

04

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Thursday, September 24, 2026

107 PM

पावती क्र.: 11510 दिनांक: 24/09/2026

गावाचे नाव: बडधामना त.सा.क्र.6

दस्तऐवजाचा अनुक्रमांक: हगन-9404-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मनमोहित भिमरावजी भोयर

नोंदणी फी

रु. 15000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 50

DELIVERED

एकूण:

रु. 17000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:24 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक
हिंगणा

बाजार मूल्य: रु.881000/-

मोबदला रु.1500000/-

भरलेले मुद्रांक शुल्क : रु. 90000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926237006631 दिनांक: 24/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.15000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010687594202627E दिनांक: 24/09/2026

बँकेचे नाव व पत्ता:

POST-15-08-2027

STAMP RS. 90,000/-

REG RS. 15,000/-

SALE DEED FOR RS. 15,00,000.00 ONLY

(RUPEES FIFTEEN LAKH ONLY)

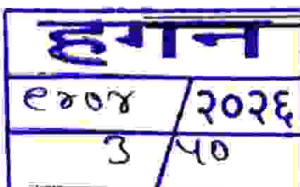
VALUATION AS PER ANNUAL STATEMENT OF RATES

(ASR) RS. 8,81,000.00 ONLY

(NMRDA Kshetra, Page No. 2247, Item No. 4.4.1, N.A Land @ Rs. 6,490/- per Sq. Mtr.
as per ASR 2026-2027)

THIS DEED OF SALE is made and executed at HINGNA on this 23rd Day of SEPTEMBER, 2026, BETWEEN : **M/s GREEN CITY DEVELOPERS**, a Partnership Firm, bearing Registration No. NG000007846, having its Office at Office No. 3, Khatija Apartment, Opp. Shastri Stadium West, Near Neeta Guest House, Akola-444001, Email Id - earthgroup101@gmail.com, having Income Tax PAN **AAXFG6729P** and acting through its Partners **(1) SHRI. RAFIQUE S/o NOORMOHAMMAD THEKIYA**, Aged 63 Years, Occupation – Business, Aadhar Unique Identity No. 8739 9948 0590 and Cell No. 8087030969, Resident of Subhash Road, Near Hasham Seth Library, Telipura Chowk, Akola-444001, Tahsil and District – AKOLA, **(2) SHRI. ASHOK S/o MOHANLAL KOTHARI**, Aged 70 Years, Occupation – Business, Aadhar Unique Identity No. 9174 7232 0717 and Cell No. 9823054975, Resident of D2-2587, Hari Krushna, Near Yamuna Tarang Complex, Vidya Nagar, Akola-444004, Tahsil and District – AKOLA, **(3) SHRI. MOHD. MUSA S/o MOHD. IQBAL TIKKI**, Aged 46 Years, Occupation – Business, Aadhar Unique Identity No. 4656 9516 7449 and Cell No. 9022138746, Resident of Ward No. 2, Shivaji Nagar, Amravati Road, Ner-445102, Tahsil – Ner and District – YAVATMAL, Partners Nos. 1 to 3 acting through their duly Constituted Attorney/Authorised Partner **SHRI. JUNED S/o BILAL THEKIYA** AND **(4) SHRI. JUNED S/o BILAL THEKIYA**, Aged 31 Years, Occupation – Business, Aadhar Unique Identity No. 5706 2072 6753 and Cell No. 9404834249, Resident of Deepak Chowk, Gangadhar Plot, Akola-444001, Tahsil and District – AKOLA, hereinafter called the “**VENDOR / PROMOTER**”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**PARTNERSHIP FIRM and its PARTNERS**”, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**,

AND



Contd.

SHRI. MANMOHIT BHIMRAOJI BHOYAR, Aged about 31 Years. Occupation - Service. Income Tax PAN DKTPB0988Q, Aadhar Unique Identity No. 2448 3276 3187 and Cell No. 9921635147, Email Id - manmohitbhoayar1409@gmail.com, Resident of Quarter No. 8/106/1, OFJ Estate, Dattawadi Road, Near Shilla Mata Mandir, Ambazari Defence, Nagpur-440021. Tahsil and District - NAGPUR, hereinafter 'called the **"ALLOTTEE(s) / PURCHASER(s)"**', which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"ALLOTTEE(s) / PURCHASER(s)"**, as well as, her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

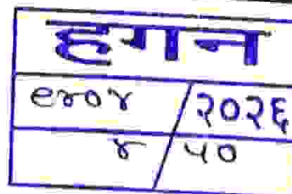
(1) Title History :

The Vendor/Promoter hereinabove named is owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of Non Agricultural land containing by admeasurements **2.72 Hectares (i.e. 27215.15 Sq. Mtrs.)**, Khate No. 4004, having ULIPN 14549738529, being a portion of the entire land bearing **Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6**, having total area of 4.05 Hectares, held in Occupancy Class-1 Rights and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, within the limits of Grampanchayat Waddhamna, in Tahsil - Hingna and District - NAGPUR and more particularly described in the Schedule hereunder written; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 79/8 of MOUZA - WADDHAMNA, P.S.K. 6, having an area of 4.05 Hectares, held in Occupancy Class-1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, in Tahsil and District - NAGPUR. Originally belonged to (i) Shri. Pandurang Morbaji Hulke, (ii) Shri. Kashinath Morbaji Hulke, (iii) Shri. Manikrao Morbaji Hulke, as a recorded Co-Owners thereof being their separate property having purchased the same by them from (i) Shri. Morbasao Kalusao Karanjikar and (ii) Shri. Narendra Morbasao Karanjikar, by a Sale Deed 02-06-1973, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Serial No. 2387 on even date and the same is accordingly recorded in the Revenue Records; AND

WHEREAS during the course of time Resurvey of the said Mouza - Waddhamna was conducted and the aforesaid property held by (i) Shri. Pandurang Morbaji Hulke, (ii) Shri. Kashinath Morbaji Hulke, (iii) Shri. Manikrao

"EARTH PARK"



Morbaji Hulke, bearing Survey / Khasra / Gut No. (Old) 79/B, having an area of 4.05 Hectares, held in Occupancy Class-1 Rights is now identified as Survey / Khasra / Gut No. 176 thereafter 184 (New), having an area of 4.05 Hectares, Rental Rs. 20 Yearly, held in Occupancy Class-1 Rights; AND

WHEREAS the aforesaid recorded Owners namely (i) Shri. Pandurang Morbaji Hulke, (ii) Shri. Kashinath Morbaji Hulke, (iii) Shri. Manikrao Morbaji Hulke later on partition their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6, having an area of 4.05 Hectares, Rental Rs. 20 Yearly, held in Occupancy Class - 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, in Tahsil - Hingna and District - NAGPUR in between them by executing a Deed of Partition in the year 2001. In terms of the said Partition, the aforesaid property Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6, having an area of 4.05 Hectares, Rental Rs. 20 Yearly, held in Occupancy Class - 1 Rights fallen to the exclusive share of Shri. Manikrao Morbaji Hulke absolutely forever having heritable transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 942 dated 30-08-2004; AND

WHEREAS the aforesaid Shri. Manikrao Morbaji Hulke later on in his turn transferred/sold the portion of land out of his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare comprising WESTERN PORTION being a portion of the entire land bearing Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6, having total area of 4.05 Hectares, Rental Rs. 20 Yearly, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, in Tahsil - Hingna and District - NAGPUR, by way of Sale to Shri. Naresh Vitthalrao Bachale, by a Sale Deed Dated 05-02-2016, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/549/2016 on even date and the same is accordingly recorded in the Revenue Records; AND

WHEREAS during his life time the aforesaid Shri. Manikrao Morbaji Hulke executed his LAST WILL AND TESTAMENT on 22-07-2016, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 3 at Serial No. 3189/2016 on even date and thereby he bequeathed his aforesaid property admeasuring 3.24 Hectares out of the entire land bearing Survey/Khasra/Gut

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५	५०



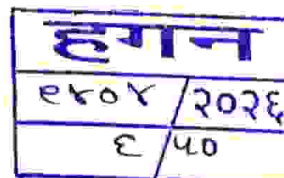
No. 184 to his Sons namely (i) Shri. Nagorao Manikrao Hulke, (ii) Shri. Bhagwan Manikrao Hulke, (iii) Shri. Vikram Manikrao Hulke, (iv) Shri. Vishal Manikrao Hulke, (v) Shri. Sunil Manikrao Hulke and (vi) Shri. Chandrabhan Manikrao Hulke jointly absolutely forever with heritable and transferable rights therein; AND

WHEREAS said Shri. Manikrao Morbaji Hulke left for heavenly abode on 28-11-2019 and consequent upon his demise, his sons namely (i) Shri. Nagorao Manikrao Hulke, (ii) Shri. Bhagwan Manikrao Hulke, (iii) Shri. Vikram Manikrao Hulke, (iv) Shri. Vishal Manikrao Hulke, (v) Shri. Sunil Manikrao Hulke and (vi) Shri. Chandrabhan Manikrao Hulke jointly become an exclusive, absolute and full Co-Owners of the aforesaid property admeasuring 3.24 Hectares out of the entire land bearing Survey/Khasra/Gut No. 184 with heritable and transferable rights therein in terms of the aforesaid WILL Dated 22-07-2016; AND

WHEREAS by an Agreement to Sell Dated 09-10-2023, the aforesaid Co-owners namely (i) Shri. Nagorao Manikrao Hulke, (ii) Shri. Bhagwan Manikrao Hulke, (iii) Shri. Vikram Manikrao Hulke, (iv) Shri. Vishal Manikrao Hulke, (v) Shri. Sunil Manikrao Hulke and (vi) Shri. Chandrabhan Manikrao Hulke jointly later on agreed to sell the portion of land out of their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.72 Hectares comprising MIDDLE PORTION out of the total land admeasuring 3.24 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6, having total area of 4.05 Hectares, Rental Rs. 20 Yearly, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, in Tahsil - Hingna and District - NAGPUR, to M/s Green City Developers acting through its Partners (i) Shri. Rafique Noormohammad Thekiya, (ii) Shri. Ashok Mohanlal Kothari, (iii) Shri. Juned Bilal Thekiya and (iv) Shri. Mohd. Musa Mohd. Iqbal Tikki, the Vendor/Promoter named hereinabove upon several terms and conditions contained therein and the said Agreement to Sell is duly registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. HGN/8297/2023 on even date on payment of requisite stamp duty and registration fees payable thereon; AND

WHEREAS in pursuance of the said Agreement to Sell and considering their request, the aforesaid Co-owners namely (i) Shri. Nagorao Manikrao Hulke, (ii) Shri. Bhagwan Manikrao Hulke, (iii) Shri. Vikram Manikrao Hulke, (iv)

"EARTH PARK"

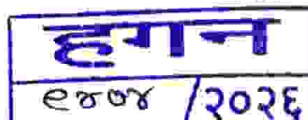


Shri Vishal Manikrao Hulke, (v) Shri. Sunil Manikrao Hulke and (vi) Shri Chandrabhan Manikrao Hulke jointly later on transferred/sold the portion of land out of their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.72 Hectares comprising MIDDLE PORTION out of the total land admeasuring 3.24 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6, having total area of 4.05 Hectares, Rental Rs 20 Yearly, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, in Tahsil - Hingna and District - NAGPUR, by way of Sale to M/s Green City Developers acting through its Partners (i) Shri. Rafique Noormohammad Thekiya, (ii) Shri. Ashok Mohanlal Kothari, (iii) Shri. Juned Bilal Thekiya and (iv) Shri. Mohd. Musa Mohd. Iqbal Tikki, the Vendor/Promoter named hereinabove, by a Sale Deed Dated 06-06-2024, which is duly registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. HGN/5398/2024 on even date; AND

As a result therefore the aforesaid M/s Green City Developers acting through its Partners (i) Shri. Rafique Noormohammad Thekiya, (ii) Shri. Ashok Mohanlal Kothari, (iii) Shri. Juned Bilal Thekiya and (iv) Shri. Mohd. Musa Mohd. Iqbal Tikki, the Vendor/Promoter named hereinabove has now becomes an exclusive, absolute, full owner of the aforesaid property admeasuring 2.72 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 184 with heritable and transferable rights therein and same is accordingly recorded in Revenue Records; AND

WHEREAS the Vendor/Promoter named hereinabove later on decided to develop the said property admeasuring 2.72 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein; AND

WHEREAS the aforesaid Vendor/Promoter later on carved out Residential Layout on its aforesaid property admeasuring 2.721515 Hectares (i.e. 27215.15 Sq. Mtrs.) being a portion of the entire land bearing Survey / Khasra / Gut No. 184 and on the perusal of application of the aforesaid Owner for diversion of the aforesaid land for Non Agricultural (Residential) Use, the layout plan of the same is tentatively sanctioned by the Executive Engineer-1, Nagpur Metropolitan Regional Development Authority vide its letter No. E.E./N.M.R.D.A./8784 dated 01-09-2023 upon the several terms and conditions



contained therein and recommended for permission of Non Agricultural (Residential) order; AND

WHEREAS in pursuance of Government Notification Dated 05-01-2017, the State Government has included Section 42B & 42K by amending Section 42 and 42A of the Maharashtra Land Revenue Code, 1996 wherein provision has been made for Deemed Conversion for non agricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in form of allotment, reservation or instruction in such development plan, if the conversion tax, non agricultural levy and payment of nazarana or premium or other government dues where applicable as provided in Section (2), will be deemed to have been converted and no separate permission under Section 42 or Section 44 will be required for use which is permitted under such development plan. Thus as per Order of the Tahsildar, Hingna Dated 14-09-2023 passed in the Revenue Case No. 08/N.A.P.-34/Prastu-1/2023-24 has levied Non Agricultural Cess/Tax on land bearing Survey No. 184 containing by total admeasurements 3.24 Hectares (i.e. 32400 Sq. Mtrs.) out of which the land admeasuring 2.721515 Hectares (i.e. 27215.15 Sq. Mtrs.) of land; AND

For the purpose of development of said land the aforesaid Vendor/Promoter has entered in to Agreement with the Nagpur Metropolitan Regional Development Authority on 10-10-2024 and prepared a layout on the said land admeasuring 2.721515 Hectares (i.e. 27215.15 Sq. Mtrs.) of the land by carving out various Plots of different sizes therein and the said layout Plan is duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Regional Development Authority vide its letter No. E.E./NMRDA/DPC/Agree/1653 Dated 10-10-2024 upon the several terms and conditions contained therein.

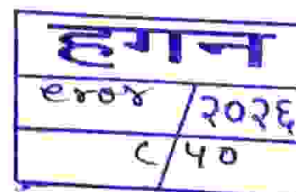
N.A. permission :

The aforesaid land bearing Survey / Khasra / Gat No. 184 (Part) of MOUZA - WADDHAMNA, P. S. K. 6, having an area of 3.24 Hectares (i.e. 32400 Sq. Mtrs.) out of which the land admeasuring 2.721515 Hectares (i.e. 27215.15 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna vide its Order Dated 14-09-2023 passed in Revenue Case No. 08/N.A.P.-34/Prastu-1/2023-24.

Lay-out Sanction :

For the purpose of development of said land the aforesaid Vendor/Promoter has entered in to Agreement with the Nagpur Metropolitan Regional Development

"EARTH PARK"



Contd. ...

Authority on 10-10-2024 and prepared a layout on the said land admeasuring 2.721515 Hectares (i.e. 27215.15 Sq. Mtrs.) of the land by carving out various Plots of different sizes therein and the said layout Plan is duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Regional Development Authority vide its letter No. E.E./NMRDA/DPC/Agree/1653 Dated 10-10-2024 upon the several terms and conditions contained therein.

(2) **Real Estate Project Name:**

The said Real Estate Project is purely a Plotted Development and shall be known and styled as "**EARTH PARK**" (Hereinafter referred to as the "**Project**")

Address :

Survey / Khasra / Gut No. 184 of MOUZA – WADDHAMNA, P.S.K. 6, within the limits of Grampanchayat Waddhamna, Tahsil – Hingna and District – NAGPUR, PIN Code – 440023.

Architect :

The Vendor/Promoter has appointed Architect **Shri. Akshay Bobde**, having its office at Nagpur.

Existing Permissible Built-up Area (F.S.I area) for Plots :

The Nagpur Metropolitan Region Development Authority has approved FSI of 1.10 to the said Plots of land.

Open Space / Amenity Space / Public Utility Plot :

Open Space No. 1 admeasuring 1482.07 Sq. Mtrs.; Open Space No. 2 admeasuring 320.80 Sq. Mtrs. and Open Space No. 3 admeasuring 1128.96 Sq. Mtrs.; Amenity Space No. 1 admeasuring 507.85 Sq. Mtrs. and Amenity Space No. 2 admeasuring 898.70 Sq. Mtrs. are provided in the said Lay-out.

(3) **Compliance of Real Estate (Regulation & Development) Act, 2016 :**

The Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. "**EARTH PARK**" is duly register with the said Authority vide Registration No. **P50500054102** Dated 27-12-2023.

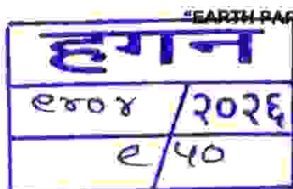
Phasing of the Project :

This Project is developed in a Single Phase.

Inspection of all documents by Allottee/Purchaser :

On demand from the Allottee/Purchaser, the Vendor/Promoter have given inspection to the Allottee/Purchaser of all documents of title relating to the project land and plans, designs & specification prepared by the project Architect and all other such documents as specified under The Real Estate (Regulation & Development) Act and Rules & Regulations made there under.

Disclosure regarding litigation :



The Vendor/Promoter hereby declares that there is no civil / criminal cases pending with respect to the said land.

Disclosure regarding reservation in said land :

The Vendor/Promoter hereby declares that based on the sanctioned Lay-out Plan obtained from the Planning Authority, area under road admeasuring 7790.40 Sq. Mtrs., Open Space 2931.83 Sq. Mtrs. shall be handed over to the local authority. The Vendor/Promoter declares that there is no reservation or acquisition on any part of the said land.

Disclosure regarding legal entity for Plot Owners :

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

(4) Interest shown by the Allottee/Purchaser :

Allottee/Purchaser was in search of residential Plot in vicinity of Metro Region and that is when she/he came to know about the said project of the Vendor/Promoter. The Vendor/Promoter have disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the Allottee/Purchaser and thereafter the Allottee/Purchaser has conveyed his readiness and willingness to purchase the Plot of land out of the project known as "EARTH PARK" which is more particularly described in the **Schedule B** and location of which is shown on authenticated copy sanctioned Lay-out plan annexed herewith as "Annexure C".

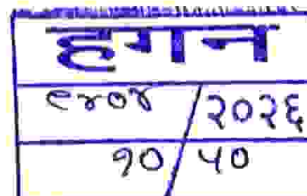
(5) Offer and acceptance :

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

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

FOLLOWS:

- (1)** THAT in pursuance of the agreement and in consideration of a total Consideration of **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)**, paid by the Purchaser(s) to the Vendor/Promoter in the manner appearing hereinbelow, the receipt whereof the Vendor/Promoter do hereby acknowledge and the



Vendor/Promoter being the absolute Co-owners of the said land, do hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 79** containing by admeasurements **135.60 Square Meters** (i.e. 1459.59 Square Feet) (as per Release Letter **135.61 Sq. Mtrs. (OR 1459.70 Sq. Fts.)**) out of the sanctioned lay-out known and styled as **"EARTH PARK"**, being a portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 184 of **MOUZA - WADDHAMNA**, P.S.K. 6 having ULIPN 14549738529 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, within the limits of the Grampanchayat Waddhamna, in Tahsil - Hingna and District - NAGPUR, hereinafter termed shortly as the **"SAID PLOT"** more particularly described in **Schedule B** hereunder written, to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances.

(2) **MANNER OF PAYMENT :-**

Rs. 2,00,000=00 (Rupees Two Lakh) Only paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 677756 dated 26-07-2026, drawn on State Bank of India, at the time of Booking, the receipt whereof is hereby acknowledged by the Vendor/Promoter.

Rs. 13,00,000=00 (Rupees Thirteen Lakh) Only paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. 911561 dated 21-09-2026 drawn on ICICI Bank, by way of availing home loan from ICICI HFC Ltd., the receipt whereof is hereby acknowledged by the Vendor/Promoter.

Rs. 15,00,000=00 (RUPEES FIFTEEN LAKH ONLY)

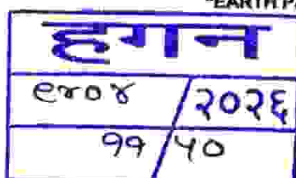
(3) **THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASER as follows :-**

i) **THAT**, the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Allottee(s)/Purchaser(s) absolutely forever with heritable and transferable rights therein.

ii) **THAT**, the interest hereby transferred subsist the Vendor/Promoter has full authority, right and power to transfer the same to the Allottee(s)/Purchaser(s)

"EARTH PARK"

Contd



absolutely

iii) **THAT**, the Vendor/Promoter has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby it is debarred from transferring the same to the Allottee(s)/Purchaser(s) absolutely.

iv) **THAT**, the Vendor/Promoter have neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over the property hereby sold and the Vendor/Promoter undertakes to clear the same if found later on and the Vendor/Promoter hereby agrees to indemnify and compensate the Allottee(s)/Purchaser(s) for all losses, damages and the costs that the Allottee(s)/Purchaser(s) might matter.

v) **THAT**, the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Allottee(s)/Purchaser(s) without any interruption or disturbance by the Vendor/Promoter and/or any person claiming on behalf of the Vendor/Promoter.

vi) **THAT**, the Vendor/Promoter has paid Non Agricultural Taxes, Grampanchayat Taxes, Rents etc. upto this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendor/Promoter undertakes to pay the same to the respective authorities and keep the Allottee(s)/Purchaser(s) indemnified.

vii) **THAT**, the possession of the above said Plot transferred hereunder is handed over today to the Allottee(s)/Purchaser(s), who will hold and enjoy the same hereinafter with heritable and transferable rights.

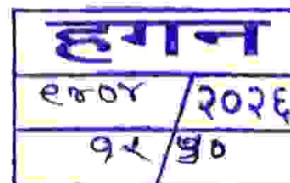
viii) **THAT**, the Allottee(s)/Purchaser(s) shall from the date hereof always pay regularly the Non Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.

ix) **THAT**, the Purchaser(s), shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Local Body Authority/Grampanchayat Waddhamna.

x) **THAT**, the Allottee(s)/Purchaser(s) is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Grampanchayat Waddhamna, Nagpur Metropolitan Region Development Authority, Town Planning

"EARTH PARK"

Contd. ...



Department & other departments and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon their successors-in-title. Similarly the Allottee(s)/Purchaser(s) has/have agreed to pay the proportionate charges and expenses required for development of the said Lay-out, as and when demanded by the Competent Authorities empowered on that behalf.

xi) **THAT**, the Vendor/Promoter will support any application made by the Allottee(s)/Purchaser(s) for mutation of his/her/their name(s) in the Govt. and Local Body Records.

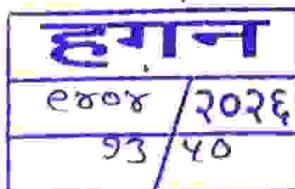
xii) **THAT**, the Vendor/Promoter will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the Allottee(s)/Purchaser(s) as may reasonably be required.

xiii) **THAT**, Vendor/Promoter does hereby declare that the Vendor/Promoter has never entered into any agreement of Sale or otherwise either oral or in writing in respect of the aforesaid property forming the subject matter of this Sale deed.

xiv) **THAT**, the above said Plot/Property shall be taken to be correctly described in the schedule written hereunder and if any misstatement, error or omission be discovered, the same shall not annul this deed nor shall any compensation be allowed in respect thereof, but all the same errors, misstatements or omissions shall always be subject to corrections by the parties thereto.

xv) **THAT** it is clearly agreed and understood by the Allottee(s)/Purchaser(s) that it shall be her/his/their sole liability and responsibility to pay the betterment and development charges in respect of said Plot of land hereby sold to her/him/them to the concern department within time period as and when the same are demanded by it any time in future in accordance with the terms and conditions as may be imposed by the Local Planning Authority / Grampanchayat Waddhamna under any prevailing provisions of the Statues.

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



xvii) THAT the Allottee(s)/Purchaser(s) is well aware that the Vendor/Promoter has completed development works of said Lay-out. The Allottee(s)/Purchaser(s) assure that after possession of the said Plot he/she/they shall not cause any hindrance/ obstruction/ objection to the movement of men and machinery required for the future works if so required.

xviii) THAT, it is clearly agreed, understood and accepted by the Purchaser(s) named hereinabove that Goods and Service Tax (GST) if at all applicable on the instant transaction of Sale is specifically agreed to be borne and paid by the Purchaser(s) and no circumstances the Vendor / Promoter / Developer shall be held liable for payment of such charges.

xix) THAT, it is clearly agreed and undertaken by the Purchaser that the independent Plots are to be sold on Ownership basis by executing the Sale Deed and therefore the buyers of such Plots will become absolute Owner of such Plots with heritable and transferable rights therein. Thus a separate legal entity (co-operative society) of Plot Owners will be formed, which will be responsible for maintenance of the said Lay-out Project and the Purchaser will directly pay the charges towards maintenance to such legal entity

xx) In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra Stamp Act, 2015 are paid by the Allottee(s)/Purchaser(s).

xxi) That the aforesaid Layout is developed/got sanctioned in accordance with presently applicable charges. In case, if in future the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Lay-out, then all such charges shall be borne and paid by the Allottee(s)/Purchaser(s) alone. Under no circumstances the Vendor/Promoter will be liable for the same.

SCHEDULE - A

(SAID LAND)

ALL THAT Piece and Parcel of Non Agricultural land containing by admeasurements **2.72 Hectares (i.e. 27215.15 Sq. Mtrs.]**, Khate No. 4004, having ULIPN 14549738529, being a portion of the entire land bearing **Survey / Khasra / Gut No. 184 of MOUZA - WADDHAMNA, P.S.K. 6**, having total area of 4.05 Hectares, held in Occupancy Class-1 Rights and all other easementary rights appurtenant and belonging thereto, situated at Village - Waddhamna, within the limits of Grampanchayat Waddhamna, in Tahsil - Hingna and District - NAGPUR and bounded as under:-

"EARTH PARK"

हंगन	
८४०४	२०२६
१४	४०



ON THE EAST - BY REMAINING PORTION OF SURVEY NO. 184
OWNED BY HULKE FAMILY,
ON THE WEST - BY REMAINING PORTION OF SURVEY NO. 184
OWNED BY SHRI. NARESH BACHALE
ON THE NORTH - BY SURVEY NO. 180,
ON THE SOUTH - BY SURVEY NO. 1,

SCHEDULE - B**(SAID PLOT)**

ALL THAT Piece and Parcel of land bearing Plot No. 79 containing by admeasurements **135.60 Square Meters** (i.e. 1459.59 Square Feets) (as per Release Letter **135.61 Sq. Mtrs.** (OR 1459.70 Sq. Fts.)) out of the sanctioned layout carved on the land described in **Schedule - A** and known and styled as "**EARTH PARK**" and the said Plot is bounded as under-

ON THE EAST - BY PLOT NO. 66,
ON THE WEST - BY 9 MTRS. WIDE ROAD,
ON THE NORTH - BY PLOT NO. 78,
ON THE SOUTH - BY LAYOUT BOUNDARY.

SCHEDULE- C**DEVELOPMENT WORKS OF THE PROJECT**

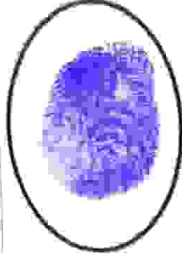
- 1) Underground Water Pipeline and Water Supply Point
- 2) Underground Sewer Lines, Inspection Chambers,
- 3) Open Space with compound wall and gate,
- 4) Internal Concrete Road with Pavement Blocks Footpath,
- 5) Electrification,
- 6) Drainage Line,
- 7) Plantation at suitable places.

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

हगन	
"EARTH PARK"	
२००४	२०२६
९४	४०



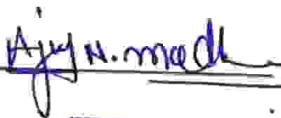
Contd. ..

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/s GREEN CITY DEVELOPERS  (JUNED BILAL THEKIYA) For Self and as a duly Constituted Attorney for RAFIQUE NOORMOHAMMAD THEKIYA; ASHOK MOHANLAL KOTHARI & MOHD. MUSA MOHD. IQBAL TIKKI Authorised Partners <u>VENDOR/PROMOTER</u>
02			 (MANMOHIT BHIMRAOJI BHOJAR) <u>ALLOTTEE / PURCHASER</u>

Drafted by Advocate Sandeep Shastri & Associates / Advocate Nitin Bajaj, at the instruction and information given, undertaking, warranties by parties to this Deed on their satisfaction, declarations and sole responsibilities towards the contents of this draft is to be found true and correct.

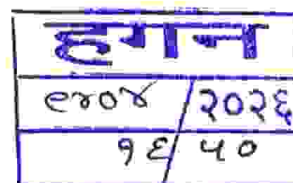
WITNESSES :-



(1) 



(2) 
Suresh S. Shapodkar





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (साधारण करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- वडवामना त.सा.क्र.६ (५३६१२६)

तालुका :- हिंगणा

जिल्हा :- नागपूर



12418464233

PU-ID : 12418464233

भूमापन क्रमांक व उपविभाग

१८४/७९

भूधारणा पद्धती भोगवट्याधार धर्म -१

शेताचे स्थानीय नाव :

क्षेत्र, एकक व आकारणी	छाते क्र.	भोगवट्याधार नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुल, रईस व इतर अधिकार
क्षेत्राचे एकक आर.जी.सी.	४००४	मै. श्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार खुनेव बिलाल ठेकिया				(६१०३)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		मै. श्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार मोहम्मद मुसा ईकबाल ठेकिया				(६१०३)	इतर अधिकार
विन शेती १.३५.६०		मै. श्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार रफिक नूर मोहम्मद ठेकिया				(६१०३)	इतर
विन शेती १४.००		मै. श्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार अशोक मोहनलाल कोठारी				(६१०३)	भा. सहसिलदार हिंगणा यांचे आदेश क्रमांक - सा.क्र.०८/एन.ए.पी-३४ प्रस्तु १/२०२३-२४ आदेश दिनांक -१४/०९/२०२३ नुसार ४.०५ हे.आर पैकी २.४२ हे.आर क्षेत्र रविवासी अक्षक. (६१०३)
आकारणी		सामाईक क्षेत्र	१.३५.६०	१४.००			प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ६१०३ व दिनांक : २४/१०/२०२४
जुने फेरफार क्र. :							सीमा आणि भूमापन चिन्हे :

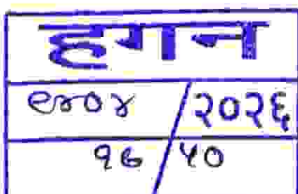


हा गाव नमुना क्रमांक ७ दिनांक ०३/१२/२०२४:१२:२०:२३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर तर कोणत्याही सश्री शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

७/१२ डायनलॉड दि. : २२-०९-२०२६ : १४:२९:४७ PM. वैधता पडलाकणीसाठी <https://digitalsatbars.mahabhumi.gov.in/disk/> या संकेत स्थळावर जाऊन 0911100001223526 हा क्रमांक वापरावा.

Digitally signed by



धाव नमुना बारा (विक्रीची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही व्यवस्था करणे व सुविधासंबंधी (नियम, १९७१ यांतील नियम २९)]

भाग - खंडासमना व.जा.क्र.६ (५३६/१२६)

तालुका - हिंगण

जिल्हा - नागपूर

भूमापन क्रमांक व उपविभाग १८४/७९

वर्ग	हिंगण	खाने क्रमांक	मिळकट्यातील क्षेत्रांचा तपशील					लागवडीसाठी उपलब्ध असलेली जमीन		नोट
			विकासाचे प्रकार	विकासाचे भाग	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	

टीप : - सदरची नोंद मोबाइल अॅप द्वारे घेवेल आलेली आहे

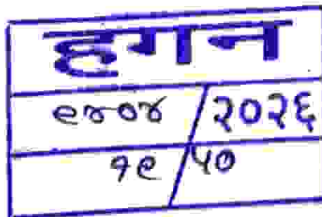
हिंगण



CHALLAN
MTR Form Number-0

GRN	MI1009985304202324E	BARCODE	Date		25/10/2023-13:08:55	Form 00
Department			Inspector General Of Registration			
Type of Payment			Search Fee			
Office Name			HGN_HINGNA SUB REGISTRAR			
Location			NAGPUR			
Year			2023-2024 One Time			
Account Head Details			Amount in Rs.			
0030072201 SEARCH FEE			750.00			
Full Name			DWIVEDI AND KHEDKAR ADVOCATES			
Flat/Block No.			SHRINIWAS CENTRAL AVENUE			
Premises/Building			WARDHAMAN NAGAR SQ			
Road/Street			NAGPUR			
Area/Locality			NAGPUR			
Town/City/District			NAGPUR			
PIN			4 4 0 0 0 8			
Remarks (If Any)			MZ WADDHAMANA TAH HINGNA DIST NAGPUR KH NO 184 EARTH PARK			
Amount In			Seven Hundred Fifty Rupees Only			
Total			750.00			
Payment Details			STATE BANK OF INDIA			
Cheque/DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No	00040572023102545058	CKY4013235
Name of Bank			Bank Date	RBI Date	25/10/2023-13:24:10	Not Verified with RBI
Name of Branch			Bank-Branch	STATE BANK OF INDIA		
			Scroll No. , Date	Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवताच्या दस्तावेजांसाठी लागू नाही



Print Date 25-10-2023 01:10:08

S. S. Dwivedi B.A., LL.B.
S.M. Khedkar B.com., LL.B.
V.G. Dwivedi B.com., LL.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

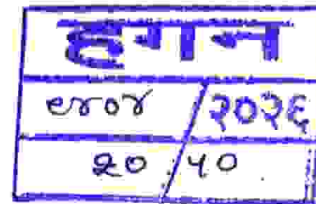
d & k
Advocates

Date: 25/10/2023

"FORMAT A"

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kuria Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001



LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR (here-in-after referred as the said "EARTH PARK")

I/We have investigated the title of the said land on the request of M/S GREEN CITY DEVELOPERS, {PAN : AAXFG6729P}, a registered partnership concern having registered Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001 and following documents i.e. :-



01. Description of the property,
ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR and the same

M/s DWIVEDI & KHEDKAR ADVOCATES

Ground Floor, "Shrinivas", 10, Central Avenue, Wardhaman Nagar Sq., Nagpur - 440008 Ph. No. 0712-2767995

Email : msdkadvocates@gmail.com , msdkadvocates@yahoo.com

ON THE NORTH : LAND BEARING KH. NO. 180
ON THE EAST : REMAINING PORTION OF LAND OWNED
BY HULKE FAMILY OUT OF KH. NO. 184
ON THE WEST : LAND OWNED BY SHRI NARESH V.
BACHALE OUT OF KH. NO. 184
ON THE SOUTH : LAND BEARING KH. NO. 1

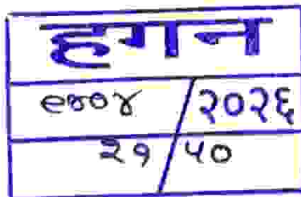
02. Title documents for allotment of plot.

(i) Sale Deed dt. 02.01.2007 02.06.1973 registered with Joint Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 2387 dt. 02.06.1973 executed by Shri Morba sao Kalusao Karanjikar and Shri Narendra Morbasao Karanjikar in respect of Old Kh. No. 79/8, in favour of Shri Pandurang Morbaji Hulke, Shri Kashinath Morbaji Hulke and Shri Manikrao Morbaji Hulke.

(ii) Will Deed dt. 22.07.2016 registered with Joint Sub Registrar, Hingna at Book No. 3 at Sr. No. 3189 dt. 22.07.2016 executed by Shri Manikrao Morbaji Hulke.

(iii) Sale Deed dt. 05.02.2016 executed by (a) Shri Manikrao Morbaji Hulke and Shri Nagorao Manikrao Hulke in favour of Shri Naresh Vithalrao Bachale in respect of ALL THAT piece and parcel of land admeasuring about 0.81 Hectares of land bearing Kh. Survey No. No. 184, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR registered with Joint Sub Registrar, Hingna at Book No. 1 at Sr. No. 549 dt. 05.02.2016.

(iv) Agreement To Sell dt. 09.10.2023 executed by (a) Shri Nagorao Manikrao Hulke, (b) Shri Bhagwan Manikrao Hulke, (c) Shri Vikram Manikrao Hulke, (d) Shri Vishal Manikrao Hulke, (e) Shri Sunil Manikrao Hulke and (f) Shri Chandrabhan Manikrao Hulke, in favour of M/s Green City Developers, in respect of ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR registered with Joint Sub Registrar, Hingna at Book No. 1 at Sr. No. 8297 dt. 09.10.2023.



(v) Tentative approval for Residential Lay out by Executive Engineer, Nagpur Metropolitan Region development authority vide Approval No. ; NMRDA/LT/2023/APL/00130 dt. 18.08.2023.

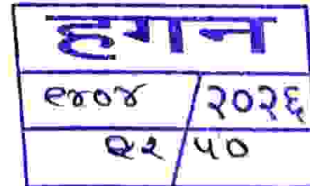
(vi) Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 by Tahsildar, Hingna in Rev. Case No. 08/NAP-34/Prastu-1/2023-2024 dt. 14.09.2023.

03. 7/12 Digital downloaded Patwari bearing Halka No. 6, vide Ferfar No. 4, 941, 942, 3833, 5369 dt. 09.10.2023.

04. Search report for more than 30 years from 1984 till 2023.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S GREEN CITY DEVELOPERS, {PAN : AAXFG6729P}, a registered partnership concern having registered Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001 for the Middle portion of land of Kh. No. 184 is clear, marketable and without any encumbrances.

Description of Property	Owner
ALL THAT piece and parcel of land admeasuring about 2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 16.00 out of land bearing Kh. Survey No. No. 184, {ULIPN 14549738529}, Khate No. 3516, with Occupant Class I rights, situated at P. H. No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District : NAGPUR	Agreed to be purchased by Registered agreement To Sell by M/S GREEN CITY DEVELOPERS, Office at Office No. 3, Khatija Apartments, Opp. Shastri Stadium, Akola - 444001



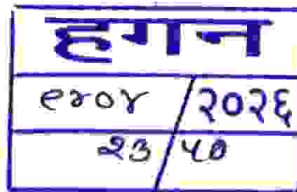
Qualifying comments/ remarks if any
The Title of M/S GREEN CITY DEVELOPERS is good, valid,
marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S
GREEN CITY DEVELOPERS, on the land admeasuring about
2.72.00 He.Aar.Sq.Mtrs. being Middle portion of land bearing Kh.
Survey No. No. 184, {ULIPN 14549738529}, situated at P. H.
No. 6, Mauza : WAD-DHAMANA, Tahsil : HINGNA and District :
NAGPUR is enclosed herewith as annexure.

Encl : Annexure
Date: 25.10.2023




Adv. Sandeep Khedkar
Advocate.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

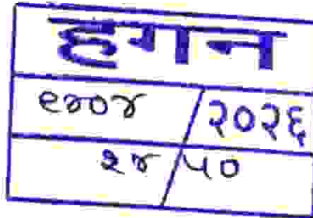
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500054102**

Project: **Earth Park**, Plot Bearing / CTS / Survey / Final Plot No.: **Kh No 184 (part) at Waddhamna, Hingna, Nagpur, 440023;**

1. **Green City Developers** having its registered office / principal place of business at **Tehsil: Akola, District: Akola, Pin: 444001.**
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 schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **27/12/2023** 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. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 27-12-2023 10:46:06

Dated: 27/12/2023

Place: Mumbai

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



Nagpur Metropolitan Region Development Authority

No.: E.E./NMRDA / Dpc/Agree/ 1653

Nagpur, dt. 10/10/2024

To.

M/s Green City Developers Through Partner

1) Moh. Musa Moh. Eqbal Tikki

2) Juned Bilal Thekiya

3) Moh. Rafique Noor Moh. Thekiya

4) Shri. Ashok Mohanlal Kothari,

Ward No. 2, Amrawati Road, Ner Parsopant Ner,

Yawatal-445102.

Subject :- Sanction of Residential plotted Layout Plan/ Land Subdivision for land bearing **Khasra No. 184 (Part)** of Mouza **Waddhamna, Tahsil-Hingna, Dist. Nagpur** under section 45 of MRTP Act 1966.

Reference :- Your Online BPMS application dated 31/03/2023.

(Tentative Proposal No. 31054 & Final Proposal No. 45793)

Kindly find enclosed herewith a copy of Development agreement executed between NMRDA and you along with copy of final approved Layout Plan of above mentioned land approved by Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of MRTP Act 1966 for Residential plotted use you are informed to get the drawings, designs & specifications of Development Works, such as Cement Concrete Road, CC Paver Block, RCC/DWC pipe sewer lines with SFRC covers, RCC/DWC pipe storm drains with SFRC Grills and rainwater harvesting system, CI/DI/HDPE water-pipe lines, Sewage Treatment Plant (STP), Compound Wall to open space, Development of internal pathways in open space, Tree plantation in open space installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by NMRDA, RCC canalization wall and solid waste management system & grey water treatment, Recycling & Reuse as per clause no. 13.4 of UDCPR- 2020 etc., approved from NMRDA through Executive Engineer-2, Nagpur Metropolitan Region Development Authority, Nagpur. One set of typical drawings and sections of development works is enclosed herewith for your reference.

Encl :- As above.

(Signature)
Executive Engineer

Nagpur Metropolitan Region Development Authority

Copy submitted to :-

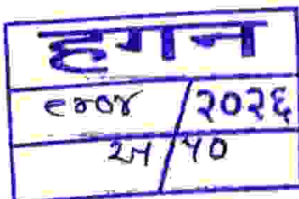
The Hon'ble Collector, Nagpur for information.

Copy to :-

1. The Chief Accountant & Finance Officer, NMRDA with Original Agreement for record and safe custody.
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (West), Nagpur Metropolitan Region Development Authority.

(Signature)
Executive Engineer

Nagpur Metropolitan Region Development Authority





Nagpur Metropolitan Region Development Authority

No. A.E.E./West/NMRDA/ 1386

Nagpur, dated: 20/10/2023

To,

✓ Mr. Green City Developers Through Partner
 Moh. Musa Moh. Ughat TUKI, Jamil Didi TUKIYA,
 Moh. Rafique Khas Moh. TUKIYA, Moh. Ashok, Moh. Abdul Rohani
 Ward No. - 2 Anandaji (old), Near Chhatrapati Nax,
 Yashwantrao - 443102.

Subject: Release of Plots in Layout Kh. No. 184 (Part) of Mouza - Waddhamma, Tah - Hingna, Dist. Nagpur.

Reference: 1) Agreement dated 10/10/2023,
 2) Your application dated 10/08/2023.

With reference to above the following 58 (Fifty Eight) Nos. plots are released in favour of the above mentioned applicant as per detailed Dimensions and Area tabulated below as per Order of Hon'ble Metropolitan Commissioner, NMRDA dated 17/10/2023.

No. No.	Plot No.	Dimensions (feet)	Plot Area in Sqm.	Residential for Two (in Sqm.)	Residential plot Area (sq. m.)	No. of plots	Total plot area (in Sqm.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	1	$\frac{1}{2} \times (8.74 + 7.92) \times 22.85$	189.940	--	--	1	189.940
2	2	$\frac{1}{2} \times (7.71 + 7.91) \times 21.49$	167.080	--	--	1	167.080
3	3	$\frac{1}{2} \times (7.67 + 7.88) \times 20.92$	162.630	--	--	1	162.630
4	4	$\frac{1}{2} \times (7.62 + 7.84) \times 20.46$	159.200	--	--	1	159.200
5	5	$\frac{1}{2} \times (7.91 + 7.71) \times 19.88$	149.340	--	--	1	149.340
6	10,11,12,13	8.65×16.91	146.370	--	--	4	585.480
7	16,17	8.10×15.33	124.140	--	--	2	248.280
8	18	33.69×15.33	247.250	7.72	539.530	1	539.530
9	19	30.45×15.33	467.090	--	--	1	467.090
10	22,23	9.32×16.62	154.720	--	--	2	309.440
11	29	9.33×16.62	155.064	--	--	1	155.064
12	30	8.66×16.62	143.920	--	--	1	143.920
13	31	$\frac{1}{2} \times (9.67 + 8.30) \times 10.18$	172.350	--	--	1	172.350
14	32	$\frac{1}{2} \times (9.17 + 7.83) \times 10.07$	169.940	--	--	1	169.940
15	33,34	8.35×16.62	138.810	--	--	2	277.620
16	40,41,42	8.35×16.62	138.810	--	--	3	416.430
17	43	$\frac{1}{2} \times (8.10 + 6.81) \times 10.10$	143.240	--	--	1	143.240
18	45	$\frac{1}{2} \times (8.85 + 9.45) \times 20.57$	188.190	7.72	180.470	1	180.470
19	46	$\frac{1}{2} \times (6.72 + 7.07) \times 18.51$	123.740	--	--	1	123.740
20	47	$\frac{1}{2} \times (6.67 + 7.03) \times 17.72$	121.420	--	--	1	121.420
21	52	$\frac{1}{2} \times (6.68 + 6.62) \times 18.13$	118.920	--	--	1	118.920
22	53,54,55,56,57	7.33×16.62	121.810	--	--	5	609.050
23	60	7.32×16.62	121.810	--	--	1	121.810
24	69,70	7.32×16.62	121.810	--	--	2	243.620
25	73	16.62×10.19	169.410	7.72	161.690	1	161.690
26	74,75,76,77,78	7.33×16.62	121.810	--	--	5	609.050
27	79	$\frac{1}{2} \times (7.17 + 7.43) \times 18.58$	135.610	--	--	1	135.610

Address: Station Road, Sadar, Nagpur - 440 001 | Phone: 0712-2635202 | Fax: 0712-2631070 | E-Mail: nmrdanagpur@gmail.com

Kh. No. 184 (Part) of Mouza - Waddhamma, Tah - Hingna, Dist. Nagpur

28	80	$\frac{1}{2} \times (7.51 + 7.55) \times 17.45$	129.290	--	--	1	129.290
29	81	7.33×15.12	110.820	--	--	1	110.820
30	89,90,91,92	15.12×7.33	110.820	--	--	4	443.280
31	93	$\frac{1}{2} \times (7.72 + 7.49) \times 17.58$	133.690	--	--	1	133.690
32	94	$\frac{1}{2} \times (6.34 + 6.31) \times 12.71 + \frac{1}{2} \times (5.37 + 5.31) \times 11.36$	141.080	--	--	1	141.080
33	96,97	7.33×15.33	112.390	--	--	2	224.780
34	99	17.52×15.33	268.700	7.72	260.980	1	260.980
35	100	15.33×32.18	493.470	7.72	485.750	1	485.750
36	103	$\frac{1}{2} \times (7.82 + 7.88) \times 17.88$	140.390	--	--	1	140.390
37	104	To be treated as Open Space	--	--	--	--	--
38	105	$\frac{1}{2} \times 26.25 \times 13.89$	182.290	13.340	168.950	1	168.950
	58	Total				58	9115.380 M ²

Total plotable area Released = 9115.380 M²

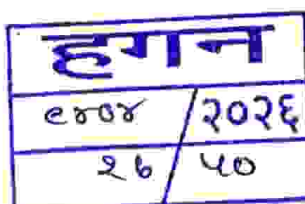
TOTAL 58 (Fifty Eight) PLOTS ONLY

(Signature)
 Assistant Engineer (West)
 NMRDA, Nagpur

N.B.: 1) The plots are released subject to payment of betterment/abandonment peripheral charges as per revised C.S.R. as and when demanded by NMRDA, as per agreement executed with land owner.

2) The dimension and area mentioned above are as per the sanctioned layout plan Dt. 25/09/2024 and certified by Ar. Akshar Bobde NMRDA L.S.
 No. CA/2012/545889/103

Copy to :- Executive Engineer-1, NMRDA, Nagpur for information please



कोर्ट विद्य. श्रीमती प्रियदर्शनी बोरकर, तहसिलदार हिंगणा यांचे महसूल न्यायालय हिंगणा
रामाक्र-08/एन.ए.पी-34/प्रस्तु-1/2023-2024
मौजा- वडधामना, त.सा.क्र.6, तह. हिंगणा



**महाराष्ट्र जमीन महसूल संहिता 1966 चे कलम 42-ब अन्वये
अकृषक आकारणी करण्याबाबत**

(पारीत दिनांक. - 14 सप्टेंबर, 2023)

ज्याअर्थी, अर्जदार श्री. नागोराव माणिकराव हुलके व इतर-5, रा. ग्राम पंचायत जवळ, वडधामना, ता. हिंगणा, जि. नागपूर यांनी मौजा- वडधामना येथील भुमापन क्र./सर्व्हे क्रमांक. 184 पार्ट, एकुण आराजी 3.24 हे.आर (क्षेत्र 32400.00 चौ.मीटर) पैकी 2.721515 हे.आर (क्षेत्र 27215.15 चौ.मी) या जमिनीवर नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचेकडे महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम 45 अन्वये निवासी अभिन्यास मंजूरीकरिता विकास आराखडा / रेखांकन आखणी नकाशा सादर केलेला आहे.

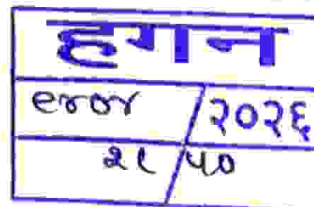
ज्याअर्थी, नागपूर महानगर क्षेत्राकरिता शासनाने दिनांक. 05.01.2018 रोजी मंजूर केलेल्या विकास योजनेत उक्त जागा प्रभाग क्षेत्राबाहेर स्थित असून "निवासी R-2 व H.T. Line" या उपयोगाने प्रस्तावित आहे. मंजूर विकास योजनेच्या तरतुदीनुसार प्रस्तावित जागेवर वापर अनुज्ञेय असल्याचे नमुद केलेले आहे.

ज्याअर्थी मा. कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण (नियोजन प्राधिकरण) यांनी सदरचा नकाशा महाराष्ट्र प्रादेशिक योजनेच्या नियमावलीच्या तरतुदीशी सुसंगत असल्यामुळे उक्त जागेवरील प्रस्तावित निवासी प्रयोजनार्थ अभिन्यास नकाशा अटी व शर्तीचे अनुषंगाने पत्र क्रमांक: का. अभि/नामप्रविप्रा/8784, दि. 01.09.2023 अन्वये अकृषक आकारणी करिता तात्पुरती मंजूरी प्रदान केलेली आहे.

ज्याअर्थी सदरहू रेखांकन/अभिन्यास मंजूरी पत्राची व मंजूर रेखांकन/अभिन्यास नकाशा प्रत महाराष्ट्र जमीन महसूल अधिनियम 1966 चे सुधारीत कलम 42-अ अन्वये अकृषक आकारणी करणेकरिता या कार्यालयात प्राप्त झालेली आहे.

AREA STATEMENT				
1	Area Of Land (Minimum area of a,b,c to be considered)	= 27215.15 ✓	SQ.MT.	
	a) As Per Ownership Document (7/12, Extract)	= 32400.00 ✓	SQ.MT.	(3.24 H)
	b) As Per Measurement Sheet	= 27215.15 ✓	SQ.MT.	
	c) As Per Site	= 27215.15 ✓	SQ.MT.	
2	Deduction For			
	a) Proposed D.P./D.P. Road Widening Area / Service Road/ Highway Widening	= 0.00	SQ.MT.	
	b) Any D.P. Reservation Area	= 0.00	SQ.MT.	
	c) External Structure in Plot	= 0.00	SQ.MT.	
	d) Not in possession	= 0.00	SQ.MT.	
	Total Deduction (2+a+b+c+d)	= 0.00	SQ.MT.	
3	Balance Area Of Plot (1-2)	= 27215.15 ✓	SQ.MT.	

NAP-34 SANAD



4	Amenity Space (If Applicable)			
	a) Required	= 1360.76	SQ.MT.	
	b) Adjustment of 2(b), if any	= 0.00	SQ.MT.	
	c) Proposed	= 1406.55	SQ.MT.	
5	Net Plot Area (3-4(c))	= 25808.60	SQ.MT.	
6	Recreation Open Space			
	a) Required			
	b) Proposed	= 2721.52	SQ.MT.	
		= 2792.89	SQ.MT.	
7	Internal Road Area (net plot- (plotable area + open space+ MSEB+ external structure))	= 7765.79	SQ.MT.	
7-a	W.T.P. And E.S.S.			
		= 75.14	SQ.MT.	
8	Service Road And High-Way Widening	= 0.00	SQ.MT.	
9	Plotable Area			
		= 15174.78	SQ.MT.	
10	Pro-Rata Factor For FSI Calculation On Layout Plots (5/9)	= 1.70		

आणि ज्याअर्थी, उक्त जमिनीच्या भोगवटदाराने शासनाने, उक्त संहितेच्या कलम 47-अ नुसार देय रुपांतर करावची व नमुद निवासी अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारण करण्यात येते.

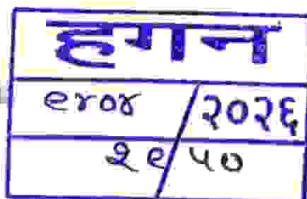
उपरोक्त प्रमाणे जागेचे एकुण आराजी 3.24 हे.आर (क्षेत्र 32400.00 चौ.मी) पैकी 2.721515 हे.आर (क्षेत्र 27215.15 चौ.मी) निवासी प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र 16581.33 चौ.मीटर (Area Under Layout Plots- 15174.78 + Amenity Space- 1406.55) ला 0.10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रु. 1658/-, ग्राम पंचायत सेस अकृषक करा एवढा रु. 1658/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रु. 11606/-, परावर्तीत कर अकृषक साऱ्याचा 5 पट म्हणजेच 8290/- असे एकुण 23212/- आकारणी निर्धारित होत असून चालान क्रमांक. MH008032185202324M, दिनांक. 12.09.2023 रोजी शासन खजिना दाखल केलेली आहे.

त्याअर्थी, आता उक्त संहितेमधील तरतुदीच्या आणि तरतुदीन्वये करण्यात आलेल्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधिन राहून उपरोक्त जमिनीच्या भोगवटदारास सदर नियोजन प्राधिकार्याच्यावर उल्लेखित विकास/ बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुशेष करण्यात आलेला "निवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम 42-ब अन्वये तसेच नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांनी दिलेल्या अटी व शर्तीच्या अधीन राहून हि सनद देण्यात येत आहे.

1) आकारणी : उक्त जमिनीच्या भोगवटदारास उक्त जमिनीच्या संबंधात या आगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक. 31 जुलै, 2024 रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 0.10 प्रति चौ.मीटर प्रमाणे रुपये 1658/- या दराने परीगणित होणारी वार्षिक आकारणी देईल अशी उक्त कालावधी संपल्यावर उक्त संहिते अन्वये तहसिलदार कडून वेळोवेळी निश्चित करण्यात येईल. अशी सुधारित आकारणी देईल.

2) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसुली योग्य असणे सर्व कर, दर आणि उपकर भरील.

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- 3) वरीलप्रमाणे मंजूर केलेल्या अभिन्यास नकाशा/ विकास आराखडा वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणताही बदल करू नये व सदरील अकृषक आकारणी आदेश निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराचे क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती असा बदल नियोजन प्राधिकरण कडून मंजूर झाल्यापासून 30 दिवसांच्या आत तहसिलदार यांना देणे भोगवटदारावर बंधनकारक राहील.
- 4) सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वार्डस् मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.
- 5) उक्त जमिनीच्या भोगवटदाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास तहसिलदार यास, उक्त संहितेच्या अन्वये तदन्वये करण्यात आलेल्या नियमांच्या तरतूदी अन्वये जी भरण्यास उपयोग करता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल एवढा दंड भरल्यावर उक्त जमिन भोगवटदार यांच्या वहिवाटीत असण्याचे चालू ठेवता येईल.
- 6) उक्त जमिनीच्या भोगवटदाराने उपअधिक्षक, भूमि अभिलेख, हिंणणा यांचेकडून मोजणी करून घेणे बंधनकारक राहिल त्यानंतरच सदर अकृषक आकारणी प्रभावी होईल.
- 7) ज्या प्रयोजनार्थ अकृषक आकारणी करण्यात आलेली आहे त्याखेरीज इतर वापर अनुज्ञेय होणार नाही.
- 8) नियोजन प्राधिकरण यांनी दिलेल्या अटी व शर्तीच्या पालन करणे जमिन मालक/ विकासकास बंधनकारक राहील.
- 9) अभिन्यास नकाशांमध्ये नमुद मोजमापे, क्षेत्रफळ इत्यादी परिगणने मध्ये कोणत्याही चुका आढळल्यास त्यासंदर्भात अभिन्यासास सुधारीत मंजूरी घेणे आवश्यक राहील.
- 10) भविष्यात जागेबाबत वाद उपस्थित झाल्यास सदरची अकृषक आकारणी आदेश रद्द समजण्यात येईल.

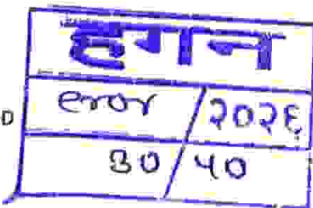


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(प्रियदर्शनी बोरकर)
तहसिलदार, हिंणणा

प्रतिलिपी:-

1. मा. कार्यकारी अभियंता-1, ना.म.प्र.वि.प्रा. नागपूर यांना माहितीस सविनय सादर.
2. सह दुय्यम निबंधक, हिंणणा यांना माहितीस तथा उचित कार्यवाहीस अग्रेषित.
3. उप अधिक्षक, भूमि अभिलेख, हिंणणा यांना माहितीस तथा सदरहू मंजूर/प्रस्तावित नकाशानुसार फक्त अकृषक आकारणी करण्यात आलेली असून मा. जिल्हाधिकारी, नागपूर यांचेकडील पत्र क्रमांक/प्रस्तुत/कावि-71/2023, दिनांक. 03.02.2023 अन्वये सदरहू प्रकरणात कमी जास्त पत्रक तयार होणे आवश्यक आहे. तरी सदरहू अकृषक आकारणी आदेशाचे अनुषंगाने कमी जास्त पत्रक तयार करणेकरिता अग्रेषित.
4. तलाठी सा.क्र. 6, मौजा-वडधामना, ता. हिंणणा यांना माहितीस तथा मंजूरी नकाशाचे अनुषंगाने उपअधिक्षक, भूमि अभिलेख, हिंणणा यांचेकडून कमी जास्त पत्रक प्राप्त झाल्यानंतरच सदरहू अकृषक आकारणीच्या आदेशानुसार नोंद राजस्व अभिलेखात घ्यावी.
5. वबान शाखा, तहसिल कार्यालय, हिंणणा यांना माहितीस तथा उचित कार्यवाहीस अग्रेषित.
6. अर्जदार श्री. नागोराव माणिकराव हुलके व इतर-5, रा. ग्राम पंचायत जवळ, वडधामना, ता. हिंणणा, जि. नागपूर यांना माहितीस तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी अग्रेषित.

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तहसिलदार, हिंणणा
तहसिलदार, हिंणणा

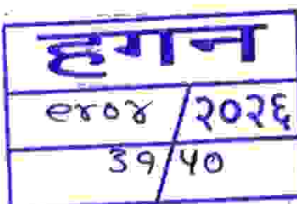
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Challen Deferred Debits

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2	001-250-001	0004155340000000	0010000010000000	000000	000000
Total Debit amount					000000

		CHALLAN MTR Form Number-6			
Q/RN	APPROVED/ISSUED/2014	SAR/CDSE	6/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1		



Die 1. "Prüfung" bestand aus einem schriftlichen Test, in dem die Teilnehmer ihre Kenntnisse von allgemeinen und spezifischen Aspekten der Arbeit in der öffentlichen Verwaltung darlegen mussten. Die 2. "Prüfung" bestand aus einer mündlichen Prüfung, in der die Teilnehmer ihre Fähigkeiten im Umgang mit den Aufgaben der öffentlichen Verwaltung darlegen mussten. Die 3. "Prüfung" bestand aus einer praktischen Prüfung, in der die Teilnehmer ihre Fähigkeiten im Umgang mit den Aufgaben der öffentlichen Verwaltung darlegen mussten.

Under the circumstances the Executive Committee promptly agreed to appoint and authorize the partners of Justice City

Appendix 5: Summary of Recommendations

América, Noviembre 27 de 1994, PAN-Mexicano. Atte: A. Vázquez

An industrial hygiene consultant advised Company A that Design Criteria A100, Method 3047a R4000 was

Dr. Ashok Mohanlal Kothari

Age in Years $\bar{x}$ s_x $\bar{y}$ s_y r b_1 b_2

Account Number: 4174 7332 0771 PAN Number: AL48,54014
 An International Non-Governmental Cultural Herit. Institute, Near
 Yamuna-Taptan Complex, Indian Nagar, Aizawl, Mizoram-796001
 9446001

g) Jānvaḍ iṭṭa) Thōḍiya

Apr. 25 (Enga Group) (13) (1998)

Auditing Number 5700-2072 6/753, PAN Number ARW171341

50 individuals having residential address Teluk: Langkat
Karamba: 10, Itepa: 10, Naga: 10, Muhammadiyah: 4, HCC: 1

d) Mohd Shura Mohd Iqbal Tacki

Age 48 Years, 100% (100%), Business

Auction Number: 4656 DE 16 7449 PAN Number: 20111111 7449

An individual having residential address: Ward no 2, Iluvaf
Nugul Agrawala Road, New Maliananjyoti 445112

Glenn after consented to an "Power of Attorney", as our attorney is
not jointly or severally for us and to our interest on my behalf.

Not for use in the name of the firm to execute and perform all or any of the following acts, deeds, matters and things, namely:

- 1) To carry on the business of the said partnership firm "Green City Developers".
- 2) To present, sign, admit and lodge the documents of Sale Deed, Mortgage Deed or any other Conveyance Deed in respect of the immovable property belonging to the 'Said Firm' for the registration before the Office of the Sub-registrar and other Government Authorities. To do all acts and things [w/ stamp duty & registration fees etc] necessary for effectively registering such document. The consideration shall be received by the 'Said Firm'. The Power of Attorney so appointed shall not be entitled to receive consideration in his own name
- 3) To declare the value of the property before the Sub-Registrar or other Government Authorities for purposes of registration of the necessary documents
- 4) To sign all applications and forms required for the licences, permits, permissions etc. from Central Government, State Government, Municipal Corporation or any other Government Authority.
- 5) To appear and represent the firm for all intents and purposes before the Government Authorities, Municipal Corporations, Tax Authorities, Revenue Authorities or Administrative Tribunals in connection with the business of the said firm
- 6) To sign applications, forms etc required for the licence, permits, etc from Central Government, State Government, Municipal Corporation or Other Statutory Authority as may be necessary or requisite for the purpose of carrying on the business of the firm.
- 7) To sign contracts, agreements, orders, letters, receipts, documents, papers and writings whatever and to conclude

COMPANIES ACT, 1956, SECTION 182(1)(b) AND SECTION 182(2)(b) OF THE COMPANIES ACT, 1956.

10) The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956.

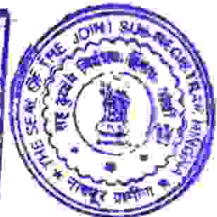
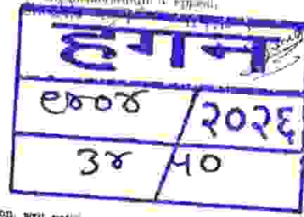
11) The partners of the said firm shall be deemed to be the directors of the said firm for the purposes of the Companies Act, 1956, and shall be deemed to be the directors of the said firm for the purposes of the Companies Act, 1956.

12) The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956.

13) The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956.

14) The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956.

15) The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be deemed to be a company for the purposes of the Companies Act, 1956.



revision, review application, writ petition, etc. on behalf of the firm.

16) In general to do all acts, deeds, matters and things whatsoever in or about estate, property and affairs or concern with persons jointly interested with 'Said Firm' therein doing all acts, deeds, matters and things here in particularly or generally described herein, as effectually to all intents and purposes as the 'Said Firm/ Partners' could do in their own person if this presents had not been made.

Provided that the said attorney shall always keep and maintain a true and correct account of all transactions and dealings done by him in relation to the business of the said firm and affairs, ancillary or incidental thereto and furnish the same to the partners of the said firm at reasonable times as and when demanded and this Power of Attorney will remain valid and in full force notwithstanding any change in the constitution of the firm.

And we hereby for ourselves, our heirs, successors, executors and administrators ratify and confirm and agree to ratify and confirm all such lawful acts, deeds and things done and executed by the said Attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF, we the present partners of the said firm have hereto set and subscribed our respective hands on this 05th Day of October 2023.

Executors Of Power Of Attorney
Green City Developers (Pvt) Ltd.

1. श्री. राहुल मोहम्मद शेखी
Rahul Mohammod Sheikh

2. श्री. अशोक मोहम्मद शेखी
Ashok Mohammod Sheikh

We Accept The Power Of Attorney (Partners)

1. श्री. राहुल मोहम्मद शेखी
Rahul Mohammod Sheikh

2. श्री. अशोक मोहम्मद शेखी
Ashok Mohammod Sheikh





श्री. राजेश कुमार शर्मा
जु. प्र. (प्र.) दिल्ली

श्री. राजेश कुमार शर्मा

जु. प्र. (प्र.) दिल्ली



श्री. राजेश कुमार शर्मा
जु. प्र. (प्र.) दिल्ली

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जु. प्र. (प्र.) दिल्ली

श्री. राजेश कुमार शर्मा
जु. प्र. (प्र.) दिल्ली



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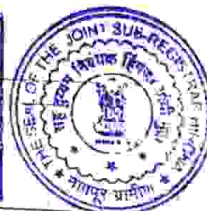


भारत सरकार Government of India भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India चौकी क्रमांक / Enrolment No.: 772/6882/64995 34 81 98 - 9 8739 9948 0590 आपला आधार क्रमांक / Your Aadhaar No.: 8739 9948 0590 VID: 8181 8628 9027 8581 माझे आधार, माझी ओळख	आधार आधार आपल्याकडे ठेकावा आणि आपल्याकडे ठेकावा. आधार आपल्याकडे ठेकावा आणि आपल्याकडे ठेकावा. आधार आपल्याकडे ठेकावा आणि आपल्याकडे ठेकावा. INFORMATION Aadhaar is a proof of identity not of citizenship. Verify identity using Secure QR Code/Online XML/Online Authentication. This is electronically generated paper. आधार आपल्याकडे ठेकावा आणि आपल्याकडे ठेकावा. आधार आपल्याकडे ठेकावा आणि आपल्याकडे ठेकावा. आधार आपल्याकडे ठेकावा आणि आपल्याकडे ठेकावा. Aadhaar is valid throughout the country. Aadhaar helps you avail various Government and non-Government services easily. Keep your mobile number & email ID updated in Aadhaar. Carry Aadhaar in your smart phone - use mAadhaar App. 8739 9948 0590 VID: 8181 8628 9027 8581 माझे आधार, माझी ओळख
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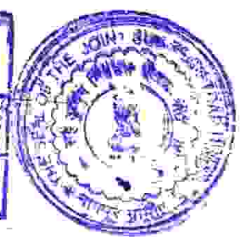
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 श्री. सुनील कुमार S/O. Mohanlal Subhash Thakur संजय नगर महोदय/ महोदया सुनील कुमार आप आपका आधार/ Your Aadhaar No.: 4986 2456 7257 UID: 8123 8815 2462 8055 मेरा आधार, मेरी पहचान	 श्री. सुनील कुमार S/O. Mohanlal Subhash Thakur संजय नगर महोदय/ महोदया सुनील कुमार आप आपका आधार/ Your Aadhaar No.: 4986 2456 7257 UID: 8123 8815 2462 8055 मेरा आधार, मेरी पहचान

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 श्री. सुनील कुमार S/O. Mohanlal Subhash Thakur संजय नगर महोदय/ महोदया सुनील कुमार आप आपका आधार/ Your Aadhaar No.: 9943 9270 8055 UID: 8123 8815 2462 8055 मेरा आधार, मेरी पहचान	 श्री. सुनील कुमार S/O. Mohanlal Subhash Thakur संजय नगर महोदय/ महोदया सुनील कुमार आप आपका आधार/ Your Aadhaar No.: 9943 9270 8055 UID: 8123 8815 2462 8055 मेरा आधार, मेरी पहचान

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प्रमाणित किया जाता है कि
यह दस्तावेज़ (कृपया) सही है।
मुख्य अधिकारी, जिला पंचायत, पथरगढ़
तारीख: २३/१०/२३

प्रति मुख्य अधिकारी को
ज.प.प. पथरगढ़
१ दिनांक २३/१०/२३

हगन
२०२३/१०/२३
४०/४०



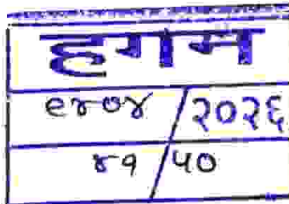
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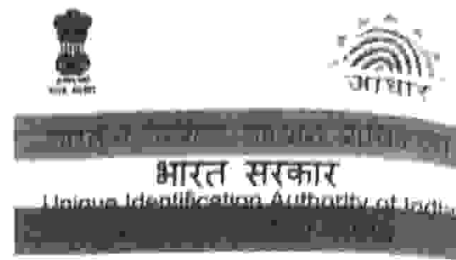
मी रफीक नुर मोहम्मद ठेकीया/अशोक मोहनलाल कोठारी/जुनैद बिलाल ठेकीया/मोहम्मद मुसा मोहम्मद इकबाल टिक्की या जदरे घोषित करतो की, मा. सह दुय्यम निबंधक - हिंगणा यांचे कार्यालयात विक्रीकरारनामा/विक्रीपत्र या शिर्षकाचा दस्त निष्पादकाने माझ्या समक्ष स्वाक्षारी केली असता तो नोंदणीसाठी सादर करण्यात आला आहे. (१) श्री. रफीक नुर मोहम्मद ठेकीया, (२) श्री. अशोक मोहनलाल कोठारी, (३) श्री. जुनैद बिलाल ठेकीया व (४) श्री. मोहम्मद मुसा मोहम्मद इकबाल टिक्की, क्र. १ ते ४ सर्व अधिकृत भागीदार मेसर्स ग्रिन सिटी डेव्हलपर्स यांनी दिनांक ०५/१०/२०२३ रोजीचा दस्त क्र अकग/४३२१/२०२३ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर/निष्पादीत करून कबुली जबाब दिला आहे. माझ्या माहिती प्रमाणे सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मय्यत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक २४/०९/२०२६

कुलमुखत्यारपत्र धारकाचे

नांव व सही





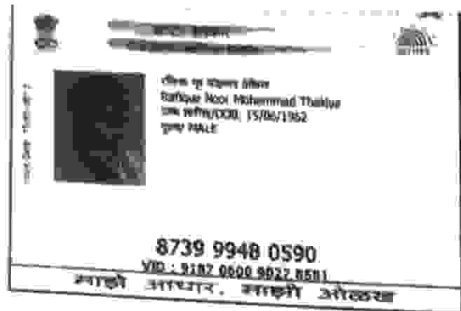
Enrollment No. 0635/1027101269

To
Jumeet Bihari Thakya
Devnagar Chowk, Gangadhar Puri Akola
Akola Akola
Maharashtra 438001
9404834249

Ref: 1126110M71483211340640-P



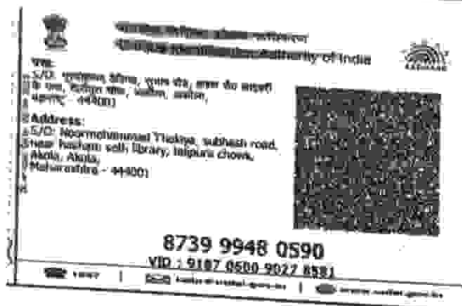
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माझे आधार, माझी ओळख



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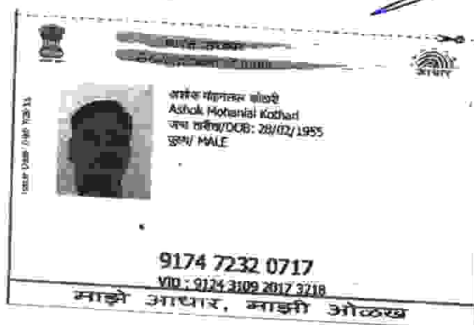
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मेरा आधार, मेरी पहचान



Jumeet Bihari Thakya
DOB: 25/11/1994
Male

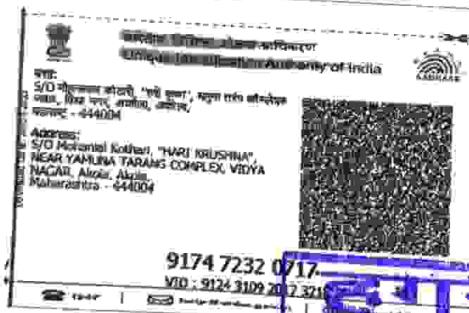
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मेरा आधार, मेरी पहचान



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माझे आधार, माझी ओळख



9174 7232 0717

VID: 9124 3109 2017 3718



4656 9516 7449

VID: 9179 9452 3369 2588

माझे आधार, माझी ओळख



4656 9516 7449

VID: 9179 9452 3369 2588



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पारसमती खाता संख्या
Permanent Account Number Card
DKTPB88860

745-4105

MANMOHIT BHIMRAOJI BHOYAR

आयकर संख्या / PAN
BHIMRAOJI BHOYAR

14/09/1994

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
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14/09/1994

माझी आधार, माझी ओळख

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0000/00756/07329

To
मनमोहित भिमराजी भोयर
Manmohit Bhimraoji Bhojar
QUARTER NUMBER 8/106/1 OFAJ ESTATE,
DATTAWADI ROAD,
NEAR SHITLA MATA MANDIR,
AMBHAJARI DEFENCE,
VTC: Nagpur (Urban),
PO: A.D. Project,
District: Nagpur,
State: Maharashtra,
PIN Code: 440021
Mobile: 9921635147

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VID : 9100 1366 0361 6374

माझी आधार, माझी ओळख

भारत सरकार
Government of India

मनमोहित भिमराजी भोयर
Manmohit Bhimraoji Bhojar
जन्म तारीख / DOB: 14/09/1994
पुरुष / MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे कदा प्रदातळीसाठी वापरले जावे (ऑनलाइन प्रामाणीकरण किंवा ऑफलाईन
वैधता/ऑफलाईन KML)
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline KML).

2448 3276 3187

माझी आधार, माझी ओळख

भारत सरकार
GOVT. OF INDIA

पारसमती खाता संख्या
Permanent Account Number Card
DKTPB88860

745-4105

MANMOHIT BHIMRAOJI BHOYAR

आयकर संख्या / PAN
BHIMRAOJI BHOYAR

14/09/1994

माझी आधार, माझी ओळख

भारत सरकार
GOVT. OF INDIA

पारसमती खाता संख्या
Permanent Account Number Card
DKTPB88860

745-4105

MANMOHIT BHIMRAOJI BHOYAR

आयकर संख्या / PAN
BHIMRAOJI BHOYAR

14/09/1994

माझी आधार, माझी ओळख

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14/09/1994

माझी आधार, माझी ओळख

वर्ष

2026

पंचायत

नागापूर

तालुका

तालुका - हिंगणा

उपमूल्य विभाग :

4.4.1-उर्वरित ठिकाणच्या रहिवास व इतर वापराच्या विक्रीत जमिनी मधील भूखंड

क्षेत्राचे नांव

C class Palika

सर्वे नंबर गट नंबर :

135.60

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
6490	20350	23700	29700	0	चौ. मीटर

मिळकतीचे क्षेत्र

135.6 चौ. मीटर

Layout Plot

Applicable Rules :

,16 क

1. 135.6चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =6490/-

135.6चौ. मीटर क्षेत्रासाठी मूल्य = 135.6 * 6490
=880044/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=880044 + 0

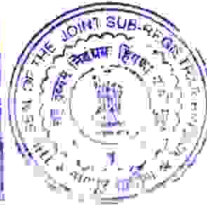
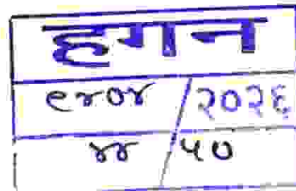
= Rs.880044/-

= २ आठ लाख ऐशी हजार चव्वेचाळीस /-

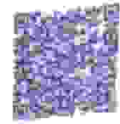
Home

Print

सह दुय्यम निबंधक
हिंगणा



CHALLAN
MTR Form Number-8



MH010687594202627E		BARCODE		Date: 23/09/2026-12:24:58		Form ID: 251	
Inspector General Of Registration				Payer Details			
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
Registration Fee				PAN No. (If Applicable)			
Office Name: HGN_HINGNA SUB REGISTRAR				Full Name		MANMOHIT BHOYAR	
Location: NAGPUR				Flat/Block No.			
Year: 2026-2027 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		WADHAMNA	
0030046401 Stamp Duty		90000.00		Area/Locality		HINGNA	
0030063301 Registration Fee		15000.00		Town/City/District			
				PIN		4 4 1 1 1 0	
				Remarks (If Any)			
				SecondPartyName=GREEN CITY DEVELOPERS-			
				Amount In			
				One Lakh Five Thousand Rupees Only			
				Words			
Total				105,000.00			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332026092313822		3006192606	
Cheque/DD No.				Bank Date		RBI Date	
				23/09/2026-13:13:12		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		100 , 24/09/2026	



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 दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-273-9404	0006089031202627	24/09/2026-15:06:00	JGR392	15000.00
2	(IS)-273-9404	0006089031202627	24/09/2026-15:06:00	JGR392	90000.00
Total Defacement Amount					105,000.00

सह दुय्यम निबधक
हिंगणा
09-2026 03:11:06

हगन
२००४ / २०२६
६२ / ५०



27/3/9404

गुरुवार, 24 सप्टेंबर, 2026 15:07

हगन 56140

दस्तावेज क्रमांक : 9404/2026

दस्त प्रकार : विक्रीपत्र

बाजारमूल्य : ₹ 8,81,000/-

भरलेले मुद्रांक शुल्क : ₹ 90,000/-

नोंदणी फी माफी असल्याची तपशील :

मुद्रांक शुल्क माफी असल्याची तपशील :

मोबदला : ₹ 15,00,000/-

दस्त सादर करण्यात आलेले सह दुर्यम

निबंधक कार्यालय : सह दु.नि.हिंणगा

अ. क्र.:9404 दिनांक : 24-09-2026

वेळ : 15:03 वा. सादर केला

पावती क्रमांक : 11510

पावती दिनांक : 24/09/2026

सादरकर्त्याचे नाव : मनमोहित भिमरावजी भोयर

नोंदणी फी : ₹ 15,000

दस्त हाताळणी फी : ₹ 2,000

पृष्ठांची संख्या : 50

एकूण : ₹ 17,000/-

(Signature)

मनमोहित भिमरावजी भोयर
दस्त सादर करणाऱ्याचे नाव व सही

(Signature)

सुषमा सुधाकर वेले
सह दु.नि.हिंणगा
शिक्का क्रमांक 1 (सादरीकरण)
तारीख: 24-09-2026, वेळ : 15:03

(Signature)
सुषमा सुधाकर वेले
सह दु.नि.हिंणगा
शिक्का क्रमांक 2 (फी)
तारीख: 24-09-2026, वेळ : 15:04

मुद्रांक शुल्क: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर → (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

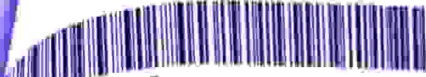
Payment Details:						
Sr. No.	Purchaser Name	Payment Head	Amount to be Paid		Paid Amount	Reference No.
1	Manmohit Bhoyar	SD SD LBT	75000 (5%) 15000 (1%)	90000	90000.00	eChallan
2		DHC	3040		2000	DHC
						GRN Number: MH010687594202627E Defacement No.: 0006089031202627 Deface Date: 24/09/2026
						PRN No.: 0926237006631 Defacement No.: 0926237006631D Deface Date: 24/09/2026

हगन
२०२६
५०



202627E

27



09-2026 15:10

दस्त गोपवारा भाग-2

हगन ६९-५०

दस्त क्रमांक: 9404/2026

दस्त क्रमांक : हगन/9404/2026
दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव, पत्ता व वय	स्वाक्षरी	छायाचित्र	दस्ता प्रमाणित
1	लिहून देणार	नाव : मे. ग्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार रफिक नुर मोहम्मद ठेकिया, मे. ग्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार अशोक मोहनलाल कोठारी, मे. ग्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार मोहम्मद मुसा ईकबाल टिड्डी ज्या तर्फे दस्तऐवज प्रवेशमाती कु.मु. जुनेद विलाळ ठेकिया पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: कार्यालय क्रमांक 3 खातिजा अपार्टमेंट शाखी स्टेडियम पश्चिम समोर नीता गेस्ट हाऊसजवळ अकोला आधार नं. 5706 2072 6753 मो. नं. 9404834249 , महाराष्ट्र, AKOLA. पॅन नंबर: AAXFG6729P वय: 31	<i>Juneed</i>		
2	लिहून देणार	नाव : मे. ग्रीन सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार जुनेद विलाळ ठेकिया पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: कार्यालय क्रमांक 3 खातिजा अपार्टमेंट शाखी स्टेडियम पश्चिम समोर नीता गेस्ट हाऊसजवळ अकोला आधार नं. 5706 2072 6753 मो. नं. 8421611790 , महाराष्ट्र, AKOLA. पॅन नंबर: AAXFG6729P वय: 31	<i>Juneed</i>		
3	लिहून घेणार	नाव : मनमोहित भिमरावजी भोयर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हार्टर नं. 8/106/1 ओएफजे इस्टेट दत्तवाडी रोड शितला माता संदिनाजवळ अंबाजरी डिफेंस नागपूर आधार नं. 2448 3276 3187 मो. नं. 9921635147 , महाराष्ट्र, NAGPUR. पॅन नंबर: DKTPB6988Q वय: 31	<i>Atul</i>		

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

सुपेया सुधाकर वेलें
सह दु.नि.हिंणगा
शिक्षा क्र.3 (कबुलीजबाब)
तारीख:- 24-09-2026 वेळ : 15:08

हगन
६९०४ / २०२६
६९ / ५०

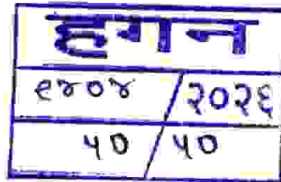


टीपणी:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे.
त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	पोवर ऑफ जटॉनी होस्कर जुनेद बिलाल ठेकीया	24-09-2026 03:09:26 म.नं.	जुनेद बिलाल ठेकीया M 1279445863665061888	
2	लिहून बेणार मे. प्रीत सिटी डेव्हलपर्स तर्फे अधिकृत भागिदार जुनेद बिलाल ठेकीया	24-09-2026 03:09:13 म.नं.	जुनेद बिलाल ठेकीया M 1279445863665061888	
3	लिहून बेणार मनमोहित भिमरावजी भोयर	24-09-2026 03:08:49 म.नं.	मनमोहित भिमरावजी भोयर M 1315562439476535296	



सुभसा सुधाकर बेले
सह दु.नि.हिंमणा
शिफ्टा क्र.4 (ओळख)
तारीख:- 24-09-2026 वेळ : 15:09



१ नंबराचे बुकाचे
९००४ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण ५० पाने आहेत.


सह दु.नि.हिंमणा

२४ दिवसा
०९ सन २०२६