



Thursday, January 12, 2006

11:51:21 AM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 58

दिनांक 12/01/2006

गावाचे नाव पांढराबोडी

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

नगन3 - 00058 - 2006

अभिहस्तांतरणपत्र



सादर करणाराचे नाव: श्री धनंजय अनंत देशपांडे

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

520.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

अतिरीक्त मुद्रांक शुल्क

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50.00

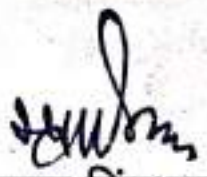
एकूण

रु.

670.00

DELIVERED

आपणास हा दस्त अंदाजे 12:06PM ह्या वेळेस मिळेल


दुय्यम निबंधक
नागपूर-3

बाजार मूल्य: 2109000 रु. मोबदला: 2600000रु.

भरलेले मुद्रांक शुल्क: 50 रु.

नि.नं. - 1369073

f No - 1369075

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

V.R. KOKALE

Stamp Vender

Collector Compound Nagpur.

Res. Phone No. 754160.

L. No. 17180

NAGPUR TREASURY

E 734648

29 DEC 2005

ATO/Stamp EC/Sr. Clerk

S. No. 90903 Date 31/9/06

Name प्रदीप बिहारी (15)
उद्योगिक प्रगति-1
म. स. 21/12/06



DEED OF APARTMENT/SALE DEED

(The Purchaser had already paid the Stamp Duty Of Rs. 1,26,800/- & Registration fees Rs. 26,000/- as per market value at the time of Registration of Agreement for Sale dated 16th December, 2005).

Office No. 8 Document No. 4760

Consideration Amount Rs. 26,00,000.00

[Market value Rs. 21,09,000.00]



THIS DEED OF APARTMENT/SALE is made at Nagpur
on this 12th day of January 2006.

नगान - 3

वस्तु क्र. 45/2006

9/12/06

BETWEEN

[Handwritten signatures]

(1) SHRI GOPAL S/o RAMEKARAN MEHADIA aged about 44 years, Occ.: Business, (2) SMT. LEELADEVI W/o OMPRAKASH MEHADIA, (3) MASTER ANUP S/o OMPRAKASH MEHADIA & (4) MASTER NIKHIL S/o OMPRAKASH MEHADIA both minors through their natural guardian, mother, SMT. LEELADEVI W/o OMPRAKASH MEHADIA, Aged about 40 years, Occ.: Household, all residents of Sitabuldi, Nagpur, through their Authorised Power Attorney Holder, SHRI SHANKAR S/o JANARDHAN PAIDLEWAR, Aged about 48 years, Occ.: Service, P/o Tent Line, Nagpur, hereinafter called the Landlords Party/Party No. 1, (which expression shall unless repugnant to the context and meaning thereof shall always mean and include their Legal Heirs, Executors, Successors, Assigns, etc.) of the **FIRST PART**.

M/S. PAIDLEWAR BUILDERS AND DEVELOPERS PRIVATE LTD., Nagpur, (Pan No. AABCP0475G) a Company incorporated under the provisions of Indian companies Act, 1956, having its Office at 135, VCA Complex, Civil Line, Nagpur, through its Authorised Signatory SHRI SHANKAR S/o. JANARDHAN PAIDLEWAR, Aged about 48 years, Occupation: Service PAN-AEGPP1355R R/o. Tent Line, Mohan Nagar, Nagpur, hereinafter called the BUILDER/DEVELOPER /COMPANY /PARTY No. 2, (which expression shall unless repugnant to the context and/or meaning thereof always mean and include its Directors, Administrators, Executors, successors and Assigns etc. **OF THE SECOND PART**;

AND

SHRI DHANANJAY S/o ANANT DESHPANDE, Aged about 41 years, Occupation: Service, PAN-ABFPD7510G MRS RASHMI W/o DHANANJAY DESHPANDE, Aged about 35 years, Occupation: Housewife, R/o: Flat 23/B, "EEVAN JOTI SOCIETY" Rahate Colony, Wardha Road, Nagpur-440022, hereinafter referred to as "THE PURCHASER/GRANTEE/PARTY NO. 3" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said Purchaser/Grantee/Party No.3, his/her/his partners/heirs, legal representative, Executors, Administrators, Successors and Assigns) of the **THIRD PART**;



नगन - 3
बस्त क्र. 95/20
2 12

WHEREAS, all that piece and parcel of land bearing Plot No. 13 - A containing by admeasurement 52973.90 Sq.Ft., being a portion of the entire land bearing Khasra No. 36/2 and 36/2-6 of Mouza: PANDHABODI, bearing City Survey No. 133, Sheet No. 14, and 15, Chaki No. 185 and Thak No. 8/14, situated at Ravinagar Square, Nagpur Amravati Road, Nagpur, within the limits of Nagpur Municipal Corporation, Ward No. 69, Circle No. 20, Division No. 8 in Tahsil and District: Nagpur, originally belong to (1) Shri Roshalal (2) Shri Ramanand (3) Shri

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Ramjilal and (4) Shri Ramkaran, all sons of Malluramji Agrawal (Mehadia), having purchase the same by them jointly by duly registered Sale Deed, dated 16/02/1944.

AND

WHEREAS, the aforesaid Agrawal (Mehadia) Brothers later on Sub-divided the said Plot No. 13 and on such partition a piece of land bearing Sub-divided Plot No. 13-A, containing by admeasurement 37351.00 Sq.Ft. was allotted to the exclusive share of the aforesaid Shri Ramkaran S/o Malluramji Agrawal (Mehadia). As a result therefore the said Shri Ramkaran S/o Malluramji Agrawal (Mehadia) become the absolute and full owner of the said Plot No. 13-A. he later on entered into an Agreement regarding the Development of the said plot of land with in the Nagpur Improvement Trust on 6-5-1966.

WHEREAS, the said Shri Ramkaran S/o Malluramji Agrawal (Mehadia) later on developed the aforesaid plot of land into a commercial estate by constructing a building thereon consisting of various shop & other structure therein.

WHEREAS, the said Shri Ramkaran S/o. Malluramji Agrawal (Mehadia) later on effected a partition on 18-10-1971 in between his family members and in terms of which, the Eastern half portion of the aforesaid Plot No. 13-A containing by admeasurement 19567.00 sq.ft. (or 1818.49 sq. Mtrs.), together with the existing structure standing thereon fell to the exclusive share of Shri Gopal S/o Ramkaran Mehadia, the owner hereinabove named. The remaining half portion i.e. the Western side of the said Plot No. 13-A contained by admeasurement 17784.00 sq.ft. (or 1652.78 sq. Mtrs.) together with the existing structure standing thereon fell to the exclusive share of Shri Omprakash S/o Ramkaran Mehadia, the brother of the owner hereinabove named. As a result therefore the owner has now become an absolute and full owner of the said Eastern & Western portion of Plot No. 13-A with heritable and transferable right thereafter the death of Shri Omprakash S/o Ramkaran Mehadia, the property said "Western Half portion of Plot No. 13-A" was inherited by Smt. Leeladevi Wd/o Omprakash Mehadia including her two minor sons, Viz. Master Anup S/o Omprakash Mehadia & Master Nikhil S/o Omprakash Mehadia and the aforesaid owner entered into an Agreement for sale and development on 15.2.1999 with M/s. **PAIDLEWAR BUILDERS AND DEVELOPERS PVT. LTD.**, through its Director **SHRI MADHUKAR S/o JANARDHAN PAIDLEWAR** having it's Office at 135, Civil Line, Nagpur.



नवगन - 3
वस्तु क्र. 4 (1) - the
2 12 No. 2

WHEREAS the Builder/Developer/Party No.2/ Company in pursuance of the Agreement of Sale & Development and General Power of Attorney executed by the landlords in favour of the party No.2/Builder/Developer/Company, the Party No.2/ Company has decided to construct Commercial-cum-Residential Apartment scheme under the provision of Maharashtra Apartment Ownership Act, 1970 and accordingly the said plots of land is under construction.

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develop the same and/or to deal with the same in any manner whatsoever as the Builder/Grantor No.2 may desire.

AND WHEREAS the Builders/Grantor No.2 has planned to develop the said land described in the First Schedule hereunder written by demolishing the said 40 years old tenanted structure which were standing thereon and started the construction on the said plot of land and floated a Residential-Cum-Commercial Apartment scheme under the provision of Maharashtra Apartment Ownership Act, 1970 which consists Basement, Ground Floor, and Seven Upper Floors containing Commercial Shops/Office/Chambers, Residential Flats including terrace, Residential Flats and general common parking spaces and garages.

AND WHEREAS the Builders/Grantor No.2 by virtue of the aforesaid Agreement dated 15.02.1999 with the Vendor/Grantor No.1 has constructed a multistoried building/ scheme known as "Sai Regency" according to the plans which were approved by the Building Engineer of the NAGPUR IMPROVEMENT TRUST, Nagpur vide his Building Permit No. CS/5823/20695 dated 16/7/1999. Thereafter a Revised Plan was also sanctioned by the aforesaid Authority on 22.12.1999 vide its Permit No. CS/6072/20695, which has been made part and parcel thereof, which includes the amendment or modification made from time to time.

AND WHEREAS as per the Agreement dated 15.02.1999 the Grantor No.2/Builder/Company has developed the Commercial-Cum-Residential Apartment scheme popularly known as "Sai Regency" on ownership basis and accordingly the Grantor No.1 on behalf of the Landlord and Grantor No.2/Builders executed a registered Deed of Declaration dated 30.06.2000, under the provision of Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as the "Maharashtra Apartment Ownership Act" for the sake of brevity). The said Deed of Declaration is duly registered at Serial No.1146-C, in Addition Book No.699, at Pages 43, Index No. C-914 and Volume Nos. 96 to 127 before the Joint Sub-Registrar, Mahal, Nagpur.

AND WHEREAS the said Commercial-Cum-Residential Apartment multi-storeyed Building, situated on the said piece and parcel of the land as described above consists of Commercial Shops/Chambers/Offices including Residential Apartments. The said multi-storeyed building consisting of Basement, Ground Floor, and Seventh Upper Floors cover common open parking space in the compound of the said plot of land. The Purchaser/Grantee shall be entitled to use the same on the individual basis for account of his/her/their access to common facilities of the building and Apartments as may be owned by one or the more owners, each owner having been given the property within the meaning of Maharashtra Apartment Ownership Act, for the time being in force in the City

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नगन - ३
वस्तु नं. ५ (१००६)
५ १२६

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AND WHEREAS under an Agreement dated 15th February, 1999 the original landlord Smt. LEELADEVI Wd/o LATE OMPRAKASSH MEHADIA and Master ANUP OMPRAKASH MEHADIA and Master NIKHIL S/O. LATE OMPRAKASH MEHADIA through their natural guardian mother Smt. Leeladevi Wd/o. Omprakash Mehadia has agreed to grant in pursuance of the Agreement of the sale and development granted certain rights incorporated in the said Agreement and also executed the Registered General Power of Attorney on 15th February 1999, the said power of Attorney is duly Registered before the joint sub Registrar, Nagpur, Mahal, Nagpur at serial No. 290 C, Additional Book No.4 at pages 7, Index No. C___ & thereby Volume No. 9 to 15. Similarly, the present landlord Shri GOPAL S/O. RAMKARAN MEHADIA also executed Agreement of sale and development on 15.2.1999 and also executed Registered General Power of Attorney duly registered before the joint sub Registrar, Mahal, Nagpur at serial No. 289 CH, pages 7, Volume No. 16 to 22, Additional Book No.4, Index No. CH___ and thereby accordingly certain rights have been created by the aforesaid landlords in favour of the Builder/Developer /Party No. 1

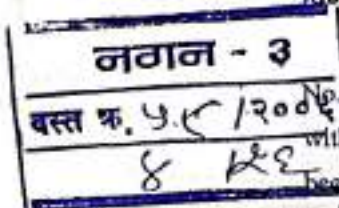
AND WHEREAS the Builder/Grantor No. 2 by virtue of the registered agreement of sale dated 15.2.1999 developed the residential cum-commercial apartment scheme, popularly known as "Sai Regency" in accordance with the sanctioned plan, as stated hereinabove. The Builder/Party No.2 further submitted the revised plan to get sanction of the 2nd floor to construct the residential apartments on the said floor and the Competent sanctioning Authority was pleased to grant sanction vide its Permit No. 609/TP (W)/NMC/848 dated 9.12.2005 in respect of the entire second floor and the Builder/Company has already started constructing eight residential apartment on the said 2nd floor.

WHEREAS the landlord/Party No. 1 with the assistance of the Builder/Party No. 2 have lodge the amended Deed of Declaration under the provisions of the Maharashtra Apartments Ownership Act, 1970, the said Deed of Declaration is duly registered at sr.no. Sr. No. 4704 Sub Registrar No.8 Receipt No. 4835 Page 1 to 27 on 14th December 2005 before the Joint Sub-Registrar, Taj Bagh, Nagpur.

WHEREAS all the terms and conditions stated in the aforesaid Seed of Declaration shall be binding on all the purchasers of the Building known as "Sai Regency", more particularly described in Schedule "B",

AND WHEREAS the Builders/Grantor No.2. has paid the Vendor/Grantor No.1, the consideration amount in respect of the aforesaid property in accordance with the Agreement dated 15.2.1999 on certain terms and conditions therein and became the beneficial owner of the aforesaid immovable property with all rights to

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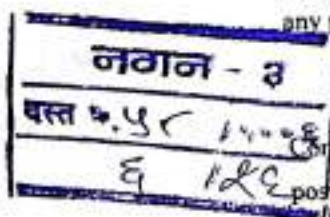
(hereinafter referred to as 'the Unit/Family Unit') and also having 1.285% undivided interest in the general and restricted common areas and facilities including undivided share and interest in the land, as listed hereinafter in this Deed, for its adequate use and enjoyment (hereinafter referred to as "The General and Restricted areas of Facilities") in accordance with the provision of Maharashtra Apartment Ownership Act, 1970.

AND WHEREAS the Builder/Grantor No.2 has constructed on the above piece and parcel of land, the Commercial-Cum-Residential scheme in accordance with the sanctioned plans and also its desirous of selling the structures consisting of separate and independent Shops/Offices/Chambers/ Residential Apartments, in the said multi-storeyed Commercial-Cum-Residential Apartments Complex, named as "Sal Agency" more particularly described in the second schedule hereunder written, to different Purchasers on Ownership basis under the provisions of Maharashtra Apartment Ownership Act and to convey to each Purchaser the undivided portion and interest as described in the **THIRD** Schedule.

AND WHEREAS the Purchaser(s)/Grantee(s)/has/have agreed to purchase the Shops/Chambers/Residential Apartment/Flat No. 202 Second in the Building known as "Sal Agency", having Built-up areas admeasuring 1130.952 Sq. Ft. (105.069 Sq. Meters) & Terrace Area 955.57 Sq. Ft. (88.778 Sq. Mt.) for the Lump-sum consideration amount of Rs.26, 00,000/- (Rupees Twenty Six Lakh only.) and accordingly entered into a Register Agreement of Sale dated 16/12/2006 and paid the part consideration amount of Rs. 23,25,000/- (Rupees Thirty Three Lakh Twenty Five Thousand Only) under the aforesaid Agreement and the Purchaser(s) has/have paid the balance full and final consideration amount of Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand only.) Vide Cheque No. 987686 date 04/01/2006 drawn on H.D.F.C Bank Ltd. Nagpur.

AND WHEREAS the Purchaser(s)/Grantee(s)/Party No.3 has/have after having fully satisfied about the title of the said property and the purchased the said property more particularly described in the **THIRD** Schedule and accepting the title of the Grantors herein, the Purchaser has shown full satisfaction in respect of the quality of construction/ development by the Builder and after having full satisfaction, the Purchaser(s) has/have hereby purchased the property more particularly described in the **THIRD** schedule. The said property is purchased by the Purchaser(s) without keeping any reservation of any type of disputes or without any pressure or undue influence of the Builder.

AND WHEREAS the Builders/Grantor No.2 has decided to name the said Commercial-Cum-Residential Apartment Complex as "Sal Agency" having the postal address as follows:



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"Sal Regency"

Commercial-Cum-Residential Complex.

Plot No. 13-A, Ravi Nagar Square,

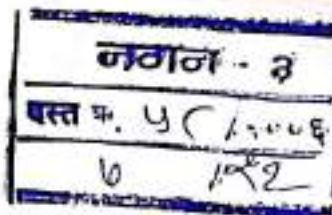
Nagpur-Amravati Road,

Nagpur-440010.

AND WHEREAS the Purchaser(s)/ Grantee(s)/Party No.3 herein has /have requested the Grantors to execute the Deed of Apartment/Sale in his/her/their favour and in pursuance of the Registered Deed of Declaration dated 30th June 2000 Register at Sr. No. 1146 C, before the Joint Sub-Registrar, Mahal, Nagpur the Grantors have agreed to execute and register his Deed of Apartment/Sale in favour of the Purchaser(s)/Grantee(s)/ Party No.3 to convey the said Shop/ Chamber/ Apartment /Flat together with undivided portion of land and all general and restricted common facilities in the manner, hereinafter appearing.

**NOW, THEREFORE, THIS DEED OF APARTMENT/SALE
WITNESSETH AS FOLLOWS: -**

1. That, in consideration of the sum of Rs. 26,00,000/- (Rupees Twenty Six Lakh only.) paid as started above to the Builder/Grantor No.2 by the Purchaser(s)/Grantee(s)/Party No.3 as per the Agreement referred to hereinabove (the payment of receipt whereof the Grantor no.2 /Builder do hereby admit and acknowledges) and of the from the same and every part thereof do forever acquit, release and discharge the Purchaser(s)/Grantee(s) and they the Grantors do hereby forever sell/grant/convey/transfer and assures to the Purchaser(s)/Grantee(s) all that undivided share or portion in the said piece and parcel of land described in FIRST schedule (accepting the unsold portion) hereinafter written together with general common areas and facilities described in the FOURTH Schedule hereunder written (accepting the unsold portion) and also together with shop /Chamber/Residential Apartment Bearing No. 202 on Second Floor having Built-up Areas 1130.952 Sq. Ft. (105.069 Sq. Meters) & Terrace Area 955.57 Sq. Ft. (88.778 Sq. Mt.) in the building known as "Sal Regency" and more particularly described in SECOND Schedule hereunder written and more particularly delineated and shown in the plan annexed herewith and thereon shown with Red Colour and also together with all fittings, fixtures, fitted in the said premises and also of the right, title and interest, use, trust, inheritance, property, possession, benefit, claim and demand whatsoever both at law and inequity of the Grantor unto, out of or upon the undivided



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share in the said piece and parcel of land (all which hereinafter collectively referred to as 'the /said premises') under "**Sai Agency**" Scheme and in common areas and facilities and in the premises or any part thereof to have and to hold the said premises/property hereby granted, released, conveyed, transferred and assured or intended or expressed so as to be with his/her/their and for every of his/her/their rights being the Apartment Owners/Members and appurtenances unto use of the Purchaser(s) /Grantee(s) forever subject to the payment of all rents, assessment, Taxes, dues and duties now chargeable upon the same or which may hereinafter become payable to Association / Nagpur Municipal Corporation / Nagpur Improvement Trust/Collector/Government/Semi-Government and other concerned authorities in respect thereof.

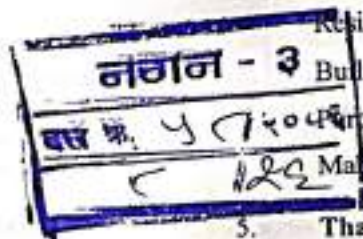
2. **The Purchaser(s)/Grantee(s)** by virtue of this Deed has/have become the sole and absolute owner(s) of the said premises and the Purchaser(s)/Grantee(s) shall have every right to transfer the same to any party or person on any terms and conditions. The Purchaser(s)/Grantee(s) is/are and shall be entitled to exclusive ownership and possession of the said premises and the status of the said premises and shall for all purposes constitute, heritable and transferable right on the said property within the meaning of the Maharashtra Apartment Ownership Act, in force, in the state of Maharashtra.

3. **The said premises hereby sold and transferred are free from allencumbrances, charges, claims or liens of any kind and the Vendors/Grantors have not done any act whereby the said premises hereby conveyed are encumbered or whereby the Vendors/Grantor(s) are debarred from transferring it to the Purchaser(s)/Grantee(s).**

The Grantors/Builders in pursuance of the Agreement dated 15.2.1999. has/have got the beneficial right, title and interest in and over the said land described in FIRST Schedule hereunder written and the Builders/Grantors/Company have constructed the said Commercial-cum-Residential Apartment, viz. "Sai Agency**" and accordingly the Builders/Grantors have conveyed, sold and transferred to the Purchaser(s)/Grantee(s) the said premises/property as per the provisions of Maharashtra Apartment Ownership Act, 1970.**

5. **That, the Builders/Grantor No.2 will upon every reasonable request of the Purchaser(s)/Grantee(s) and at the cost of the person making the request, produce all or any of the documents of title relating to the said plot in possession of the Builder/Grantor No. 2 and furnish such true copies of**

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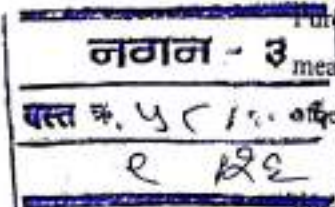
extracts therefrom as the Purchaser(s)/Grantee(s) may require at the cost of Purchaser(s)/Grantee(s).

6. That, the said premises hereby conveyed shall be quietly entered upon, had held, occupied, possessed and enjoyed by the Purchaser(s)/Grantee(s) along with the said hereditaments and premises and the Purchaser(s)/Grantee(s) shall have right to receive the rents and profits there of for his/her/their own use and benefits without any suit, eviction, interruption, claim and/or demand, whatsoever from or by any person or persons lawfully or equitably claiming or to claim by, from under, through or in trust for them or any of them.
7. That, the possession of the said premises hereby conveyed has been already delivered to the Purchaser(s)/Grantee(s) prior to the execution of this Deed.
8. That, the Purchaser(s)/Grantee(s) shall abstain from doing any act, thing, or Deed which shall cause any nuisance, inconvenience or obstruction to the other shop/office/ chamber / apartment owners in the said "Sai Agency" and shall always abide by the Rules and Regulations, Zonal Regulations of the Nagpur Municipal Corporation and Nagpur Improvement Trust and other concerned authorities whichever is applicable including the bye-laws of the "Sai Agency".
9. The Vendors/Grantors and their heirs, executors and administrators and all persons Lawfully or equitably claiming any estate or interest in the said premises or any part thereof, by, from, under or in trust from them or from their respective heirs or any of them shall and will from time to time and at all times hereinafter at the request and cost of the Purchaser(s)/Grantee(s) do and execute or caused to be done and executed all such further and



That, the Builder/Grantor No.2 will, upon every reasonable request of the Purchaser/Grantee and at the Cost of the person making the request, produce all or any of the documents of title relating to the said plot in the possession of the Builder/Grantor No.2 and furnish such true copies of extract therefrom as the Purchaser/Grantee may require at the cost of Purchaser/ Grantee and will in the meantime keep the said documents safe unless prevented from so doing by one inevitable accident.

The Builder/Grantor No.2 will support any application moved by the Purchaser/Grantee for the mutation of names in respect of the said premises hereby sold and will, at the cost of the person requiring the same, for proper mutation in favour of the Purchaser/Grantee including transfer of electric meter.



That, the Purchaser/Grantee also hereby irrevocably consents to any variation and modifications in the said plans and specifications as may be considered necessary and expedient in the absolute discretion of the Builder/Grantor No.2.

The Purchaser/Grantee hereby undertakes and covenants from the date of possession, to maintain at their own cost the said premises, including the walls, sewers, drains, waterline, pipes and appurtenances thereto in good and tenantable conditions as are provided in the said premises, and shall not do or suffer to be done anything in or to the aforesaid premises, staircases and common passages, terraces and open spaces, which may be against the bye-laws, rules and regulations of the Government, Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur, Maharashtra State Electricity Board and the condominium Bye-laws or any other authority or Local body and shall attend, answer and be responsible for all actions for violations of the Rules, Regulations and bye-laws.

The Purchaser/Grantee hereby undertakes and covenants to pay and bear the proportionate share of the ground rent, taxes, cesses, duties and charges and all other outgoing expenses as applicable from time to time to the said premises including any increases.

The Purchaser/Grantee shall not do anything that would change the elevation and/or external and internal common walls areas, colour scheme of the "Sai Agency" Commercial-cum-Residential, Complex and shall always maintain the same in the same conditions as constructed by the Builder/Grantor No.2 and hereby further declare and covenant that he/she/they shall not make any structural changes in the said premises at any time or alter the layout thereof in any manner whatsoever. The Purchaser/Grantee shall not use the said premises for any other purpose other than for which the same have been sold to them in conformity with the Rules, regulations and bye-laws of the Nagpur Municipal Corporation, Nagpur Improvement Trust Nagpur and the declared use of the premises.

The Purchaser/Grantee covenant, undertake and confirm that he/she/they will have no claim in the building and various other tenements in the building and other structures, with appurtenant open spaces, compounds, hoarding rights (if any) covered or open parking spaces, passages, lobbies and terraces of the building and all other specified and unspecified spaces save except the right of the Grantee in the said premises hereby conveyed and all other property shall always remain the property of the Builder/Grantor No.2. The Builder/Grantor No.2 shall have sole and absolute discretion, right, title and interest, with full authority, at all times to allot and / or to sell, on ownership or otherwise, to dispose of all unsold units and other premises in the said "Sai Agency" Commercial-cum-Residential, Complex at

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their discretion. The Purchaser/Grantee or association or any other body or organisation formed by the Purchaser of "Sai Agency" Commercial-cum-Residential, Complex shall not be entitled to raise any objection to the Builder/Grantor No.2 allowing the use of the terrace or terraces or lobbies in the building/s and other specified or unspecified open spaces by such person or persons to whom the same may be allotted or otherwise dispose of by the Builder/Grantor No.2 in their absolute discretion.

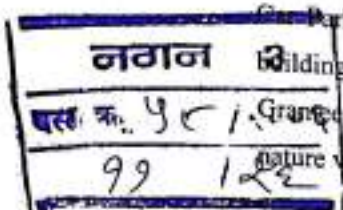
The Purchaser/Grantee shall not ask for any partition by metes and bounds of the said piece and parcel of land described in the First and Second Schedules hereto and the Purchaser/Grantee shall be bound by declaration and the bye laws forming the part of the declaration which is registered by the Grantors (a copy whereof is already delivered to the Purchaser/Grantee on or before execution of this Presents.)

The Grantee/Purchaser shall not create any obstacle or obstruction, by keeping any heavy and/or cumbersome packages or haphazardly parking their vehicles or otherwise, so as not to create any nuisance or hampering the free usage of specified facility as mentioned above and reduce the utility of the said area/estate for all the members of the "Sai Agency" Commercial-cum-Residential, Complex.

That, the Purchaser/Grantee also hereby irrevocably consents that he/she/it/they shall not carry out any construction without the permission of the Builder/Grantor No.2 and shall not carry out any work in relation to structure which may damage the property as a whole or common pipelines, sewage lines, water pipe line electric fittings passing through his block/apartment.

That, the Purchaser/Grantee will cooperate with the Builder/Grantor No.2 and other apartment owners in doing any such repairs, finishing etc. in other apartments/common areas.

The Purchaser/Grantee hereby covenant, agree and declare to the Grantor No.2/Builder that the Builder/Grantor No. 2 have irrevocable and absolute right, title and interest and full and absolute authority to complete the building in the said "Sai Agency" Commercial-cum-Residential, Complex and also to construct and complete other premises permissible by concerned authorities and to dispose of the same at the discretion of the Builder by consuming existing or the future FSI or TDR by virtue of law at their direction and sell flats and other premises including Parking Space in respect thereof including unsold premises in the remaining building on ownership basis or otherwise at their discretion and he/she/it/they the Grantee shall not have any right, title, interest, benefit, claim or demand of any nature whatsoever and the Purchaser of the flat in the building as the member of the



Contd...

Association without any objection thereof. However, any further FSI after Grantor No.2 has completed the sale of all the premises in the "Gal Regency" Commercial-cum-Residential, Complex and completed the entire project shall belong to the Grantee in the proportionate to their share in the said premises.

The Purchaser/Grantee are also aware of certain common amenities which are not fully completed and the same shall be completed only after completion of the building for proper utilisation by the Grantee the said common amenities, and he/she/it/they hereby confirm and agree to the same without claiming any compensation thereof. He/She/They, the Grantee, further confirm that no obstruction or objection or any hindrance shall be created or made in any manner whatsoever to the Builder/Grantor No.2 and/or their contractors, supervisors, labours and other persons in carrying out and completing the building including any further construction or development as permissible nor he/she/they, the Grantee, shall be entitled to claim any compensation thereof.

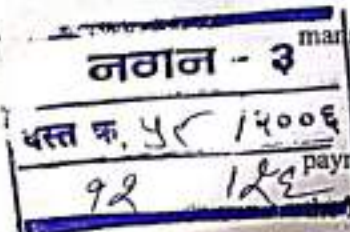
That, the Purchaser/Grantee's share in the land shall always be undivided and the Purchaser/Grantee shall not have specific right in the land or in the common areas and facilities under Maharashtra Apartments Ownership Act, 1970, or the provisions of the Maharashtra Flat Ownership Act, 1963, or the Maharashtra Cooperative Societies Act, 1960.

That, the Vendors/Grantors have also covenanted with the Purchaser/Grantee that they shall furnish a declaration under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1970 alongwith this Apartment Deed, if required by Sub-Registrar of Assurances.



That, the Purchaser/Grantee shall extend all cooperation to the Vendors/Grantors and/or other buyers in the said building in forming an association of persons under the provisions of the Maharashtra Apartments Ownership Act.

It is further expressly agreed that the Grantee or the Association which will be formed shall not claim or demand from the Grantor No.2 any deposit or other amount for unsold premises in any manner whatsoever the Grantor No.2 will be responsible for payment of Municipal taxes only of the ready possession premises which is unsold and no other amount will be payable by the Grantor No.2 in any manner whatsoever.



That all expenses on account, of preparation of this Deed of Apartment, payment of stamp duty and registration fees payable thereon, will be borne and paid by the Purchaser/Grantee alone.

Contd...

IN WITNESS WHEREOF, the Parties have set their hands on the date, the month and the year first above mentioned.

WITNESSES: -

1. [Signature]

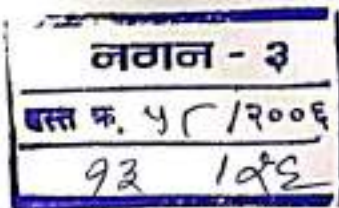
[Signature]
(SHANKAR S/o. JANARDHAN PAIDLEWAR)
Through its Power Of Attorney
Holder for Landlord & Authorised Signatory
for Paidlewar Builders & Developers Pvt. Ltd.
PARTY NO. 1 & PARTY NO. 2

2. [Signature]

[Signature]
(SHRI DHANANJAY S/o ANANT DESHPANDE)
(PURCHASER/GRANTEE/BUYER)
PARTY NO. 3

[Signature]

(MRS RASHMI W/o DHANANJAY DESHPANDE)
(PURCHASER/GRANTEE/BUYER)
PARTY NO. 3



Contd...

[Signature]

SCHEDULE "A"
FIRST SCHEDULE HEREINABOVE REFERRED TO
 (Description of the Entire Property).

All that piece and parcel of land, bearing Plot No. 13-A, Corporation House No. 149 & 149-A, City Survey Sheet No. 14 & 15, City Survey No. 133, Ward No. 69, in Khasara No. 36/2, 36/3-6, Chalta No. 186, Tilak No. 8/14, Mouza - PANDHRABODI, acquired in Malik-Makbuza right, on Nagpur Amravati Road in Telankhedi Precinct, Civil Station Expansion Scheme, Circle No. 20, old City Survey No. 36, 1304-A, situated in Ravinagar, Nagpur Amravati Road, Tahsil and District Nagpur, the plot area admeasuring 37351.00 Sq.ft. (3471.19 Sq.Mtrs.) within the limits of City of Nagpur Corporation Nagpur, and Nagpur Improvement Trust, Nagpur, bounded by :-

On the East : By Jagat Apartment Thereafter Public Road to Ramnagar.

On the West : By City Survey No. 134, Property of Shri Agrawal.

On the North : By Nagpur Amravati Road wide 100' wide.

On the South : By Plot No. 13 -B, 13 -C, 13 -D.

SCHEDULE "B"
SECOND SCHEDULE HEREINABOVE WRITTEN.
 (Descriptor of the Shop/Office/Chamber/Apartment Purchased by the Purchaser)

All that Commercial-Cum-Residential Complex bearing Shop/Office/Chambers/Apartment No. 202 situated on Second Floor, having its built up area 1130.952 Sq.Ft. (i.e. 105.069 Sq. Mt.) & Terrace Area 955.57 Sq. Ft. (88.778 Sq. Mt.) having 1.285% undivided share and interest/percentage interest in the plot of land shown in Schedule 'A' with common areas and facilities in the building known as "Sai Agency" Complex, Ravi Nagar Square, Nagpur-Amravati Road, Nagpur, as bounded by.

On the East : By Open Terrace
 On the West : By Flat No. 201
 On the North : By Open Space
 On the South : By Passage

WITNESS: -

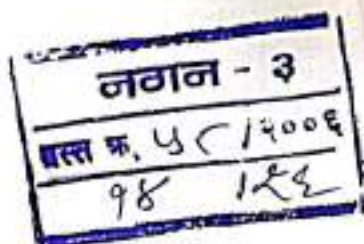
1. [Signature]

2. [Signature]

[Signature]
 (SHANKAR S/o. JANARDHAN. PAIDLEWAR)
 Through its Power Of Attorney
 Holder for Landlord & Authorised Signatory
 for Paidlewar Builders & Developers Pvt. Ltd.
PARTY NO. 1 & PARTY NO. 2

[Signature]
 (SHRI DHANANJAY S/o ANANT DESHPANDE)
 (PURCHASER/GRANTEE/BUYER)
PARTY NO. 3

[Signature]
 (MRS. RASHMI W/o DHANANJAY DESHPANDE)
 (PURCHASER/GRANTEE/BUYER)
PARTY NO. 3



SCHEDULE "C" THIRD SCHEDULE HEREINABOVE WRITTEN

All that Commercial-Cum-Residential Complex floated under the provision of Maharashtra Apartment Ownership Act, 1970 which consists of Basement Floor, Ground Floor and Seven Upper Floor containing Commercial Shops/Offices/Chambers, Residential Flats including terrace, residential Flats and general common parking space and garages.

ANNEXURE - I

SPECIFICATION OF THE RESIDENTIAL APPARTMENT

- 1 STRUCTURE : R.C.C. Frame structure with pre cast block/brickwork, clear height of Flat will be 9'-0" ^{As Per}
- 2 DOORS : Front Door- Teak faced solid core flush door with elegant design. Other Doors commercial flush door with teak wood bidding.
- 3 FRAMES : Teak wood frames. 6"x3" for main door & R.C.C. 4"x2.5" for other doors.
- 4 WINDOWS : Aluminum sliding windows fully glazed with steel Grill work.
- 5 FLOORING : Vetrified flooring in drawing & dinning & to all rooms.
- 6 KITCHEN : Black granite kitchen otta with steel sink. Ceramic tiles upto 2'-0" Height R.C.C. loft on short wall.
- 7 TOILET : Ceramic tile flooring toilet block. Ceramic tiles dado upto loft height in toilet.
- 8 ELECTRIFICATION : Concealed wiring with PVC conduits in all rooms. One A. C. point in drawing room, Bed switches in master bed room. Two Power points & One Point for Aqua Guard in kitchen. Power point in toilets.
- 9 PLUMBING : Concealed plumbing & Sanitary fittings. Coloured sanitary fittings of maple shade. Two commodes & One Indian type W.C. seat. Three wash basins in each Flat. One Tap for each W.C. seat & each washbasin. Concealed prince cock for flushing to W.C. Hot & cold water mixer Unit & one overhead shower in each toilet. All plumbing fixtures of good quality.
- 10 PAINTING : External surface with waterproof cement paint, Acrylic distemper to all inner side walls with putty.
- 11 SPECIAL FEATURES : Multiple means of vertical circulation -two lifts of 8-passenger capacity of reputed Company. Two staircases. Ample covered & uncovered parking at lower ground floor. Cable T. V. points in drawing & Bed Rooms. Telephone points in drawing & Bed Room. Compound wall & gate, grey cement flooring to staircase & lobbies, kota cladding to lift entrance walls, sufficient lighting in common areas, intercom facility with security & between flats also.



(SHANKAR S/o. JANARDHAN, PAIDLEWAR)

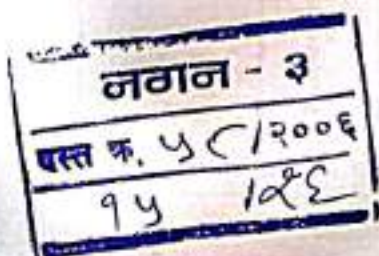
Through it's Power Of Attorney
Holder for Landlord & Authorised Signatory
For PAIDLEWAR Builders & Developers Pvt. Ltd.
PARTY NO. 1 & PARTY NO. 2

(SHIRI DHANANJAY S/o ANANT DESHPANDE)
(PURCHASER/GRANTEE/BUYER)

PARTY NO. 3

(MRS RASHMI W/o DHANANJAY DESHPANDE)
(PURCHASER/GRANTEE/BUYER)

PARTY NO. 3

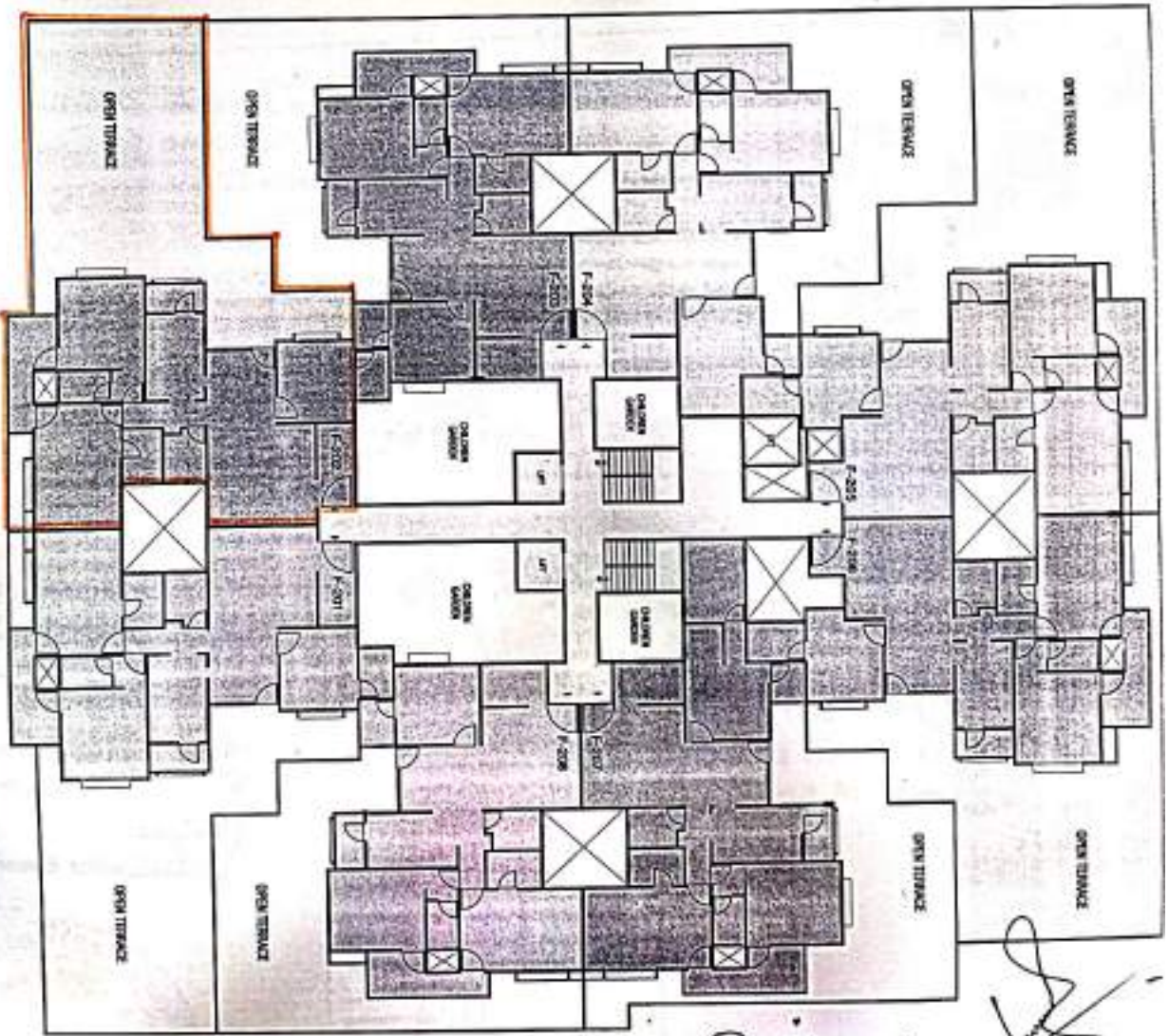


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नगन - ३
वस्त क्र. ५८/२००६
१६ १२६

FLAT NO.
202 →



Sai Residency

Complete Floor Plan with independent Open Terrace

2ND FLOOR PLAN

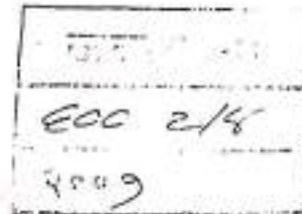


Under General Power of Attorney holder
For Land Owners & Authorised Signatory
For Paidlewar Builders & Developers Pvt. Ltd.

Under General Power of Attorney holder
For Land Owners & Authorised Signatory
For Paidlewar Builders & Developers Pvt. Ltd.

Paidlewar

[Signature]



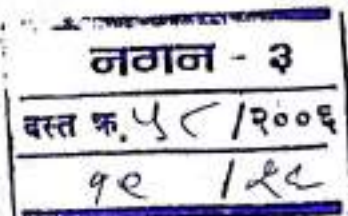
WHEREAS:

M/s. Paidlewar Builders & Developers Pvt. Ltd. are constructing a multi-storied Commercial-cum-Residential building known as "SAI REGENCY COMPLEX", situated at Plot No. 13-A, Ravi Nagar Square, Amravati Road, Nagpur, which is more specifically described in Schedule 'A' hereunder written.

WHEREAS:

I am unable to visit to the Sub-Registrar's Office very often, and it is not possible for me to personally attend or visit to the Registrar Office to the matters concerning the presentation, admission or execution of the Agreement to Sale or Sale Deeds, I do hereby constitute, appoint and nominate **Shri Ramesh S/o. Gopalrao Samrutwar**, Aged 26 years, Occupation: Service, R/o. 8, Near Muruganath Swami Mathh, Tent Line, Mohan Nagar, Nagpur, as our true and lawful Attorney, in my name and on my behalf to do the following acts, deeds and things, that is to say:-

1. To appear before the Sub-Registrar of Assurance at Nagpur, and to present for registration Agreements of Sale or Sale Deeds executed by me in favour of the prospective purchasers of "SAI REGENCY COMPLEX", and to admit the execution of the aforesaid Deeds, signed and executed by me in favour of the purchasers of the "SAI REGENCY COMPLEX", and to do such other acts as may be necessary for completing the execution and registration of the Agreement of Sale & Sale Deeds in accordance with law.
2. To present and lodge in the office of the Sub-Registrar (Assurances) at Nagpur, as stated hereinabove, and to admit the Agreement of Sale & Sale Deeds of the premises of "SAI REGENCY COMPLEX", of the developers/Company M/s. Paidlewar Builders & Developers Pvt. Ltd., in favour of the prospective purchasers and to do all other necessary acts, deeds, matters and things for effectively presenting the said agreement to Sale of apartments & Sale Deeds of "SAI REGENCY COMPLEX", at Nagpur.



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NAGPUR MUNICIPAL CORPORATION

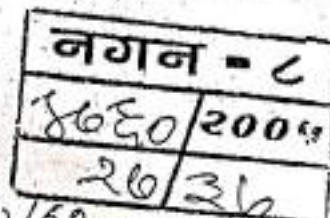
(Town Planning Deptt.)

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. 609 / T.P. (W) / N.M.C. / 848

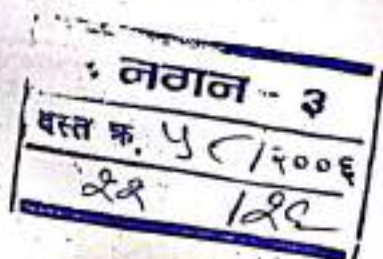
Date 9-12-2005

To, Shri Gopal R. Mehadia & others
Through Power of Attorney
Shri Shankar Pradhe
Plot No - 13-A Ravi Nagar Square Nagpur



Sir, With reference to your Application / Plan No. 848/T.P.(W)/62 dated 5-3-2004 for the grant of sanction of Commencement Certificate under Section 45 of Maharashtra Regional and Town Planning Act, 1966 and under section - 274 of corporation of the city of Nagpur Act 1948, to carry out development work / to correct building on plot No. 13-A H.No. 149/53 Ward No. 69 City Survey No. 135 KH. No. Street No. of village (mauza) Pandharabadi situated at Road / Street Amrawati Road Nagpur the commencement Certificate / Building permit is granted subject to the following conditions;

1. The land vacated in consequence of the enforcement of the set - back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The commencement certificate / building permit shall remain valid for a period of one year commencing from the date of its issue. Before lapse of this period, commencement certificate / building permit shall have to be renewed. The renewal may be granted for three years.
4. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'.
5. The information of completion of work upto plinth level shall be given to N.M.C., in Appendix 'G' and after having certified the work by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
6. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Otherwise, for unauthorized occupation applicant and architect shall be liable for action. For occupation certificate, application by owner and architect shall be submitted to N.M.C. in appendix 'J' along with three copies of completion plan.
7. The building shall be used for the purpose shown in the approved plans.
8. Shopping shall not be allowed on the plots which are located on no shopping front age streets listed in Development Control Regulations.
9. No departure from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan, it shall be treated as unauthorized. The owner and the architect shall be liable for action under M.R. & T.P. Act - 1966 and the corporation of the city of Nagpur act 1948.
10. All drainage work shall be got done through licenced plumber approved by N.M.C.
11. All sanitary requirement shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
12. Rain water pipeline shall not be connected to sewer line and separate arrangement for diverting rain water to road side storm drain shall be made.
13. During the course of construction, the sanctioned plan shall always be kept at the site for inspection by officers of N.M.C. The provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.



नगन-३

EC 3/8

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3

3. To do all things, in pursuance of land in conformity with and so as to implement the various agreements to Sale & Sale Deeds signed and executed by me on behalf of the builders M/s. **Paidlewar Builders & Developers Pvt. Ltd.**, as well as on behalf of the Landlord of the property more particularly described in Schedule 'A' hereunder written.

SCHEDULE "A"

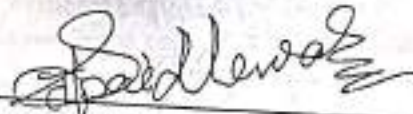
FIRST SCHEDULE HEREINABOVE REFERRED TO.

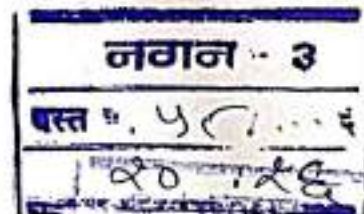
(Description of the Entire Property).

All that piece and parcel of land, bearing Plot No. 13-A, Corporation House No. 149 & 149-A, City Survey Sheet No. 14 & 15, City Survey No. 133, Ward No. 69, in Khasara No. 36/2, 36/3-6, Chalta No. 186. Tilak No. 8/14, Mouza - **PANDHRABODI**, acquired in Malik-Makbuza right, on Nagpur Amravati Road in Telankhedi Precinct, Civil Station Expansion Scheme, Circle No. 20, old City Survey No. 36, 1304-A, situated in Ravinagar, Nagpur Amravati Road, Tahsil and District Nagpur, the plot area admeasuring 37351.00 Sq.ft. (3471.19 Sq.Mtrs.) within the limits of City of Nagpur Corporation Nagpur, and Nagpur Improvement Trust, Nagpur, bounded by :-

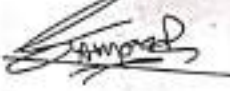
On the East : By Jagat Apartment Thereafter Public Road
Ramnagar.
On the West : By City Survey No. 134, Property of Shri
Agrawal.
On the North : By Nagpur Amravati Road wide 100' wide
On the South : By Plot No. 13 -B, 13 -C, 13 -D.



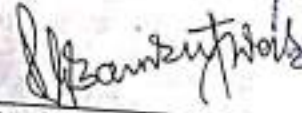

Signed sealed and Delivered by the above name **Shri. Shankar S/o. Janardhan Paidlewar**, on behalf of **M/s. Paidlewar Builders & Developers Pvt. Ltd.**, as well as on behalf of the Owners Of the Property shown in Schedule 'A' hereunder.



IN PRESENCE OF:

1. 

2. 


Specimen signature of appointed
Power Of Attorney Holders
(Ramesh S/o Gopalrao Samrutwar)

नगर - ३
 ६०० ६/४
 २००९

अना समीर अरवर

अवसाध:- नोकरी शाह:-
 नोवापूर

श्री गंगांक सुरेश पंडे

अवसाध:- नोकरी शाह:-
 नोवापूर

गंगांक जगदीश पैडलेवार
 वय ४४ व्या नोकरी
 शाह महिन नगर नागपूर



नगर - ३

नगर - ३
 नगर - ३
 नगर - ३

हे परोक्ष दस्तऐवज करून देणारास स्वतः
 दोळ्यात असल्याचे सांगतात व त्यांची
 ओळख देतात.

Handwritten signature

Handwritten signature

कृपा नं ४२००९ दि २०/१२/२००९
 मुख्यत्वात शाही शाही जगदीश पैडलेवार दिनांक २०-१२-२००९
 त्यांनी दि २०/१२/२००९ रोजी माझ्या कार्यालयास
 सादर करून घेतल्याचे कळविल्याचे
 त्यांनी सांगितले आहे.

श्री. डी. रा. हि. हि. हि.
 मुख्यम निबंधक
 नागपूर-क. ३

६ नोव्हेंबर
 २०११

नगर - ३
 वस्त क्र. ५८/२००६
 २९ १२४

४ संवराचे मुकाबे
 ६०० संवरी नोंदला

श्री. डी. रा. हि. हि. हि.
 मुख्यम निबंधक
 क. ३, नागपूर

पारीष... २०... नाहे... सन २००९
 दिप सार काममुखत्वात पडणाऱ्या नोंदी
 असा दाखले व कोल कोल वारी

श्री. डी. रा. हि. हि. हि.
 मुख्यम निबंधक
 नागपूर-क. ३



- 15 Necessary arrangement for rain water harvesting shall be done.
- 16 The applicant shall plant and grow ~~47 Nos~~ shady trees in vacant land of plot.
- 17 The water connection and sewage disposal is not guaranteed by N.M.C.
- 18 Dust bins of suitable sizes should be provided within plot boundary and should be easily accessible from road.
- 19 suitable letter delivery boxes should be installed at easily accessible place on ground floor.
- 20 If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulation, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
- 21 The sanction is subject to condition of agreement executed by party on dt.
- 22 Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
- 23 Building material should be stacked in such a manner that it will not cause obstruction to drain, water & traffic etc., failing which action will be taken by N.M.C.
- 24 Breach of any of the condition shall lead to revocation of this permit.
- 25 ~~If any legal dispute arises the same shall be solved in the court of law. N.M.C. will be not be responsible for the~~
- 26
- 27
- 28

Enclosure :- One copy / set of sanctioned plan

S. K. Kadh
 Assistant Director
 Town Planning
 Nagpur Municipal Corporation

Copy forwarded to;

1. The Assessor Nagpur Municipal Corporation for Information
2. The Sub Divisional Engineer / Officer Zone No. Blakampeth Zone - II
 N.M.C. along with one copy of sanctioned plan for necessary action He should see that work is carried out according to sanctioned plan.



दुय्यम निबंधक:

नागपुर 3

दस्त गोषवारा भाग-1

नगन3

दस्त क्र 58/2006

२५-२६

क्रमांक : 58/2006

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव श्री धनंजय अनंत देशपांडे
पत्ता घर/फ्लॅट नं. :
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/घसाहल :
शहर/गाव: राहाटे कॉलनी वर्या रोड नागपुर
तालुका :
पिन: 0
पॅन नम्बर: ABFPD751

लिहून घेणार

वय 41

सही



2 नाव सौ. रश्मी धनंजय देशपांडे
पत्ता घर/फ्लॅट नं. :
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/घसाहल :
शहर/गाव: राहाटे कॉलनी वर्या रोड नागपुर
तालुका :
पिन: 0
पॅन नम्बर: 0

लिहून घेणार

वय 35

सही



3 नाव 1. श्री गोपाल रामकरन मेहाडीया 2. श्रीमती लिलादेवी ओमप्रकाश मेहाडीया 3. मास्टर अनुप ओमप्रकाश मेहाडीया 4. मास्टर निखील ओमप्रकाश मेहाडीया वरील नं. 3 व 4 तर्फे अ.पा.क. ...
पत्ता घर/फ्लॅट नं

लिहून देणार

वय 0

सही

उपलब्ध नाही

उपलब्ध नाही

4 नाव वरील नं. 2 श्रीमती लिलादेवी ओमप्रकाश मेहाडीया वरील नं. 1 ते 4 तर्फे आमुखत्वार श्री शंकर जनार्दन पैडलेवार यांचे तर्फे कबुली जबाब देणार श्री रमेश गोपाळराव सामुतवार ...
पत्ता घर/फ्लॅट

लिहून देणार

वय 29

सही



5 नाव मे. पैडलेवार बिल्डर्स अँड डेव्हलपर्स प्रा. लि. नागपुर तर्फे मुखत्वार श्री शंकर जनार्दन पैडलेवार यांचे तर्फे कबुली जबाब देणार श्री रमेश गोपाळराव सामुतवार ...
पत्ता घर/फ्लॅट नं. :
गल्ली

मान्यता देणार

वय 29

सही



दुय्यम निबंधक
नागपुर-३

दस्त गोषवारा भाग - 2

नगन3

दस्त क्रमांक (58/2006)

२६-२६

दस्त क्र. [नगन3-58-2006] चा गोषवारा
बाजार मुल्य : 2109000 मोबदला 2600000 भरलेले मुद्रांक शुल्क : 50

दस्त हजर केल्याचा दिनांक : 12/01/2006 11:47 AM
निष्पादनाचा दिनांक : 12/01/2006
दस्त हजर करणा-याची सही :

पावती क्र.: 58 दिनांक: 12/01/2006
पावतीचे वर्णन
नाव: श्री धनंजय अनंत देशपांडे

100 : नोंदणी फी
520 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
50 : अतिरीक्त मुद्रांक शुल्क

670: एकूण

दु. निबंधकाची सही, नागपूर 3

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 12/01/2006 11:47 AM
शिक्षा क्र. 2 ची वेळ : (फी) 12/01/2006 11:51 AM
शिक्षा क्र. 3 ची वेळ : (कबुली) 12/01/2006 11:53 AM
शिक्षा क्र. 4 ची वेळ : (ओळख) 12/01/2006 11:54 AM

दस्त नोंद केल्याचा दिनांक : 12/01/2006 11:54 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) श्री धिरज प्रभाकर भिवापुरकर, घर/फ्लॅट नं.:

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/वसाहत:

शहर/गाव: शेष नगर नागपूर

तालुका:

पिन: 0

2) श्री झानेश्वर महादेव देशमुख, घर/फ्लॅट नं.:

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/वसाहत:

शहर/गाव: हनुमान नगर नागपूर

तालुका:

पिन: 0

मुद्रांक शुल्क: सबलत : दुय्यम निबंधक क्र. 8 येथे झालेला करारनामा दस्त
क्र. 4760 दिनांक 16/12/2005 रोजी मुद्रांक शुल्क 126800/- व नोंदणी फी
26000/- रु. वसूल.

दु. निबंधकाची सही
नागपूर 3



9 नंबराचे बुकाचे
२५ नंबरी नोंदना
दुय्यम निबंधक,
क्र. ३, नागपूर
तारीख १२ जाने २००६

प्रमाणित करण्यात येते की या
दस्तऐवजाला एकुलत २६ पाने आहेत
दुय्यम निबंधक नागपूर क्र. ३