Name of Bank			Scroll No. , Date	Not Verified with Scroll	
Name of Branch			Mobile No. : 0000000000		
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 दुर्यम निबंधक कार्यालयत नोंदणी करण्याच्या दस्तऐवजी लागू आहे. नोंदणी न करण्याच्या दस्तऐवजी सदर चालन लागू नाही.					
Challan Defaced Details					
Sr. No.	Remarks	Defacement No.	Defacement Date	Use/Remarks	Defacement Amount
1	(IS)-267-1214	0007873343202324	02/02/2024-12:00:59	IGR386	100.00

नगन-८
१०४४९/२०२४
५५/६४



301 PM
1/12/14
मुद्रांक 102 दिनांक 2024 1201 म. 3.
एन. के. एन. नगर 1/12/14/2024
आचार्य मुद्रांक नं. 001
भारत मुद्रांक मुद्रांक

नगर-८	
90889	2023
4E	68



267/1214

शुक्रवार, 02 फेब्रुवारी 2024 12:01 म.नं.

दस्त गोथवारा भाग-1

नगन-4

20/22

दस्त क्रमांक: 1214/2024

दस्त क्रमांक: नगन-4 /1214/2024

हजार मुन्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

डु. नि. सह. डु. नि. नगन-4 यांचे कार्यालयात

अ. क्र. 1214 वर दि. 02-02-2024

रोजी 12:00 म.नं. या. हजर केला.

पावती: 1883

पावती दिनांक: 02/02/2024

सादरकरणाचे नाव: श्री रामानंद बिल्डर अँड डेव्हलपर तर्फे भागीदार
श्रीकांत निशिनांत मुळे..

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकुण: 540.00

दस्त हजर करणाऱ्याची सही:

NGP4
राष्ट्रिय निबंधक, वर्ग-2,

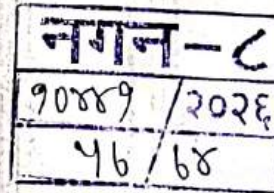
मोठापूर शहर क्र. 8

दस्ताचा प्रकार: मुलमुखत्यापत्र

मुद्रांक शुल्क: 8 वेळा तो प्रतिकूलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 02 / 02 / 2024 12 : 00 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 02 / 2024 12 : 00 : 50 PM ची वेळ: (फी)



02/02/2024 12:05
दस्तावेज क्रमांक : नगन-८/१२
दस्तावेज प्रकार : कुच

पक्ष
न
१
१

2



नगन-८	
१०४४९	२०२६
५८	६४





02/02/2024 12:03:56 PM

दस्तावेज भाग-2

नगन-4

२१/२२

दस्तावेज क्र. 1214/2024

दस्तावेज क्र. 1214/2024

दस्तावेज प्रकार :- कुलमुख्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाम: भी रामानंद बिन्हर और डेव्हनपर तर्फे भागीदार श्रीकांत निशिकांत मुळे . पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: श्रीराम समर्थ विल्डिंग, दरोडकर स्केअर, सेंट्रल अन्वेल्यु, इनवारी, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ACDFS4306A	कुलमुख्यार देणार वय :- 36 स्वाक्षरी:		
2	नाम: भी रामानंद बिन्हर और डेव्हनपर तर्फे भागीदार धीरज प्रमोद जयसवाल . पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: कमल पॅलेस, रामदासपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ACDFS4306A	कुलमुख्यार देणार वय :- 36 स्वाक्षरी:		
3	नाम: भी रामानंद बिन्हर और डेव्हनपर तर्फे भागीदार मनोहर विठोबाजी चव्हे . पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: राम कुमर स्केअर, न्यू शुक्रवारी, महान, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: ACDFS4306A	कुलमुख्यार देणार वय :- 56 स्वाक्षरी:		
4	नाम: मेहर इन्फ्रा सोल्युशन्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर मचिन दिनकरराव मेहर . पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं.: माविबी बिहान, सोमनवाडा, बर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: .	पॉवर ऑफ अटॉर्नी होल्डर वय :- 43 स्वाक्षरी:		

वरून दस्तऐवज करून देणार तथाकथीत कुलमुख्यारपत्र वा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 02 / 02 / 2024 12 : 03 : 11 PM

ओळख:-

खानीन इसम अने निवेदीन कराना की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाम: सुधीर दुधारामजी मले .
वय: 27
पत्ता: न्यू वणेश नगर, नागपूर
पिन कोड: 441204

स्वाक्षरी



ठसा प्रमाणित



2 नाम: राजेश बाबुराव महादुरे .
वय: 54
पत्ता: जय भीम नगर, नागपूर
पिन कोड: 440027

स्वाक्षरी

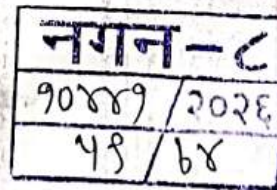


शिक्का क्र. 4 ची वेळ: 02 / 02 / 2024 12 : 03 : 48 PM

NGR-कुलमुख्यारपत्र, वर्ग-2,
नागपूर शहर क्र. ४


<https://10.10.246.39/MarathiReports/HTMLReports/HtmReportSummary2.aspx?cross=92RxOb2YIOF>

1/2



12:04 PM

Payment Details.			Type
Sr.	Purchaser		
1	SHREE RAMANANT AND DEV		
2			

नगन-८
१०४४१/२०२६
६०/६४



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE RAMANAND BUILDER AND DEVELOPER	eChallan	69103332024020122158	MH014917112202324E	500.00	SD	0007873343202324	02/02/2024
2		DHC		0224015920020	440	RF	0224015920020D	02/02/2024
3	SHREE RAMANAND BUILDER AND DEVELOPER	eChallan		MH014917112202324E	100	RF	0007873343202324	02/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

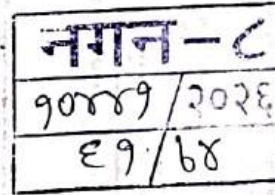
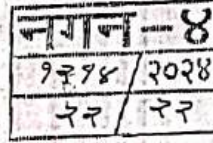
1214 /2024

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१ नंबराचे बुकाचे
१२१४ नंदरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला प्रकृष्य...पाने आहेत.
सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर मं. ४
दि ०२ मार्च ०२ रान २०२४



नमन-८
१९०४४९ / २०२३
२९/६४



भारत सरकार
Government of India

प्रेमकुमार शान्तराम रायपुरे
Premkumar Shantaram Raipure
जन्म तारीख / DOB: 11/09/1980
पुरुष / Male

08/03/2012

2253 5666 8186

माझे आधार माझी ओळख

भारत सरकार
Government of India

सुरेंद्र मोरेश्वर पाटील
SUREDRA MORESHWAR PATIL
जन्म तारीख / DOB: 12/06/1974
पुरुष / Male

5616 8043 8403

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

संध्या सुरेंद्र पाटील
Sandhya Surendra Patil
जन्म तारीख / DOB: 06/10/1979
स्त्री / Female

Issue Date: 08/11/2012

2193 8828 7144

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAOCM3850F

नाम / Name
MEHER INFRA SOLUTIONS PRIVATE
LIMITED

दिनांक/तारीख की भरणी
Date of Incorporation/formation
08/03/2021

भारत सरकार
GOVERNMENT OF INDIA

मचिन दिनकर मेहर
Sachin Dinkar Mehar
जन्म वर्ष / Year of Birth: 1978
पुरुष / Male

8093 1563 6042

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ECZPP2360H

नाम / Name
SANDHYA SURENDRA PATIL

पिता का नाम / Father's Name
ISHWAR VITTHAL ZAMBRE

जन्म की तारीख / Date of Birth
06/10/1979

नगन-८
90889 / 2028
६३ / ६४



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O शंताराम रासुरे, पंचशिल नगर चौक वरुं
पंचशिल नगर चौक, भद्रवाटी, वार्धा, महाराष्ट्र, 442305

Address: S/O Shantaram Rasure,
PANCHASHIL NAGAR CHANDIKA WAARD
BHADRAWATI, PO TAH BHADRAWATI
Bhadrawati, Chandrapur, Maharashtra, 442305

2253 5666 8186

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

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
जाम, म्, जांब, समुद्रपूर, समुद्रपूर,
वर्धा, महाराष्ट्र, 442305

Address:
JAM, at Jamb, Samudrapur,
Samudrapur, Wardha,
Maharashtra, 442305

5616 8043 8403

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

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता जाम, म्, जांब, समुद्रपूर, वर्धा, महाराष्ट्र,
442305

Print Date : 07/05/2022

Address: JAM, at Jamb, Samudrapur,
Wardha, Maharashtra, 442305

2193 8828 7144

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

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: दिनकर मेहर, फ्लॅट न मी2/3
सावित्री विहार, वर्धा रोड, अपना भंडार
जवळ, सोमलवाडा, खामला, नागपूर,
खामला, महाराष्ट्र, 440025

Address: S/O: Dinkar Mehar,
FLAT NO C2/3 SAVITRI VIHAR,
WARDHA ROAD, NEAR APANA
BHANDAR, SOMALWADA,
Khamla, Nagpur, Khamla,
Maharashtra, 440025

नगन-८

90889/2024

६४/६४





भारत सरकार
GOVERNMENT OF INDIA



सचिन दिनकर मेहर
Sachin Dinkar Mehar

जन्म वर्ष / Year of Birth : 1978
पुरुष / Male



8093 1563 6042

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: दिनकर मेहर, फ्लॅट नं. सी2/3
सावित्री विहार, वर्धा रोड, अपना भंडार
जवळ, सोमलवाडा, खामला, नागपूर,
खामला, महाराष्ट्र, 440025

Address: S/O: Dinkar Mehar,
FLAT NO C2/3 SAVITRI VIHAR
WARDHA ROAD, NEAR APANA
BHANDAR, SOMALWADA,
Khamla, Nagpur, Khamla,
Maharashtra, 440025

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOCM3850F

नाम / Name
MEHER INFRA SOLUTIONS PRIVATE
LIMITED

संस्थापित की तारीख
Date of Incorporation/creation
08/03/2021



नगन-८
90889/2026
24/68



56 PM
Section 111
महोदयकनाथ
विन्हा
महोदय
उप
भे

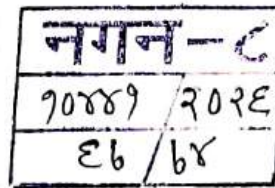
नगन-८
१०४४९/२०२६
६६/६४



मूल्यांकनाचे वर्ष	2026				
जिल्हा	नागपूर				
मूल्य विभाग	तालुका : नागपूर (ग्रामीण)				
उप मूल्य विभाग	48 560 76-इतर वस्त्या शिट नं 76				
क्षेत्राचे नांव	Nagpur Municipal Corporation	सर्व्हे नंबर न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
20710	42060	48370	52580	0	चौ. मीटर
बाधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र Built Up-	112.39 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 27951/-
उद्भवान सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वाढ = 105 / 100 Apply to Rate = Rs 44163/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
= ((44163-20710) * (100 / 100)) + 20710					
= Rs.44163/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 44163 * 112.39					
= Rs.4963479.57/-					
E) बंदिस्त वाहन तळाचे क्षेत्र					
12.5 चौ. मीटर					
= 12.5 * (42060 * 25 / 100)					
= Rs.131437.5/-					
F) बंदिस्त वाहन तळाचे मूल्य					
= 12.5 * (42060 * 25 / 100)					
= Rs.131437.5/-					
Applicable Rules = 3, 9, 18, 19, 15					
एकत्रित अंतिम मूल्य					
- मुख्य मिळकतीचे मूल्य : तळघराचे मूल्य : मेझनार्डन मजला क्षेत्र मूल्य : लागतच्या गच्चीचे मूल्य : खुली बात्कनी : वरील गच्चीचे मूल्य : बंदिस्त वाहन तळाचे मूल्य : खुल्या जमिनीवरील वाहन तळाचे मूल्य : इमारती भोवतीच्या खुल्या जागेचे मूल्य : बंदिस्त बात्कनी : स्वयंचालित वाहनतळ					
= A + B + C + D - E + F + G + H + I + J					
= 4963479.57 - 0 + 0 - 0 + 131437.5 + 0 + 0 + 0 + 0 + 0					
Rs.5094917/-					
= ₹ पन्नास लाख चौन्वाणव हजार नऊ शे सतरा :-					

Home

Print





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नगन-८
१०४४९/२०२६
६८/६४





CHALLAN
MTR Form Number-6



GRN	MH009201914202627E	BARCODE	Date		29/08/2026-08:14:54	Form ID	25.1
Department		Inspector General Of Registration					
Type of Payment		Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)			
		Registration Fee		PAN No.(If Applicable)		ECZXXXXXXH	
Office Name		NGP8_JT NAGPUR NO 8 SUB REGISTRAR		Full Name		SANDHYA SURENDRA PATIL	
Location		NAGPUR		Flat/Block No.		Apartment No. 503	
Year		2026-2027 One Time		Premises/Building		MOUZA BABULKHEDA	
Account Head Details		Amount In Rs.		Road/Street		NAGPUR	
0030046401 Stamp Duty		330000.00		Area/Locality		TOWN/CITY/DISTRICT	
0030063301 Registration Fee		30000.00		PIN		4 4 0 0 2 4	
				Remarks (If Any)		PAN2=AAOCM3850F-SecondPartyName=MEHER INFRA SOLUTIONS PRIVATE LIMITED-	
				Amount In		Three Lakh Sixty Thousand Rupees Only	
				Words			
Total		3,60,000.00					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		00040572026082997074 CK00RUHOU6	
Cheque/DD No.		Bank Date		RBI Date		29/08/2026-08:08:48 29/08/2026	
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		907 , 29/08/2026			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतान केवल दुयाम निबंधक कार्यालयानु नोदणी करवावयाच्या दस्तासारी लागू आहे . नोदणी न करवावयाच्या दस्तासारी सदर चतान लागू नाही .

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI
Date: 2026.08.29 15:31:46 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-271-10441	0005264450202627	01/09/2026-15:27:05	IGR390	30000.00
2	(IS)-271-10441	0005264450202627	01/09/2026-15:27:05	IGR390	330000.00
Total Defacement Amount					3,60,000.00

नगन-८
१०४४९/२०२६
६९/६४



Print Date 01-09-2026 03:31:46



नगन-८
१०४४९/२०२६
६०/६४





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926016906931

Payment Date : 01/09/2026

Received from **PURCHASER**, Mobile number **8888362000**, an amount of Rs. **2960/-** towards **Document Handling Charges** for the **iSARITA 1.9** on Document No. **NGP8-10441-2026** dated **01/09/2026** in the Joint District Registrar office of the District **Nagpur**.



Payment Details

Bank Name : SBIN

Receipt Date : 01/09/2026

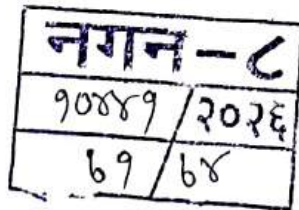
Bank CIN : 10029762026090106660

REF No. : 0285981325917

Deface No : 0926016906931D

Deface Date : 01/09/2026

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



दस्त प्रकार : विक्री करारनामा

बाजारमूल्य : ₹ 50,94,917/-

भरलेले मुद्रांक शुल्क : ₹ 3,30,000/-

नोंदणी फी माफी असल्याची तपशील :

मुद्रांक शुल्क माफी असल्याची तपशील :

मोबदला : ₹ 55,00,000/-

दस्त सादर करण्यात आलेले सह दुय्यम
निबंधक कार्यालय : सह दु.नि.नागपूर 8
अ. क्र.:10441 दिनांक : 01-09-2026
वेळ : 15:25 वा. सादर केला

पावती क्रमांक : 13725
पावती दिनांक : 01/09/2026
सादरकर्त्याचे नाव : संध्या सुरेंद्र पाटील

नोंदणी फी : ₹ 30,000

दस्त हाताळणी फी : ₹ 2,960

पृष्ठांची संख्या : 74

एकूण :

₹ 32,960/-

S.S. Patil
संध्या सुरेंद्र पाटील
दस्त सादर करणाऱ्याचे नाव व सही

S.S. Patil
सचिन सुभाष गुजर
सह दु.नि.नागपूर 8
शिक्षा क्रमांक 1 (सादरीकरण)
तारीख: 01-09-2026, वेळ : 15:25

S.S. Patil
सचिन सुभाष गुजर
सह दु.नि.नागपूर 8
शिक्षा क्रमांक 2 (फी)
तारीख: 01-09-2026, वेळ : 15:25

मुद्रांक शुल्क: (25-व) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर → (एक) कोणत्याही महानगरपालिकेच्या 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	Sandhya Surendra Patil	SD LBT Metrocess	220000 (4%) 55000 (1%) 55000 (1%) 330000	330000.00	eChallan	GRN Number: MH009201914202627E Defacement No.: 0005264450202627 Deface Date: 01/09/2026
2		DHC	30000		DHC	PRN No.: 0926016906931 Defacement No.: 0926016906931D Deface Date: 01/09/2026
3	Sandhya Surendra Patil	RF	30000	30000	eChallan	GRN No.: MH009201914202627E Defacement No.: 0005264450202627 Deface Date: 01/09/2026

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



2026 15:31

दस्त गोपवारा भाग-2

नगन8

63-68

दस्त क्रमांक: 10441/2026

क्रमांक : नगन8/10441/2026

प्रकार : विक्री करारनामा

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव, पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव : मेहर इन्फ्रा सोल्यूशन्स प्रायव्हेट लिमिटेड तर्फे संचालक व भागीदार सचिन दिनकरराव मेहर पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: 08/03/2021, ब्लॉक नं.: आधार नं.: 8093 1563 6042, रोड नं.: रा. सावित्री विहार, सोमलवाडा, वर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: AAOCM3850F वय: 44			
2	मान्यता देणार	नाव : मान्यता देणार - मेहर इन्फ्रा सोल्यूशन्स प्रायव्हेट लिमिटेड तर्फे संचालक सचिन दिनकरराव मेहर पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: 08/03/2021, ब्लॉक नं.: आधार नं.: 8093 1563 6042, रोड नं.: रा. सावित्री विहार, सोमलवाडा, वर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: AAOCM3850F वय: 44			
3	लिहून घेणार	नाव : संध्या सुरेंद्र पाटील पत्ता: प्लॉट नं.: , माळा नं.: 0, इमारतीचे नाव: 06/10/1979, ब्लॉक नं.: आधार नं.: 2193 8828 7144, मो.नं.: 9922245513, रोड नं.: रा. जाम समुद्रपूर वर्धा, महाराष्ट्र, वर्धा. पॅन नंबर: ECZPP2360H वय: 47			
4	लिहून देणार	नाव : श्री रामानंद विल्डर अँड डेव्हलपर तर्फे भागीदार श्रीकांत निशिकांत मुळे, श्री रामानंद विल्डर अँड डेव्हलपर तर्फे भागीदार धीरज प्रमोद जयस्वाल, श्री रामानंद विल्डर अँड डेव्हलपर तर्फे भागीदार मनोहर विठोबाजी चरडे च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. मेहर इन्फ्रा सोल्यूशन्स प्रायव्हेट लिमिटेड तर्फे संचालक सचिन दिनकरराव मेहर पत्ता: प्लॉट नं.: 0, माळा नं.: 0, इमारतीचे नाव: 30/04/2012, ब्लॉक नं.: आधार नं.: 8093 1563 6042, रोड नं.: रा. सावित्री विहार, सोमलवाडा, वर्धा रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ACDFS4306A वय: 44			

वरील दस्तऐवज करून देणार तथाकथित विक्री करारनामा करून दिल्याचे कबुल करतात.

सचिन सुभाष गुजर
मह. दु. नि. नागपूर 8
शिक्षा क्र. 3 (कबुलीजबाब)
तारीख:- 01-09-2026 वेळ : 15:28



ओळख:-

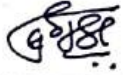
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या मर्यादित पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
---------	----------------------	--	--



Scanned with OKEN Scanner

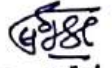
1	लिहून देणार मेहर इन्फ्रा सोल्यूशन्स प्रायव्हेट लिमिटेड तर्फे संचालक व भागीदार सचिन दिनकरराव मेहर	01-09-2026 03:29:11 म.नं.	सचिन दिनकरराव मेहेर M 1189877432364650496	
2	मान्यता देणार मान्यता देणार - मेहर इन्फ्रा सोल्यूशन्स प्रायव्हेट लिमिटेड तर्फे संचालक सचिन दिनकरराव मेहर	01-09-2026 03:29:26 म.नं.	सचिन दिनकरराव मेहेर M 1189877432364650496	
3	लिहून घेणार संध्या सुरेंद्र पाटील	01-09-2026 03:30:28 म.नं.	संध्या सुरेंद्र पाटील F 1318852953709764608	
4	पॉवर ऑफ अटॉर्नी होल्डर मेहर इन्फ्रा सोल्यूशन्स प्रायव्हेट लिमिटेड तर्फे संचालक सचिन दिनकरराव मेहर	01-09-2026 03:29:49 म.नं.	सचिन दिनकरराव मेहेर M 1189877432364650496	



सचिन मुभाप गुजर
मह. दु. नि. नागपूर 8
शिक्का क्र. 4 (ओळख)
तारीख:- 01-09-2026 वेळ : 15:30

नगन
१०४४९ / २०२६
६४ / ६४



१ नंबराचे बुकाचे
१०४४९ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण ६४ पाने आहेत

सह दुय्यम निबंधक
नागपूर क्र. ८,
१ मार्च २०२६