

271/10352

पावती

Original/Duplicate

Friday, August 28, 2026

नोंदणी क्र.: 39म

3:32 PM

Regn.: 39M

पावती क्र.: 13597 दिनांक: 28.08.2026

गावाचे नाव: गोन्ही (सिम)

दस्तऐवजाचा अनुक्रमांक: नगन8-10352-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: चेतन तिमाजी गाडेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 37

एकूण:

रु. 31480.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:51 PM ह्या वेळेस मिळेल.

Manav
सह दुय्यम निबंधक, वर्ग-२,
नागपूर क्र. ८

बाजार मूल्य: रु. 1071600/-

मोबदला रु. 5500000/-

भरलेले मुद्रांक शुल्क : रु. 330000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1480/-

डीडी/धनादेश पे ऑर्डर क्रमांक: 0826274416904 दिनांक: 28/08/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश पे ऑर्डर क्रमांक: MH008911993202627E दिनांक: 28/08/2026

बँकेचे नाव व पत्ता:

Chetan



CHALLAN
MTR Form Number-6

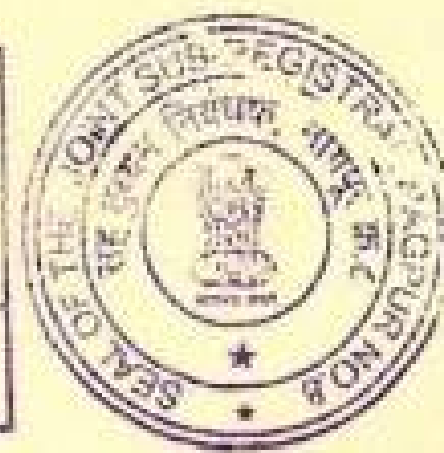


GRN	MH008911993202627E	BARCODE			Date	24/08/2026-15:13:57		Form ID	25.1				
Department Inspector General Of Registration					Payer Details								
Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)								
Type of Payment Registration Fee					PAN No.(If Applicable)		CA/XXXXXXC						
Office Name NGP8_JT NAGPUR NO 8 SUB REGISTRAR					Full Name		CHETAN TIMAJI GADEKAR						
Location NAGPUR													
Year 2026-2027 One Time					Flat/Block No.		PLOT NO. 186, Kh. Survey No. 41						
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				330000.00	Road/Street		MAUZA GONHI (SEEM)						
0030063301 Registration Fee				30000.00	Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	1	1	0	2
					Remarks (If Any)								
					PAN2=ACCF7147G-SecondPartyName=AYODHYA NIWAS LLP-								
					Amount In		Three Lakh Sixty Thousand Rupees Only						
Total				3,60,000.00	Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	00040572026082499098		CK00RRMVZ8				
Cheque/DD No.					Bank Date	RBI Date	24/08/2026-15:24:14		Not Verified with RBI				
Name of Bank					Bank-Branch		STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : XXXXXX9999

नगन-८
१०३४९/२०२६
१/३६



SALE DEED

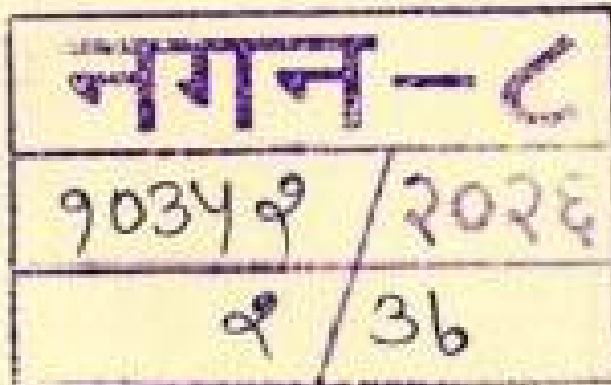
VALUED AT RS. 55,00,000/-
(RUPEES FIFTY-FIVE LAKH ONLY)

M. R. RS. 10,71,600/-

Item No. 3.1.1 @ 7,520/- Sq. Mtrs, Page No. 1980

THIS DEED OF SALE is executed at Nagpur on this 28 day of
AUGUST, 2026 BY AND BETWEEN:

01. **AYODHYA NIWAS LLP**, {PAN : ACCFA7147G} a
limited liability Partnership having LLPIN : ACC-2131 and having
registered office at Plot No. 119, "Ayodhya", Bajaj Nagar, Nagpur -
440010 acting through Designated Partner **SHRI NARESH S/O JAGDISH
AGRAWAL**, {UID : 6331 7464 6148}, aged about 44 Years, Occupation
: Business, Email ID: info.ayodhyaniwas@gmail.com, Resident of LIG
70, Nandanvan Colony, Nagpur - 440009, here-in-after known and
referred to as the **"SELLER/ PROMOTER"** which expression shall
unless repugnant to the context or meaning thereof always mean and
include the SELLER/PROMOTER as well as its Designated Partners,
their heirs, Legal Representatives, Executors, Administrators,
Successors and Assignees of the **FIRST PART**, AND;



02. **MR. CHETAN TIMAJI GADEKAR**, {PAN: CAIPG4947C} {UID: 4458 5026 9683} Aged about 34 Years, Occupation: Service, Resident of C/o Ghanshyam Balpande, Gandhi Ward, Warthi, Dist. Bhandara-441905, Mob. No. 9970122621.

Here-in-after known and referred to as the **"PURCHASER(S)/ALLOTTEE(S)"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASER(S)/ALLOTTEE(S) as well as his/her/their heirs, legal representatives, executors, administrators, successors and assignees of THE SECOND PART, AND;

WHEREAS, the SELLER/PROMOTER is the sole and exclusive owner of sanctioned Lay Out known as **"AYODHYA BHUMI"**, carved on larger land being ALL THAT piece and parcel of land bearing Kh. Survey No. 41, {ULPIN: 22238494677}, admeasuring about 8.39.00 He. Aar.Sq. Mtrs., Land Revenue Rs. 25.94 per year, with Occupant Class I Bhumiswami rights, situated at MAUZA: GONHI (SEEM), P. H. No. 35, Tahsil: NAGPUR (RURAL) and District: NAGPUR, (hereinafter referred to as "the project land"), AND;

WHEREAS,

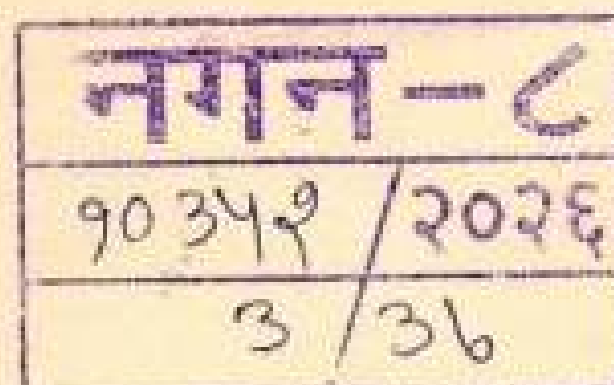
01. That, originally the land being portion of old Survey No. 10/2, admeasuring about 6.47 H.R. and Old Kh. No. 10/4, admeasuring about 1.91 H.R. were owned by Shri Shivkaran Govardhan Chhangani as per old records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, under the resurvey, remeasurement and consolidation proceedings held in the year 1978-79, the said old Kh. No. 10/2 and Kh. No. 10/4 were consolidated and allotted new Gut No. 39, 39 and New Kh. No. 41, admeasuring about 8.38 H.R.

03. That, Shri Shivkaran Govardhan Chhangani expired and on his death the said land is inherited by his legal heirs sons (i) Dr. Shri Balkrishna Shivkaran Chhangani (Sharma), (ii) Shri Shrikrishna Shivkaran Chhangani (Sharma), (iii) Dr. Shri Harikrishna Shivkaran Chhangani (Sharma) and (iv) Dr. Shri Ramkrishna Shivkaran Chhangani (Sharma), and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 208.

04. That, said (i) Dr. Shri Balkrishna Shivkaran Chhangani (Sharma), (ii) Shri Shrikrishna Shivkaran Chhangani (Sharma), (iii) Dr. Shri Harikrishna Shivkaran Chhangani (Sharma) and (iv) Dr. Shri Ramkrishna Shivkaran Chhangani (Sharma), agreed to sell the said land to Shri Baburao Mahadeorao Khanorkar H.U.F., Shri Ashok Baburaoji Khanorkar and Shri Krishna Baburaoji Khanorkar, for a valuable consideration.

05. That, as per agreed terms Shri Baburao Mahadeorao Khanorkar H.U.F., Shri Ashok Baburaoji Khanorkar and Shri Krishna Baburaoji Khanorkar, requested to said (i) Dr. Shri Balkrishna Shivkaran Chhangani (Sharma), (ii) Shri Shrikrishna Shivkaran Chhangani (Sharma), (iii) Dr. Shri Harikrishna Shivkaran Chhangani



(Sharma) and (iv) Dr. Shri Ramkrishna Shivkaran Chhangani (Sharma), to execute the Sale Deed of the said land in favour of Shri Chandrashekhar Pandurang Tumsare, and accordingly, said Chhangani (Sharma) family all co-owners with the consent of Shri Baburao Mahadeorao Khanorkar H.U.F., Shri Ashok Baburaoji Khanorkar and Shri Krishna Baburaoji Khanorkar executed Sale Deed of the said land bearing Kh. No. 41, admeasuring about 8.39 H.R. in favour of Shri Chandrashekhar Pandurang Tumsare by Sale Deed dated 12.04.2010 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1914 dated 12.04.2010.

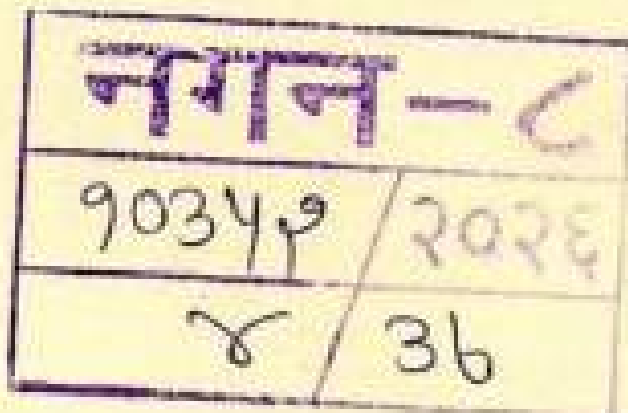
06. That, since said Shri Chandrashekhar Pandurang Tumsare, was not able to clear the cheques / consideration amount payable to the Khanorkar Family, dispute arose between the parties and after prolonged litigation, and the amicable settlement and the compromise arrived at between the parties.

07. That said (i) Shri Chandrashekhar Pandurang Tumsare with the consent of (ii) Shri Baburao Mahadeorao Khanorkar H.U.F., (iii) Shri Ashok Baburaoji Khanorkar and (iv) Shri Krishna Baburaoji Khanorkar transferred / sold the said land of Kh. Survey No. 41, admeasuring about 8.39.00 He. Aar.Sq. Mtrs., of MAUZA: GONHI (SEEM), Tahsil: Nagpur (Rural) and District: Nagpur to Ayodhya Niwas LLP. The SELLER / PROMOTER here-in by Sale Deed dated 21.03.2025 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 3360 dated 21.03.2025 and by virtue of the said Sale Deed, the SELLER / PROMOTER here-in became the sole and exclusive owner of the said land and its name was mutated in revenue records as the owner of the said land.

08. That the said land being capable of Development the the SELLER / PROMOTER here-in approached the Nagar Panchayat Bahadura being competent authority and got the sanction of the residential Lay Out carved on the said land of Kh. No. 41 vide Order bearing No. BDNP/LF/2024/APL/00007 dated 15.07.2025 and the owners have obtained the change of user of the said lands into non-agricultural user i.e. Residential purposes since the said land is under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 by virtue of the Order/Sanad granted u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the Tahsildar Nagpur (Gramin) in Revenue Case रा. मा. क्र. - १२०/एनएपी-३४/२०२४-२५ दि. २१ एप्रिल २०२५ and net plotable area sanctioned is 46830.459 Sq. Mtrs. (Amenity Space = 3641.126 Sq. Mtrs.).

WHEREAS, the Layout sanctioned as a Residential Layout and the same is known and styled as "AYODHYA BHUMI", AND;

WHEREAS the SELLER/PROMOTER has got the lay out Project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority and Certificate bearing No. PP1190002500590 has been issued in the name of the SELLER/PROMOTER, AND;



WHEREAS, the PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay Out, approached the SELLER/PROMOTER herein and visited the office of the SELLER/PROMOTER and also satisfied himself/herself/themselves in respect of the title of the said entire property and SELLER/PROMOTER'S authority and right to develop the said land and to sell the various residential lay out plots to the prospective buyers, AND;

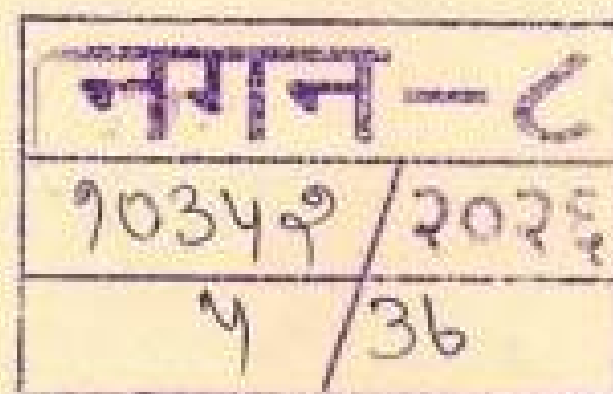
WHEREAS, the PURCHASER/S here-in-above approached to the SELLER/PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said lay out known as "AYODHYA BHUMI" and has agreed to pay the cost of developed plot to the SELLER/PROMOTER, AND;

WHEREAS, on demand from the PURCHASER/S, the SELLER/PROMOTER has given inspection to the PURCHASER/S of all the documents of title relating to the Project/Project Land and the plans, designs and specifications relating to the Common Areas and Amenities prepared by the SELLER/PROMOTER 's Architects and of such other documents as are specified under The Real Estate (Regulation Development) Act 2016 ("Act") read with 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 ("Rules") and the PURCHASER/S herein above has/have satisfied himself/herself/themselves in respect of the SELLER/PROMOTER'S title to the said property as good valid and marketable and the PURCHASER/S has/have also seen and approved the lay out plan, AND;

WHEREAS, the SELLER/PROMOTER here-in decided to sell the various lay out plots and the PURCHASER/S approached the SELLER/PROMOTER for purchase of Plot in the said Lay Out and the SELLER/PROMOTER having accepted the proposal of the PURCHASER/S agreed to sell the **Plot No. 186**, admeasuring about **142.500 Sq. Mts. (1533.87 Sq. Fts.)** (here-in-after known and referred to as the said property) for a total consideration of **RS. 55,00,000/- (RUPEES FIFTY-FIVE LAKH ONLY)** agreeing inter-alia that the SELLER/PROMOTER will execute Sale Deed relating to said plot in favour of PURCHASER/S, AND;

WHEREAS, the SELLER /PROMOTER has obtained the Release Letter in respect of the Plot hereby sold from Nagar Panchayat Bahadura, AND;

WHEREAS, the SELLER/PROMOTER having received the agreed price of the plot from the PURCHASER/S, it has now become necessary for the SELLER/PROMOTER to execute and register the Sale Deed of the said plot in favour of PURCHASER/S and transfer all rights, title and interest in the said plot to the PURCHASER/S.



NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:

01. That in consideration of total sum of **RS. 55,00,000/- (RUPEES FIFTY-FIVE LAKH ONLY)** paid by the PURCHASER/S to the SELLER/PROMOTER as per manner appearing here-in-below, the receipt whereof the SELLER/ PROMOTER do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the PURCHASER/S the property being ALL THAT piece and parcel of land bearing **Plot No. 186**, admeasuring about **142.500 Sq. Mts. (1533.87 Sq. Fts.)** in the sanctioned Lay Out known as "AYODHYA BHUMI" situated on / carved on larger land being ALL THAT piece and parcel of land bearing Kh. Survey No. 41, {ULPIN: 22238494677}, admeasuring about 8.39.00 He. Aar. Sq. Mtrs., Land Revenue Rs. 25.94 per year, with Occupant Class I Bhumiswami rights, situated at MAUZA: GONHI (SEEM), P. H. No. 35, Tahsil: NAGPUR (RURAL) and District: NAGPUR and more particularly described in the Schedule hereunder written, along-with all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.

MANNER OF PAYMENT

Rs. 51,000/-

(Rupees Fifty-One Thousand Only) Paid by the Purchaser to the Seller/Promoter by way of UPI Bearing Reference No. 100641465002, on dated 17.06.2026, HDFC Bank Limited and receipt whereof is hereby acknowledged by the Seller/Promoter.

Rs. 50,000/-

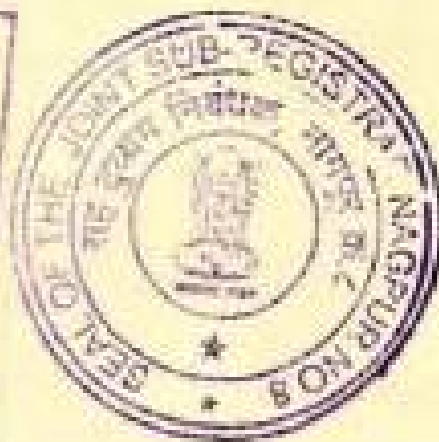
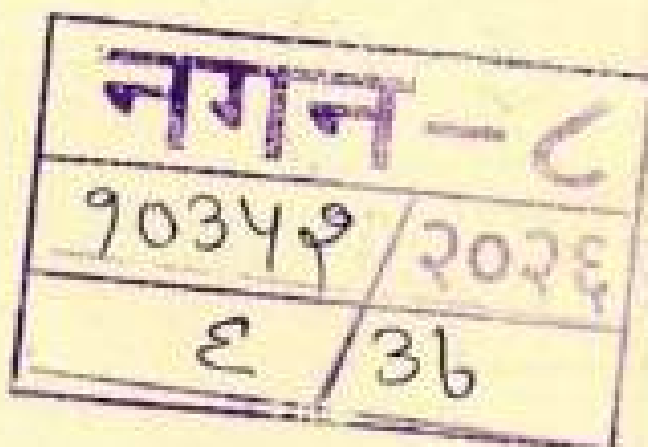
(Rupees Fifty Thousand Only) Paid by the Purchaser to the Seller/Promoter by way of UPI Bearing Reference No. 261837122101, on dated 19.06.2026, HDFC Bank Limited and receipt whereof is hereby acknowledged by the Seller/Promoter.

Rs. 7,00,000/-

(Rupees Seven Lakh Only) Paid by the Purchaser to the Seller/Promoter by way of NEFT Bearing UTR No. BKIDY26201690654, on dated 20.07.2026, Bank of India and receipt whereof is hereby acknowledged by the Seller/Promoter.

Rs. 1,44,000/-

(Rupees One Lakh Forty-Four Thousand Only) Paid by the Purchaser to the Seller/Promoter by way of Cheque Bearing No. 000043, Dated 21.08.2026, Drawn on HDFC Bank Limited and receipt whereof is hereby acknowledged by the Seller/Promoter.



Rs. 45,00,000/- (Rupees Forty-Five Lakh Only) Paid by the Purchaser to the Seller/Promoter by way of Cheque/Demand Draft bearing No. 911524, dated 26.08.2026 Drawn on ICICI Bank Limited by availing Housing/Plot Loan from ICICI Home Finance Limited and receipt whereof is hereby acknowledged by the Seller/Promoter.

Rs. 55,000/- (Rupees Fifty-Five Thousand Only) being 1% TDS Deducted by the Purchaser from sale consideration and assured to deposit in appropriate bank account of Income Tax Department.

Rs.55,00,000/- (RUPEES FIFTY-FIVE LAKH ONLY)

02. THAT the SELLER/PROMOTER do hereby covenant with the PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER/S absolutely forever.

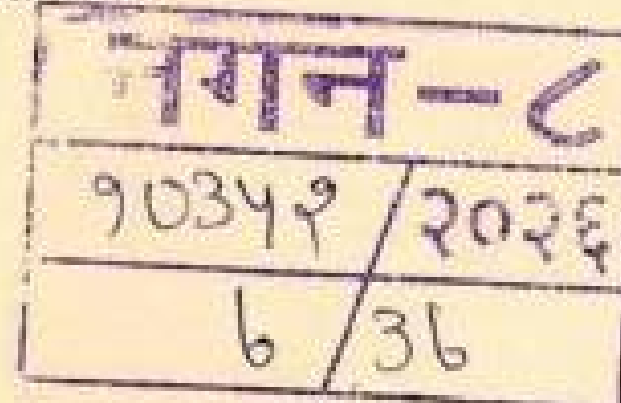
03. THAT the SELLER/PROMOTER further assures the PURCHASER/S that the property hereby sold is its separate property belonging to it alone and none except it and present partners have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

04. That the SELLER/PROMOTER assures to the PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the PURCHASER/S.

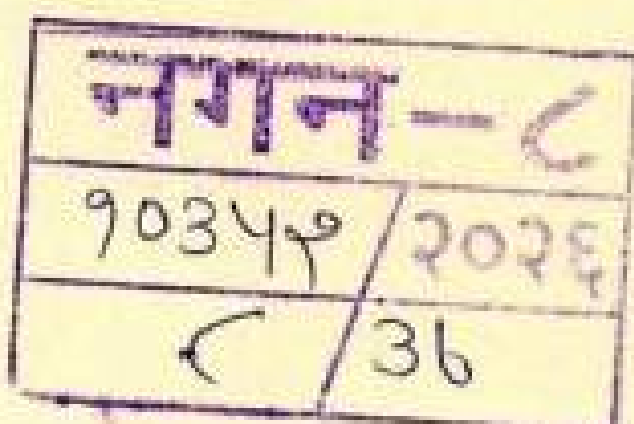
05. THAT the SELLER/PROMOTER further assures to the PURCHASER/S that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lienor in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone.

06. THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASER/S without any interruption or disturbance by the SELLER/PROMOTER or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

07. THAT the SELLER/PROMOTER will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER/S and his/her/their heirs, successors and assigns etc. as may reasonably be required.



- 08.** THAT the SELLER/PROMOTER has paid upto date of possession all dues with respect to non-agricultural assessments, Taxes, Cesses, and all other outgoings etc. levied on the property hereby sold. That from the date of Possession, the PURCHASER/S shall be liable to bear and pay the proportionate share of outgoings in respect of the Plot and/or Project Land namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the Plot and/or Project Land.
- 09.** THAT the SELLER/PROMOTER has delivered the actual physical possession of the property hereby sold to the PURCHASER/S in vacant condition and the PURCHASER/S has/have taken the same.
- 10.** THAT the SELLER/PROMOTER will support any application made by the PURCHASER/S for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASER/S for obtaining the mutation in respect thereof in favour of the PURCHASER/S in all relevant records.
- 11.** THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- 12.** THAT the SELLER/PROMOTER has delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the PURCHASER/S at the time of execution of this Sale Deed.
- 13.** THAT, the PURCHASER/S agrees to pay proportionate GST in relation to the plot hereby purchased, if any applicable for the transaction and indemnify the SELLER/PROMOTER for all times to come.
- 14.** That the SELLER/PROMOTER covenants with the PURCHASER/S that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.
- 15.** The PURCHASER/S covenants that he/she/it has satisfied himself/herself/themselves about the title of the said property and the specifications and details of the sanctioned layout plan and has/have verified all relevant title documents, plans etc. in respect of the said property and found the title of the SELLER/PROMOTER as clear, valid, marketable and upon his/her/their full satisfaction has/have purchased this plot described in the schedule hereunder written.
- 16.** The PURCHASER/S covenants that he/she/they has/have fully satisfied himself/herself/themselves regarding the quality of the infrastructure provided in the layout by the SELLER/PROMOTER, correctness of the dimensions of the plot, open spaces etc. and agrees to enjoy all facilities commonly with other PURCHASER/S of the plots in the said layout. The common facilities provided in the lay out shall be shared by the PURCHASER/S herein with the PURCHASER/S of the



other plots and the PURCHASER/S herein will always render all reasonable co-operation to the adjacent plot owner(s) in this regard for all times to come.

17. The PURCHASER/S shall become member of the society and or association for carrying out the management of the said entire layout after the scheme of said layout is completed and shall abide by the rules and regulations framed with respect thereto.

18. That the PURCHASER/S covenant that he/she/they shall get the building plan approved from the appropriate authority at his/her/their own cost and shall construct the house on the said plot of land as per rules and regulations of the appropriates authorities.

19. THAT expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by the PURCHASER.

SCHEDULE OF THE PROPERTY

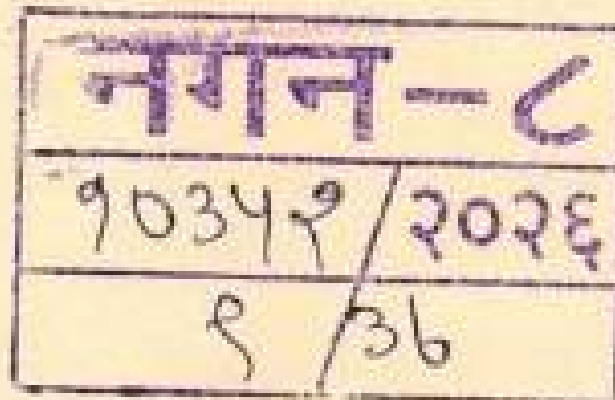
ALL THAT piece and parcel of land bearing **Plot No. 186**, admeasuring about **142.500 Sq. Mts. (1533.87 Sq. Fts.)** bearing Kh. Survey No. 41/186, {ULPIN: 26796057181}, Land Revenue Rs. 14.00 per year, (dimensions as shown in the Plan) in the sanctioned Lay Out known as "AYODHYA BHUMI", situated on / carved on larger land being ALL THAT piece and parcel of land bearing Kh. Survey No. 41, {ULPIN: 22238494677}, admeasuring about 8.39.00 He. Aar.Sq. Mtrs., Land Revenue Rs. 25.94 per year, with Occupant Class I Bhumiswami rights, situated at MAUZA: GONHI (SEEM), P. H. No. 35, Tahsil: NAGPUR (RURAL) and District: NAGPUR and the said plot is bounded as under:

ON THE NORTH : PLOT NO. 185,

ON THE EAST : 12.00 MTR. WIDE ROAD,

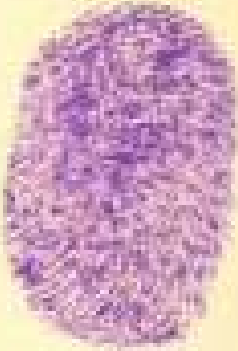
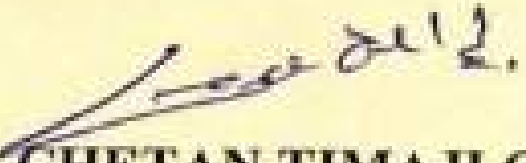
ON THE WEST : OPEN SPACE,

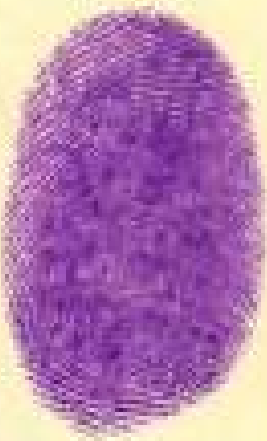
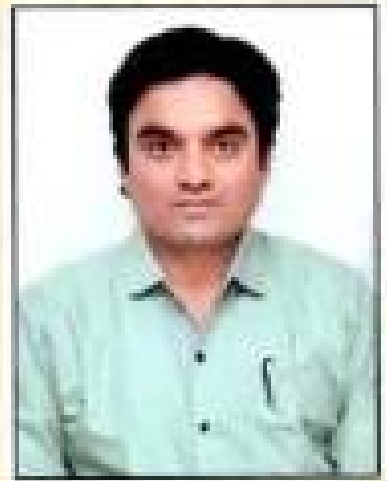
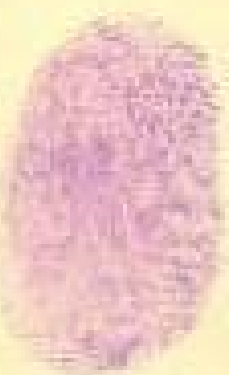
ON THE SOUTH : PLOT NO. 187.

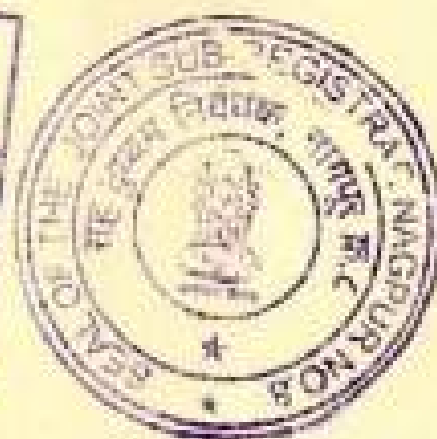
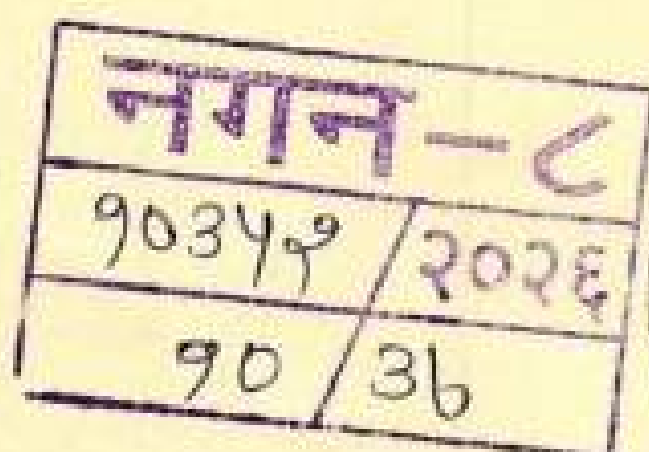


IN WITNESSES WHEREOF THE SELLER AND THE PURCHASER/S have hereto set their respective hands and assigned this DEED OF SALE at Nagpur on the day first here-in- above written in presence of attesting witnesses.

Drafted By: Adv. Raksha Pardhi, as per instructions of parties.

Photo	L. H. Thumb	Signature / Name
		FOR AYODHYA NIWAS LLP  SHRI. NARESH J. AGRAWAL Designated Partner SELLER
		  MR. CHETAN TIMAJI GADEKAR PURCHASER

WITNESSES		
		Satish Satish Duryodum More
		 Laxmikant-Rajaram Katarke





[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

जिल्हा :- नागपूर

89/92E



26796057181

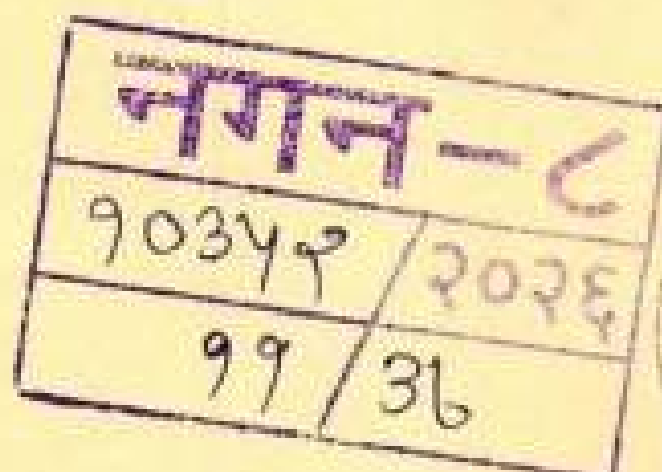
शेताचे स्थानीय भाव :

क्षेत्र, एकक व आवारणी	खाते क्र.	मोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	मुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी	८९४	अयोध्या निवास एलएलपी तर्फे अधिकृत भागिदार				(१९४५)	मुळाचे नाव व खंड
अधिक क्षेत्र बिन शेती १.४२.५०		नरेश जगदिश अग्रवाल —सामाईक क्षेत्र—	१.४२.५०	१४.००		(१९४५)	इतर अधिकार इतर
बिन शेती १४.०० आकारणी							मा श्री बी डी टेंजे तहसिलदार साहेब नागपुर (प्रा) इयांचे आदेश रा मा क्र १२०/एन ए पी-३४/२०२४-२०२५ आदेश पारित दि २१ एप्रिल २०२५ या आदेशान्वे निवासी प्रयोजनार्थ अकृषक कैलाची नोंद व मा उप अधीशक भूमी अभिलेख नागपुर (प्रा) यांचे पत्र क्र १८२८/क.जा.प/मौजा-मोन्ही (सिम) गट क्र ४१/२०२५ दि २४/०४/२०२५ व नगर पंचायत बहादुरा नागपुर प्राणीय या कार्यालयाचे जा क्र न प ब/न ए वि/भू.मुक्ती/८५४/२०२५ दि २९/०४/२०२५ (१९४५)
							प्रलंबित फेरफार : नाही.
							मोगवटा फेरफार क्रमांक : १९४५ व दिनांक : २९/०८/२०२५
जुने फेरफार क्र :							सीमा आणि भुमापन विन्हे :



पृष्ठ क्र. ५२

8/17 दायमलौख दि. : 9८-०८-२०२६ : १२:३३:३५ PM, कौशल महाराष्ट्रकीसरी <https://digitalson.mahachurni.gov.in/ds/> या पॉब्लिक स्पेसवर जाऊन 0909100001334384 हा क्रमांक
जमवा.



गाव नमुना बारा (विक्रीची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- गौन्ही (सिंग) (५३५८६२)			तालुका :- नागपूर (ग्रामीण)					जिल्हा :- नागपूर		
गुमापन क्रमांक व उपविभाग			४१/१८६							
			विकासातील क्षेत्राचा संपर्कित					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	विकासा प्रकार	विक्रीचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.बी.मी	आर.बी.मी			आर.बी.मी	

टीप :- " सदरची नोंद नोंदवहीत ऑप द्वारे घेणेत आलेली आहे



नगन-८

१०३५१/२०२६

१२/३६

SEAL OF THE JOINT SUB-REGISTRAR, NAGPUR

सा.स.स.प. निबंधक, नागपूर

४८



कार्यालय नगर पंचायत बहादुरा
ता.नागपूर (ग्रामीण) जि. नागपूर



email : np.bahadura14@gmail.com

जा.क्र.न.प.ब./न.र.वि./भु.मुक्ती/ 3838/2024

दिनांक - १९/११/२०२५

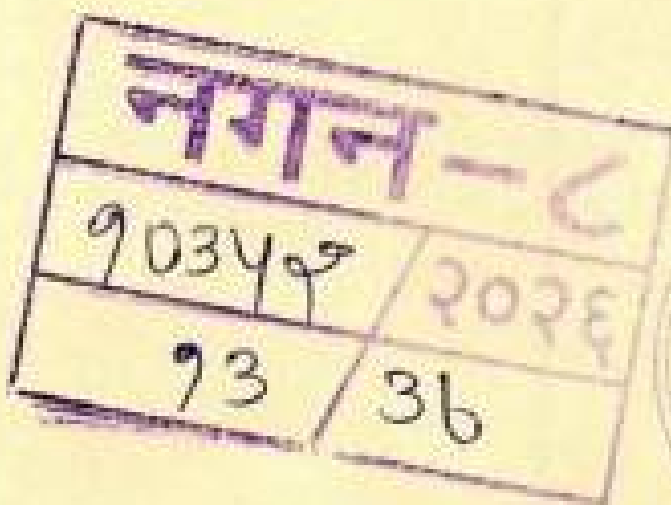
प्रति,
मे.आयोध्या निवास तर्फे
श्री.नरेश जगदीश अग्रवाल,
बहादुरा फाटा,नागपूर - ४४००३४.

विषय - नगर पंचायत बहादुरा क्षेत्रातील मौजा गोन्ही (सिम),तहसील नागपूर(ग्रामीण), प.ह.नं.३५ खसरा
क्रमांक ४१,चे अभिन्यासमधील भूखंड मुक्त (RELEASE) करणेबाबत.

संदर्भ :- १.अर्जदार मे.आयोध्या निवास तर्फे श्री. नरेश जगदीश अग्रवाल यांचा या कार्यालयातील अर्ज
क्र. १८१९ रोजी १७.१२.२०२५
२. नगरपंचायत बहादुरा या कार्यालयाचे अंतिम मंजूरी आदेश क्र. BDNP/LF/2024/APL/00007
रोजी दि.१५.०७.२०२५

महोदय,

मौजा - गोन्ही(सिम) तह. नागपूर(ग्रामीण) जि. नागपूर,खसरा क्र.४१ आराजी - ८.३९ हे. आर ७/१२ नुसार
व ८१३०३.१४९ चौ.मी.('क' प्रत नुसार) भोग वर्ग १ जागेवर निवासी वापराकरिता संदर्भीय पत्र क्र. २ अन्वये
अभिन्यास मंजूरी प्रदान आली होती.विकासकातर्फे अभिन्यासाची आखणी केली असून विकास करारनाम्यामधील
अट १६ नुसार भूखंड मुक्त करणे अभिप्रेत असल्याकारणाने खालील नमूद भूखंड (Plot Release) मुक्त करण्यात
येत आहे. भूखंडाचे विवरण पुढीलप्रमाणे आहे.



PLOT AREA STATEMENT													
SR NO.	PLOT	DESCRIPTION OF PLOTS							EACH PLOT AREA	DEDUCTION OF TANGENT	NET PLOT AREA	NO OF PLOT'S	
	NO'S								(Sqm)	(Sqm)	(Sqm)	No's	
	A	B							C	D	E	F	
1	4	0.5	x	22.529	+	20.055	x	47.798	1017.72	17.41	1000.31	1	
2	151 to 156	16.000						x	9.000	144.000	0	864.00	6
3	161 to 165	16.000						x	9.000	144.000	0	720.00	5
4	166	0.5	x	11.085	+	9.731	x	16.000	166.528	0	166.53	1	
5	181	0.5	x	9.242	+	8.664	x	19.044	170.501	6.05	164.45	1	
6	182 to 190	15.000						x	9.500	142.500	0	1282.50	9
TOTAL											4197.78	23.00	

एकूण भूखंड = २३

क्षेत्र = ४१९७.७८ चौ.मी.

वरील प्रमाणे नमूद भूखंड खालील शर्ती व अटी नुसार मुक्त करण्यात येत आहेत.

- १) सदर अभिन्यास मधील पुढील भूखंड मुक्तीवेळी परीक्षण अहवाल देणे बंधनकारक राहील.
- २) मुक्त झालेल्या भूखंडावर बहादुरा नगरपंचायत कडून कर आकारणी करावी लागेल.
- ३) पुढील भूखंड मुक्ती विकास करारनाम्यानुसार करण्यात येतील.

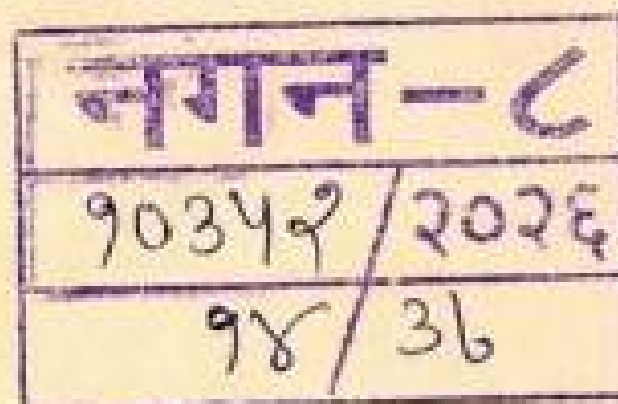
(राजेंद्र पां. चिखलखुंदे)
मुख्याधिकारी
नगरपंचायत बहादुरा

प्रतिलिपी :-

- १) दुय्यम निबंधक नागपूर (ग्रामीण) यांच्या माहितीस तथा पुढील कार्यवाहीस्तव अग्रेषित.
- २) करनिरीक्षक, न.पं. बहादुरा यांच्या माहितीस तथा पुढील कार्यवाहीस्तव अग्रेषित.



(राजेंद्र पां. चिखलखुंदे)
मुख्याधिकारी
नगरपंचायत बहादुरा





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

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

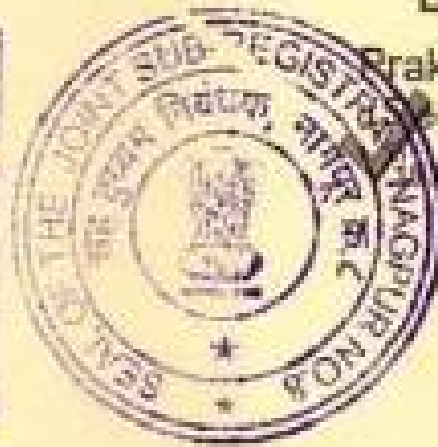
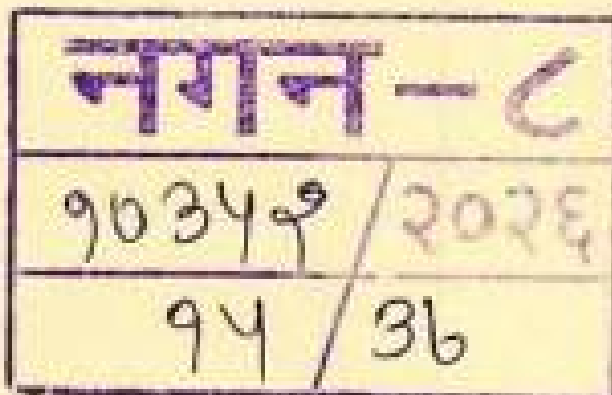
PP1190002500590

- Project **AYODHYA BHUMI**
- Plot Bearing / CTS / Survey / Final Plot No.: **KH.NO.41, MOUZA-GONHI (SIM), TAH.NAGPUR (RURAL), DIST.NAGPUR 441204 at Gonhi Sim., Nagpur (Rural), Nagpur, 441204**
- **Ayodhya Niwas LLP** having its registered office / principal place of business at **Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440010**
- Additional project details are provided as an annexure

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 subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/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 **18/08/2025** and ending with **31/12/2030** 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.



Digitally Signed By

Prakash Kaluram Sabale
(Secretary, MahaRERA)

AUG 2025 01:58:23 PM +0530

Dated: 18/08/2025

Place : Mumbai

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

For further details of this project please visit: <https://maharera.maharashtra.gov.in/>



AYODHYA NIWAS LLP

"AYODHYA", 119, Bajaj Nagar, Nagpur - 440 010, (M.S.) INDIA

+91 9422103803

info.ayodhyaniwas@gmail.com

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF THE AYODHYA NIWAS LLP HELD ON FRIDAY 24th OCTOBER 2025 AT THE REGISTERED OFFICE OF THE LLP AT P.NO.119, AYODHYA, BAJAJ, NAGAR, NAGPUR, SHANKAR NAGAR, NAGPUR, NAGPUR, MAHARASHTRA, INDIA, 440010 AT 11.00 A.M.

AUTHORITY TO EXECUTE AND REGISTER THE AGREEMENT TO SELL, SALE DEED, ETC OF RESPECTIVE PLOTS OUT OF LAYOUT NAMEDLY "AYODHYA BHUMI" :-

"RESOLVED THAT, the LLP do execute Agreement to Sell, Sale Deed, Correction Deed, Etc with prospective Purchaser(s) of the Plot(s) out of Sanctioned Layout Namely **"Ayodhya Bhumi"** situated at Mouza: Gonhi (Seem), Khasra/Survey No. 41, Tah. Nagpur (Rural), Dist. Nagpur."

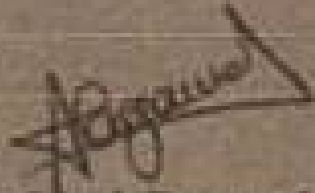
"RESOLVED FURTHER THAT, MR. NARESH JAGDISH AGRAWAL, be and is hereby authorized to execute and register Agreement to Sell, Sale Deed, Correction Deed, Etc on behalf of the LLP as the Designated Partner and present document(s) before the Sub-Registrar Office at Nagpur."

"RESOLVED FURTHER THAT, MR. NARESH JAGDISH AGRAWAL, Partner of the LLP be and is hereby authorized to sign and represent the LLP and to take necessary actions on all matters related to LLP to presenting documents/records etc. on behalf of the LLP liasoning/representing the LLP for its related work and also to make any alterations, additions, corrections, to the documents, papers, forms, etc., filed with other Government authorities as and when required."

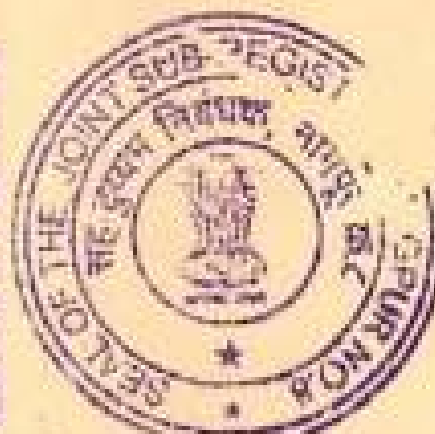
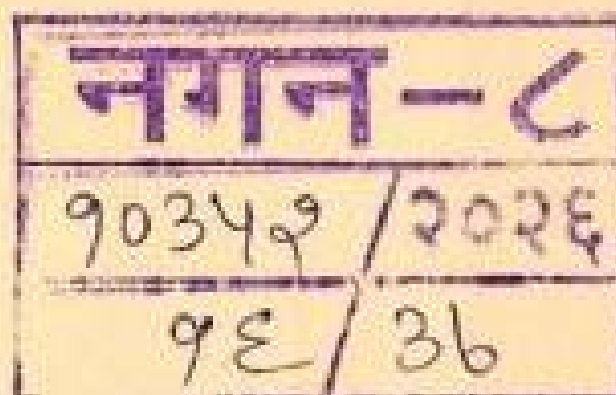
// Certified True Copy //

For AYODHYA NIWAS LLP


Mr. Naresh Jagdish Agrawal
Partner
(DIN: 03621144)


Mr. Atul Pyarelal Agrawal
Partner
(DIN: 07895702)


Mr. Kapil Vijay Chandak
Partner
(DIN: 06481781)





श्री. बी. डी. टेळे, तहसिलदार, नागपूर (ग्रामीण) यांचे कार्यालय, नागपूर



रा. मा. क्र. १२०/एन.ए.पी.-३४/२०२४-२०२५

मौजा - गोन्ही (सिम), प. ह. नं.- ३५

दिनांक- २९ एप्रिल, २०२५



वाचा : मा.जिल्हाधिकारी, नागपूर यांचे अधिकार प्रदान आ देश क्रं.प्रस्तुत/कावि-१४६९/२२, दि.१९/०९/२०२२.

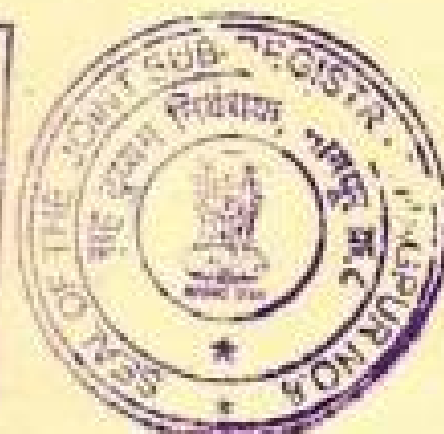
महाराष्ट्र जमीन महसूल संहिता, १९६६, च्या कलम -४२-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा- नागपूर, तालुका-नागपूर (ग्रामीण), मौजा - गोन्ही (सिम), प. ह. नं.- ३५ च्या शेत सर्व्हे क्रमांक ४१, आराजी ८.३९ हे. आर. या जमिनीच्या भोगवटदारास महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये, "निवासी" अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास प्रशासक तथा मुख्याधिकारी, नगर पंचायत, बहादुरा यांचे मंजूरी अहवाल जा.क्र. न.पं.ब./न.र.वि/अ.मं./५०४२/२०२५, दिनांक-०२/०४/२०२५, अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. तात्पुरते मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT				
1.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	83881.510	SQ.M	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	83900.000	SQ.M	
	B) AS PER MEASUREMENT SHEET	83900.000	SQ.M	
	C) AS PER SITE	83881.510	SQ.M	
2.	DEDUCTIONS FOR			
	A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	4557.763	SQ.M	
	B) ANY D.P. RESERVATION AREA	6501.427	SQ.M	
	C) EXTERNAL STRUCTURE IN PLOT	0.000	SQ.M	
	D) NOT IN POSSESSION	0.000	SQ.M	
	(TOTAL A+B+C+D)	11059.190		
3.	BALANCE AREA OF PLOT (1-2)	72822.320	SQ.M	
4.	AMENITY SPACE (IF APPLICABLE)			
	A) REQUIRED	3641.116	SQ.M	
	B) ADJUSTMENT OF 2 (B), IF ANY	-----	SQ.M	
	C) PROPOSED			
5.	NET PLOT AREA (3-4)	3641.126	SQ.M	
6.	RECREATIONAL OPEN SPECE/PLAY GROUND (IF APPLICABLE)	69181.194	SQ.M	
	A) REQUIRED			
	B) PROPOSED	7282.232	SQ.M	
7.	INTERNAL ROAD AREA (NET PLOT - (PLOTABLE AREA + OPEN SPACE + MSEB + EXTERNAL STRUCTURE))	7283.984	SQ.M	
8.	SERVICE ROAD AND HIGHWAY WIDENING	14876.751	SQ.M	
9.	PLOTABLE AREA	-----	SQ.M	
10.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	46830.459	SQ.M	
11.	AREA FOR INCLUSIVEV HOUSING	1.477	SQ.M	
	A) REQUIRED			
	B) PROPOSED	0.000	SQ.M	

२१/०५/२०२५

नगन-८
१०३५२/२०२६
१६/३६





/R/



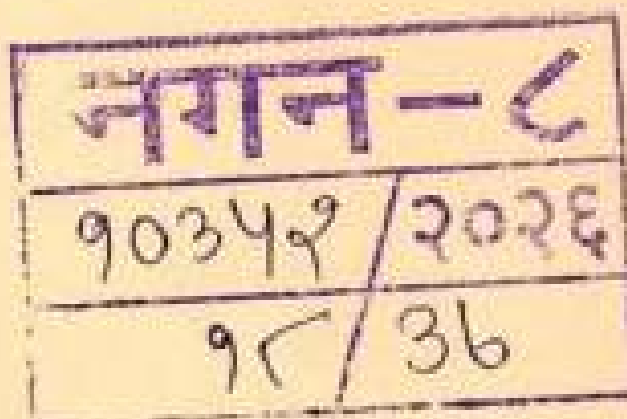
12.	AREA UNDER ESS	100.000	SQ.M
13.	AREA UNDER WWTP	90.000	SQ.M

ज्याअर्थी, उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रुपांतरण कराची व वर नमुद "निवासी" अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यात येते.

उपरोक्त प्रमाणे प्रशासक तथा मुख्याधिकारी, नगर पंचायत, बहादुरा यांनी शिफारस केलेल्या जागेचे एकूण क्षेत्रफळ/आराजी ८.३९ हे. आर. "निवासी" प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच ५०४७१.५८५ चौ. मी. (AREA UNDER PLOT ४६८३०.४५९ + AMENITY SPACE PROPOSED ३६४१.१२६ = ५०४७१.५८५) चौ. मीटरला १० पैसे प्रति चौ. मीटर याप्रमाणे अकृषक महसूल कर रुपये ५,०४८/-, ग्रामपंचायत कर अकृषक करा एवढा रुपये ५,०४८/-, जिल्हा परिषद सेस सारा ७ पट अकृषक कराच्या रुपये ३५,३३६/- परावर्तीत कर अकृषक सान्याचे ५ पट म्हणजेच रुपये २५,२४०/- असे एकूण रुपये ७०,६७२/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तीना अधीन राहून उपरोक्त जमिनीच्या भोगवटदारास सदर नियोजन प्राधिकार्यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या "निवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये नागपूर महानगर प्रदेश विकास प्राधिकरण, यांनी दिलेल्या अटी व शर्तीच्या अधिन राहून ही सनद देण्यात येत आहे.

- आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जुलै, २०२५ (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये ५,०४८/- (रुपये पाच हजार अठेचाळीस फक्त) या दराने परिगणीत होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.
- उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील.
- वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.
- सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वार्डस मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.
- उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्वये, करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास वाटेल अशी आकारणी भरल्यावर आणि कलम ३२९ च्या पोटकलम (२) च्या अधिनतेने, त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटदार यांच्या वहीवाटीत असल्याचे चालू ठेवता येईल.





11/31



त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकार्यानी/जिल्हाधिकार्याने प्राधिकृत केलेल्या अधिकार्याने या ठिकाणी महाराष्ट्राचे राज्यपाल यांचे वतीने स्वाक्षरी केली आहे, आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुद्धा दिनांक- 29 एप्रिल, 2024 रोजी त्याची स्वाक्षरी येथे केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

अयोध्या निवास एलएलपी तर्फे अधिकृत भागीदार

नरेश जगदिश अग्रवाल

(साक्षीदारांची स्वाक्षरी व नांव)

अ) 21/5/24

श्री. राजु सहादेव चाहांदे

ब) 21/5/24

श्री. चिराग किसनलाल सिंघानिया

(साक्षीदारांची स्वाक्षरी व नांव)

अ) 21/5/24

श्री. राजु सहादेव चाहांदे

ब) 21/5/24

श्री. चिराग किसनलाल सिंघानिया

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वतः अयोध्या निवास एलएलपी तर्फे अधिकृत भागीदार नरेश जगदिश अग्रवाल यांनी स्वाक्षरी केलेली आहे. ती अ व ब व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

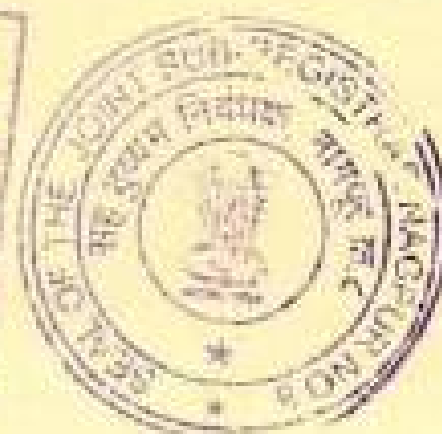
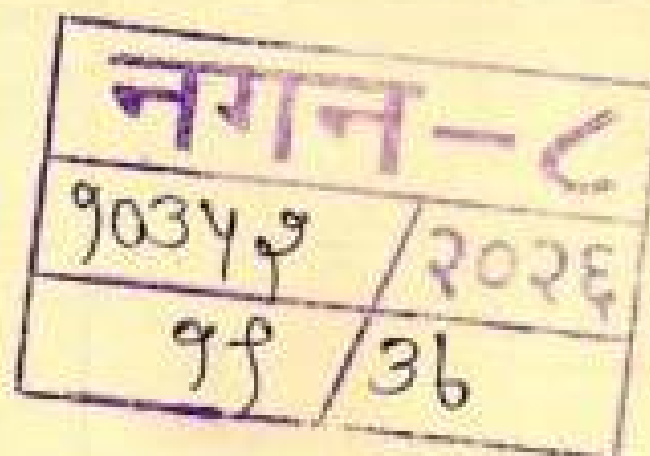


स्वा/-
(बी. डी. टेळे)
तहसिलदार,
नागपूर (ग्रामीण)

प्रतिलिपी :

- मा. जिल्हाधिकारी, नागपूर (अकृषक शाखा) यांना माहितीस सविनय सादर.
- उप अधिक्षक भूमी अभिलेख, नागपूर (ग्रा.) यांना माहितीस व उचित कार्यवाहीस अग्रेषित.
- प्रशासक तथा मुख्याधिकारी, नगर पंचायत, बहादुरा यांना माहिती व आवश्यक कार्यवाहीस अग्रेषित.
- सह. जिल्हा निबंधक श्रेणी - २, क्रं. ७ व १० नागपूर (ग्रामीण) यांना माहितीकरीता अग्रेषित.
- ग्राम अधिकारी सा. क्रं. ३५, मौजा - गोन्ही (सिम) यांना सदर आदेशाची नोंद गाव नमुना-२ मध्ये नोंद घेण्यास व आवश्यक कार्यवाहीस अग्रेषित.
- अर्जदार अयोध्या निवास एलएलपी तर्फे अधिकृत भागीदार नरेश जगदिश अग्रवाल, रा. लक्ष्मीनारायण मंदिर जवळ, कॉ. नं. एल. आय. जी. ७०, नंदनवन कॉलोनी, नंदनवन, हनुमान नगर, नागपूर-४४०००९ यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यास रवाना.

तहसिलदार,
नागपूर (ग्रामीण)





Bahadura Nagarpanchayat
APPENDIX D-3
FINAL APPROVAL
TO THE LAND SUB-DIVISION / LAYOUT



Proposal Number : 3678262
Proposal Code : BDNP-25-76092

Approval No. : BDNP/LF/2025/APL/00007
Date : 15/07/2025

To,
i) Ayodhya Niwas Lip, naresh Jagdish Agrawal
KH. NO. 41, MOUZA-GONHI (SIM), TAH.NAGPUR (RURAL), DIST.NAGPUR
ii) Anuraag Singh (Architect)

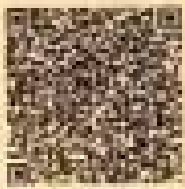
Sir/Madam,

With reference to your application No **BDNP202500011**, dated **08-07-2025** for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section - , to carry out development work in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **41** , Final Plot No. , Mouje **Gonhi Sim** situated at Road / Street -, Society , the land sub-division layout is **finally approved as demarcated**, under Section 18/45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Planning Authority /Collector after developing them to the satisfaction of the Authority
2. If you wish that the Planning Authority /Collector should carry out these development works, then you will have to deposit the estimated expenses to the Planning Authority /Collector in advance, as decided by the Authority
3. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space
4. This permission does not entitle you to develop the land which does not vest in you

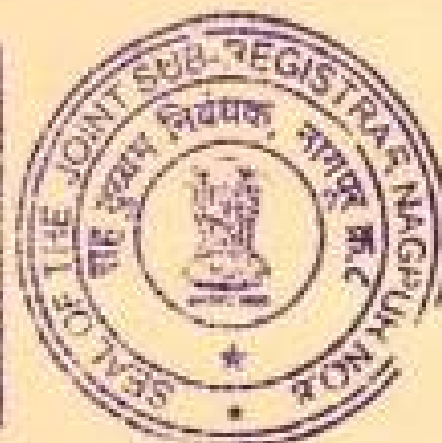
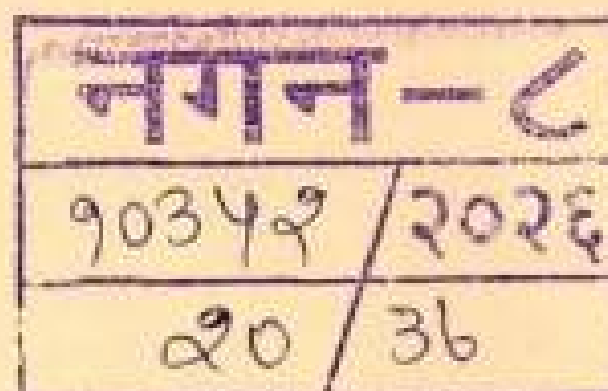
Signature valid

Digitally signed by Rajendra P. Chikhalikar
Date: 2025.07.15 16:14:11 IST
Reason: Approved Certificate
Designation : Chief Officer
Location: Bahadura Nagarpanchayat
Project Code : BDNP-25-76092
Application Number : BDNP/LF/2025/APL/00007
Proposal Number : 3678262
Certificate Number : BDNP/LF/2025/APL/00007

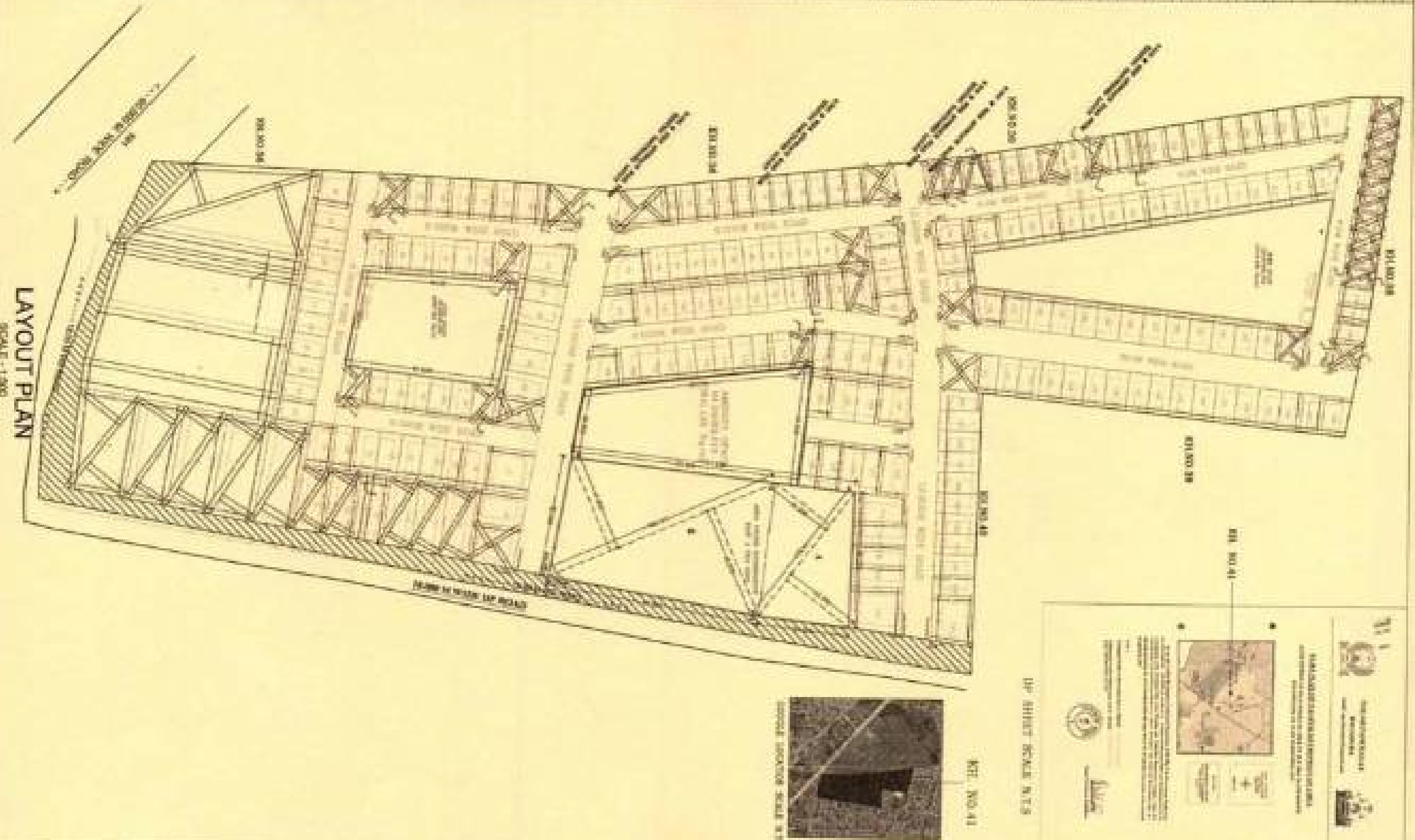


Scan QR code for verification of authenticity.

Chief Officer,
Bahadura Nagarpanchayat,



Sl. No.	Particulars	Unit	Quantity	Rate	Amount
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AREA STATEMENT

1. Total Area	10000.00
2. Area of Building	5000.00
3. Area of Road	2000.00
4. Area of Open Space	3000.00
5. Area of Water Body	0.00
6. Area of Other	0.00
7. Total Area	10000.00

OVERVIEW DECLARATION

I, the undersigned, hereby declare that the above mentioned details are true and correct and I am not aware of any other details which may be required to be disclosed.

Signed: _____

Date: _____

ARCHITECT'S CERTIFICATE OF AREA

I, the undersigned, hereby certify that the above mentioned details are true and correct and I am not aware of any other details which may be required to be disclosed.

Signed: _____

Date: _____

LEGENDS

1. Building Footprint

2. Road

3. Open Space

4. Water Body

5. Other

RAJESHWARI ENGINEERING & DESIGN STUDIO

CHIEF ARCHITECT - 1/20

CONTACT NO. - 9876543210

ADDRESS: TIAJI & T3 Block, 1st Floor, Sant Chaitanyanagar, Vadodra, Gujarat - 390001

Phone: 9876543210, 9876543210

नगन-८

90349/2026

29/36

SEAL OF THE TIAJI SUB-REGISTRAR, TIAJI

29/36

Signature: _____

[illegible]

Year	Number of cases	Percentage of total cases
1990	10	10.0
1991	15	15.0
1992	20	20.0
1993	25	25.0
1994	30	30.0
1995	35	35.0
1996	40	40.0
1997	45	45.0
1998	50	50.0
1999	55	55.0
2000	60	60.0
2001	65	65.0
2002	70	70.0
2003	75	75.0
2004	80	80.0
2005	85	85.0
2006	90	90.0
2007	95	95.0
2008	100	100.0
2009	105	105.0
2010	110	110.0
2011	115	115.0
2012	120	120.0
2013	125	125.0
2014	130	130.0
2015	135	135.0
2016	140	140.0
2017	145	145.0
2018	150	150.0
2019	155	155.0
2020	160	160.0
2021	165	165.0
2022	170	170.0
2023	175	175.0
2024	180	180.0
2025	185	185.0
2026	190	190.0
2027	195	195.0
2028	200	200.0
2029	205	205.0
2030	210	210.0
2031	215	215.0
2032	220	220.0
2033	225	225.0
2034	230	230.0
2035	235	235.0
2036	240	240.0
2037	245	245.0
2038	250	250.0
2039	255	255.0
2040	260	260.0
2041	265	265.0
2042	270	270.0
2043	275	275.0
2044	280	280.0
2045	285	285.0
2046	290	290.0
2047	295	295.0
2048	300	300.0
2049	305	305.0
2050	310	310.0
2051	315	315.0
2052	320	320.0
2053	325	325.0
2054	330	330.0
2055	335	335.0
2056	340	340.0
2057	345	345.0
2058	350	350.0
2059	355	355.0
2060	360	360.0
2061	365	365.0
2062	370	370.0
2063	375	375.0
2064	380	380.0
2065	385	385.0
2066	390	390.0
2067	395	395.0
2068	400	400.0
2069	405	405.0
2070	410	410.0
2071	415	415.0
2072	420	420.0
2073	425	425.0
2074	430	430.0
2075	435	435.0
2076	440	440.0
2077	445	445.0
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2079	455	455.0
2080	460	460.0
2081	465	465.0
2082	470	470.0
2083	475	475.0
2084	480	480.0
2085	485	485.0
2086	490	490.0
2087	495	495.0
2088	500	500.0
2089	505	505.0
2090	510	510.0
2091	515	515.0
2092	520	520.0
2093	525	525.0
2094	530	530.0
2095	535	535.0
2096	540	540.0
2097	545	545.0
2098	550	550.0
2099	555	555.0
2100		

[illegible]

RESEARCH DESIGN	
Design	Case
Study date	1997-1998
Study base	12 000 cases
Setting	1998-1999

[illegible]

Legend:
 1. ☐ Yes
 2. ☐ No
 3. ☐ Not Sure
 4. ☐ Don't Know
 5. ☐ Other

Legend:
 1. ☐ Yes
 2. ☐ No
 3. ☐ Not Sure
 4. ☐ Don't Know
 5. ☐ Other

THESE THINGS BEING CONSIDERED, IT IS
CONCURRED THAT THE FOLLOWING RESOLUTIONS
BE PASSED:

RESOLVED, THAT THE COMMITTEE ON THE
MILITARY AND NAVAL AFFAIRS, IN CONNECTION
WITH THE REPORT THEREON, DO REPORT TO THE
HOUSE OF REPRESENTATIVES, AS FOLLOWS:

THAT THE COMMITTEE HAVE THE HONOR TO
RECOMMEND THAT THE SENATE BE ADVISED,
AND THE HOUSE OF REPRESENTATIVES BE INFORMED,

90349/2028

୨୨/୩୬



Original/Duplicate
सीट नं. 39A
Regn. 39M

पाचणी क्र.: 14598 दिनांक: 17/09/2025

नोटबही की	₹. 100.00
बचत हाताळणी की	₹. 480.00
संगणक, 12	
मकुन:	₹. 580.00

આપણામ મુજબ ડાન્સ ,વજનના વિષે સુચી-૨ જોવાયે
4:05 PM ગ્રા ચેલેન્જ સિલેન્સ

सह-मुख्याय निबंधक
नागपुर क्रं. ५

बाजार मूल्य : ₹. 1/-
मौबदला : ₹. 0/-
भगवति मठान बाजार : ₹. 500/-

1) वैपक्वाणा प्रकरः DHC गृहम्: रु.480/-
सीरी/मनादेशपि ऑर्डर क्रमांक: 0925173807049 दिनांक: 17/09/2025
वैकले नाव व पत्ता:
2) वैपक्वाणा प्रकरः eChalan गृहम्: रु.100/-
सीरी/मनादेशपि ऑर्डर क्रमांक: MH008690494202526E दिनांक: 17/09/2025
वैकले नाव व पत्ता:

S. N. 47



CHALLAN
MTR Form Number-5



QRN: MP10086904542025296		BARCODE: 		Date: 16/09/2025-19:40:46		Form ID: 48(1)	
Department: Inspector General Of Registration				Paper Details			
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
Type of Payment				PAN No (If Applicable)			
Office Name: HGP2_C7 NAGPUR NO 2 SUB REGISTRAR				Full Name		SHRI NARESH JAGDISH AGRAWAL	
Location: NAGPUR							
Year: 2025-2026 One Time				Flat/Block No.		NAGPUR	
Account Head Details			Amount in Rs.		Premises/Building		
0030048401 Stamp Duty			500.00		Road/Street		NAGPUR
0030063301 Registration Fee			100.00		Area/Locality		NAGPUR
					Town/City/District		
					PIN		440003
					Remarks (If Any)		
					SecondPartyName=SUBHASH RATANLAL AGRAWAL-		
Total			600.00		Amount in Words		Six Hundred Rupees Only
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CN		Ref. No.	
Cheque/DD No.				16092025-19-24-41		CRDORTROR06	
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Bank No. - Date		Not Verified with Bank	

NOTA: This charter is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

नगन-८	
१०३५२	२०२६
२३	३६



नगन-५
१०६० / २०२५
१ / १२



Print Date: 16-09-2025 07:41:47

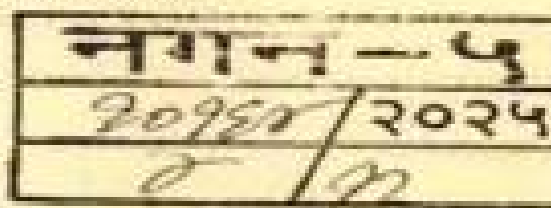
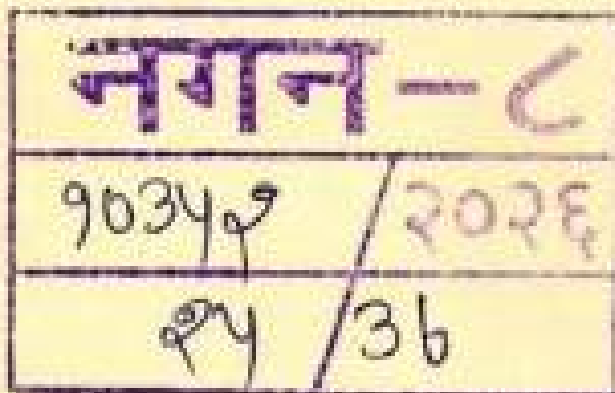
WHEREAS, Ayodhya Niwas LLP had carved a residential Lay Out known as Ayodhya Bhumi on piece and parcel of land bearing Kh. Survey No. 41, admeasuring about 8.39.00 He.Aar.Sq.Mtrs., with Occupant Class I Bhumiswami rights, situated at MAUZA : GONHI (SEEM), P. H. No. 35, Tahsil : NAGPUR (RURAL) and District : NAGPUR, AND;

WHEREAS, the EXECUTANTS/ GRANTORS is busy in their day to day activities and hence it is not possible for them to appear before the concerned Sub Registrar and register the Indentures and hence the EXECUTANTS/ GRANTORS decided to execute the Documents and to register the Power of Attorney in favour of the POWER OF ATTORNEY HOLDERS/AGENTS so that he/they can present such executed documents for registration and admitting it and for getting it registered for and on his/their behalf, AND;

I/We, the EXECUTANTS/ GRANTORS named above do hereby appoint and nominate SHRI SUBHASH S/O RATANLAL AGRAWAL and/or SHRI YOGESH PYARELAL BAROLE jointly and/or severally and/or individually as my/our Lawful POWER OF ATTORNEY HOLDERS/AGENTS or Attorney in my/our name and on my/our behalf and on behalf of the Partnership concern to do all acts, deeds and things necessary in respect of the said work and more particularly to do the followings :-

01. To admit, present and register the Agreement To Sale, Sale Deeds, Conveyance/s, Correction/ Amendment Deeds or any other documents executed by any one of the EXECUTANTS/ GRANTORS in the capacity of Designated Partner of AYODHYA NIWAS LLP with the concerned Sub Registrar of Assurances, in favour of the prospective buyers and to lodge the said executed Agreement, Conveyance, or any document of transfer, Correction, Amendment etc. and to admit and present the same before the concerned Sub-Registrar for Assurances as may be required and to do all other connected things under the various Acts and Rules for and on behalf of the EXECUTANTS/ GRANTORS and to give sign, undertaking, verification etc., and generally to do and perform all acts, deeds and things connected thereto.

I/We, the EXECUTANTS/ GRANTORS do hereby declare and affirm that all acts, deeds and things done by my/our said POWER OF ATTORNEY HOLDERS/AGENTS by virtue of this power of attorney shall be construed as acts, deeds and things done by me/us and shall be binding on me/us and our Partnership concern M/s 4 ICONS REALTY and I/we hereby under take to rectify all such acts, deeds, and things done by my/our said POWER OF ATTORNEY HOLDERS/AGENTS.



IN WITNESS WHEREOF WE THE EXECUTANTS/ GRANTORS and the POWER OF ATTORNEY HOLDERS/AGENTS have set their respective hands hereunto the day and year first above written.
Drafted by Dwivedi & Khedkar Advocates, Nagpur.

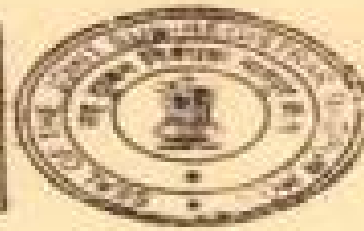
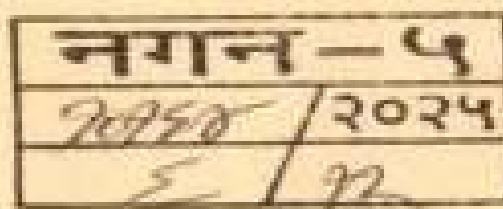
Photo	L. H. Thumb	Signature / Name
		 SHRI NARESH J. AGRAWAL
		 SHRI SHAILESH S. LAKHOTIA EXECUTANTS/ GRANTORS

I/We ACCEPTS THE AFORESAID POWERS		
		 SHRI SUBHASH R. AGRAWAL
		 SHRI YOGESH P. BAROLE POWER OF ATTORNEY HOLDERS/AGENTS



WITNESSES :		
		 Sumit P. Tawade
		 Radheshyam M. Khane

अर्ध-नगन नं. ५८६५
हे मुख्यावर पत्र शा.बो.म.म.नं. २८७१/२०२४ व २०२२-१
वस. २०२३ वस.साध. २०२३/२४ व २०२३/२४ व २०२३/२४
शानी तारीख १८/०८/२४ - दोही माझे समत माही
कसब दिदी, त्याच्या ओळखी मिनी बी. २०२३/२४ व २०२३/२४
२०२३/२४ - २०२३/२४ - शानी माझे तारीख दिदी आहे
दि. १८/०८/२४ सन दुय्यम निबंधक नं. २
श. २०२४ नागपूर नगर, क. ५.
प. नं. १४५१७ सध. दस्तामध्ये एकूण पाने सहाविह
लि. सध. कोटेशन नं. २०२४/२४ व २०२४/२४
२०२४/२४ सध. दुय्यम निबंधक
नागपूर नं. ५



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAILESH S LAKHOTIA
S M LAKHOTIA
21/12/1981
Permanent Account Number
ABXPL4041Q

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARESH JAGDISH AGRAWAL
JAGDISH ATMARAM AGRAWAL
22/06/1981
Permanent Account Number
AEDPA8721K

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

श्री. शा.बो.म.म.नं. २८७१/२०२४ व २०२२-१
वस. २०२३ वस.साध. २०२३/२४ व २०२३/२४
शानी तारीख १८/०८/२४ - दोही माझे समत माही
कसब दिदी, त्याच्या ओळखी मिनी बी. २०२३/२४ व २०२३/२४
२०२३/२४ - २०२३/२४ - शानी माझे तारीख दिदी आहे
दि. १८/०८/२४ सन दुय्यम निबंधक नं. २
श. २०२४ नागपूर नगर, क. ५.
प. नं. १४५१७ सध. दस्तामध्ये एकूण पाने सहाविह
लि. सध. कोटेशन नं. २०२४/२४ व २०२४/२४
२०२४/२४ सध. दुय्यम निबंधक
नागपूर नं. ५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARESH JAGDISH AGRAWAL
JAGDISH ATMARAM AGRAWAL
22/06/1981
Permanent Account Number
AEDPA8721K

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

श्री. शा.बो.म.म.नं. २८७१/२०२४ व २०२२-१
वस. २०२३ वस.साध. २०२३/२४ व २०२३/२४
शानी तारीख १८/०८/२४ - दोही माझे समत माही
कसब दिदी, त्याच्या ओळखी मिनी बी. २०२३/२४ व २०२३/२४
२०२३/२४ - २०२३/२४ - शानी माझे तारीख दिदी आहे
दि. १८/०८/२४ सन दुय्यम निबंधक नं. २
श. २०२४ नागपूर नगर, क. ५.
प. नं. १४५१७ सध. दस्तामध्ये एकूण पाने सहाविह
लि. सध. कोटेशन नं. २०२४/२४ व २०२४/२४
२०२४/२४ सध. दुय्यम निबंधक
नागपूर नं. ५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARESH JAGDISH AGRAWAL
JAGDISH ATMARAM AGRAWAL
22/06/1981
Permanent Account Number
AEDPA8721K

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

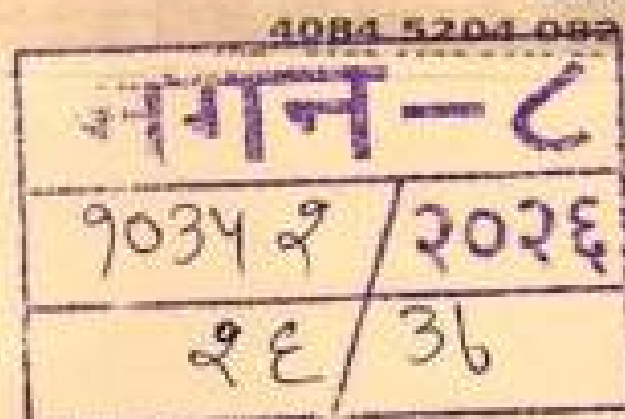
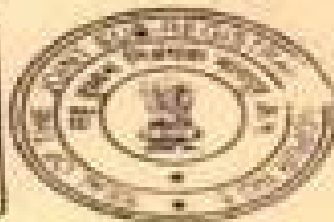
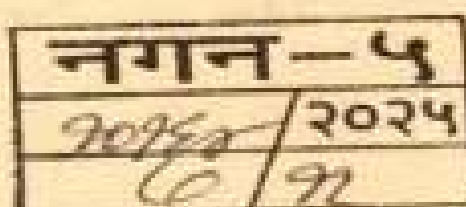
श्री. शा.बो.म.म.नं. २८७१/२०२४ व २०२२-१
वस. २०२३ वस.साध. २०२३/२४ व २०२३/२४
शानी तारीख १८/०८/२४ - दोही माझे समत माही
कसब दिदी, त्याच्या ओळखी मिनी बी. २०२३/२४ व २०२३/२४
२०२३/२४ - २०२३/२४ - शानी माझे तारीख दिदी आहे
दि. १८/०८/२४ सन दुय्यम निबंधक नं. २
श. २०२४ नागपूर नगर, क. ५.
प. नं. १४५१७ सध. दस्तामध्ये एकूण पाने सहाविह
लि. सध. कोटेशन नं. २०२४/२४ व २०२४/२४
२०२४/२४ सध. दुय्यम निबंधक
नागपूर नं. ५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARESH JAGDISH AGRAWAL
JAGDISH ATMARAM AGRAWAL
22/06/1981
Permanent Account Number
AEDPA8721K

Signature



[illegible]

	NAME: HANFANG SHAN RADHIKESH HANFANG SHAN DOB: 03/12/1979 GENDER: MALE <i>(Signature)</i>
6906 2138 7689 VID / 6158 0967 1970 2550	
पुनः प्रविष्टि, पुनः प्रविष्टि	
राष्ट्रीय प्रविष्टि प्रमाणिका Unique Identification Authority of India VID: 6906 2138 7689 DOB: 03/12/1979, GENDER: MALE ADDRESS: 100, Mahaveer Chauri, Plot No 112B/A/7, Kattankul Nager & Van Colony, Kattankul Nager, Nilgiris, Maharashtra - 440009 6906 2138 7689 VID / 6158 0967 1970 2550	


भारत सरकार
सुमित्र प्रेमनारायण त्रिवेदी
 Sumit Premnaraayan Trivedi
 जन्म २४/०८/१९६१
 पुण माले
 7654 9805 5839
अधार - सामान्य मानसाचा अभिप्रेर

सामान्य शिक्षण पत्रिका अभिप्रेर
 शिक्षण विभाग, महाराष्ट्र सरकार, मुंबई
 Address:
 SHO, Premnaraayan Trivedi,
 HOUSE NO 58A, TRIVEDI
 SHAWAN, TEPOD LINE ROAD,
 NEAR CIVILAY LODGE
 SITABLDI, Purnanand Ground,
 Patashan Ground, Nagar
 Maharashtra, 440012
 ४४००१२

नगम-५
२०१६/२०२५
८/३

[illegible]

नमन-८ 90349 2026 26/36	
------------------------------	--



Sr. No.	Remarks	Defacement No.	Defacement Date	Users	Defacement Amount
1	GS-266-10164	0005000075202526	17/09/2025-15.46-26	ICR367	100.00
2	GS-266-10164	0005000075202526	17/09/2025-15.46-26	ICR367	500.00
Total Defacement Amount					600.00

नगन-५
१०१६४/२०२५
९/१२



Print Date: 17-09-2025 09:21:51

26/8/10164
बुधवार, 17 सप्टेंबर 2025 3:46 मजे.

दस्त नोंदवारा भाग-1

नगन5

२९/१२

दस्त क्रमांक: 10164/2025

दस्त क्रमांक: नगन5 /10164/2025

वाढाव मुल्य: रु. 0/-

गोबदना: रु. 00/-

वरवीने मुद्रांक मुल्य: रु.500/-

रु. नि. मंड. दु. नि. नगन5 वॉने कार्यालय

क्र. क्र. 10164 वर दि. 17-09-2025

वेळी 3:44 मजे. वा. टावर केला.

S.K. १५

पावली: 14596

पावली दिनांक: 17/09/2025

मादरकरपारावे नाव: सुभाष रतनलाल अग्रवाल

नोंदणी फी

रु. 100.00

दस्त हानाकफी फी

रु. 480.00

गुणानी संख्या: 12

एकुण: 580.00

दस्त टावर करपा-पावी मही.

सह दुय्यम निबंधक
नागपूर क्र. ५



सह दुय्यम निबंधक
नागपूर क्र. ५

दस्तावा प्रकार: विशेष मुद्राधारणासाठी

मुद्रांक मुल्य: (48-रु) वेळी त्यामुळे केवळ व्यक्तीला एकरीश अधिक मजबूतमान किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

मिडळ क्र. 1 17 / 09 / 2025 03 : 44 : 46 PM ची वेळ: (मादरीकरण)

मिडळ क्र. 2 17 / 09 / 2025 03 : 45 : 47 PM ची वेळ: (नि)

17/09/2025 3:48:08 PM

दस्त नोंदवारा भाग-2

नगन5

२९/१२

दस्त क्रमांक: 10164/2025

दस्त क्रमांक: नगन5/10164/2025

दस्तावा प्रकार: विशेष मुद्राधारणासाठी

क्र. क्र. पावलीवारा नाव व पत्ता

1 नाव: लीला अग्रवाल अग्रवाल
पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 44
म: पावलीवारा 20, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-
रिन संख्या:

पावलीवारा प्रकार

कुलमुद्राधार देणारा

पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 44

म: पावलीवारा 43-1, पावलीवारा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

रिन संख्या:

पावलीवारा



दस्त प्रमाप्ति



2 नाव: लीला अग्रवाल अग्रवाल
पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 45
म: पावलीवारा 43-1, पावलीवारा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-
रिन संख्या:

पावलीवारा प्रकार

कुलमुद्राधार देणारा

पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 45

म: पावलीवारा 43-1, पावलीवारा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

रिन संख्या:



3 नाव: सुभाष रतनलाल अग्रवाल
पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 46
म: पावलीवारा 108, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-
रिन संख्या:

पावलीवारा प्रकार

कुलमुद्राधार देणारा

पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 46

म: पावलीवारा 108, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

रिन संख्या:



4 नाव: लीला अग्रवाल अग्रवाल
पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 47
म: पावलीवारा 2, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-
रिन संख्या:

पावलीवारा प्रकार

कुलमुद्राधार देणारा

पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 47

म: पावलीवारा 2, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

रिन संख्या:



अतिरिक्त पावलीवारा करण देणारा पावलीवारा, विशेष मुद्राधारणासाठी, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

मिडळ क्र. 3 ची वेळ: 17 / 09 / 2025 03 : 47 : 08 PM

नागपूर

पावलीवारा प्रकार: विशेष मुद्राधारणासाठी, विशेष मुद्राधारणासाठी, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

क्र. क्र. पावलीवारा नाव व पत्ता

1 नाव: लीला अग्रवाल अग्रवाल
पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 48
म: पावलीवारा 108, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-
रिन संख्या: 440009

पावलीवारा प्रकार

कुलमुद्राधार देणारा

पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 48

म: पावलीवारा 108, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

रिन संख्या:



2 नाव: लीला अग्रवाल अग्रवाल
पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 49
म: पावलीवारा 108, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-
रिन संख्या: 440001

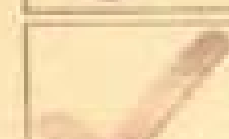
पावलीवारा प्रकार

कुलमुद्राधार देणारा

पावलीवारा नाव: 0, मावला ना: 0, दमरलीवे नाव: 0, अलीक ना: 0, रीत ना: 49

म: पावलीवारा 108, मकरपरा डोंडोली, नागपूर, महाराष्ट्र, नागपूर. स्वाधारी:-

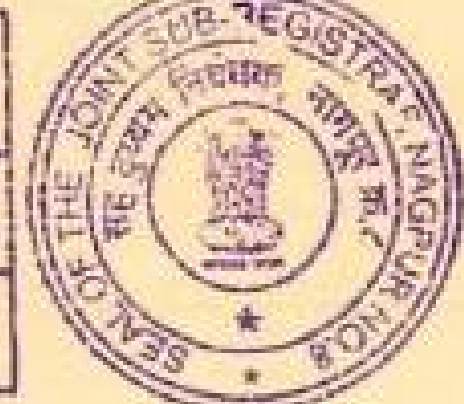
रिन संख्या:



मिडळ क्र. 4 ची वेळ: 17 / 09 / 2025 03 : 47 : 30 PM

सह दुय्यम निबंधक
नागपूर क्र. ५

नगन-८
90342/2025
१८/३६



Payment Details.

st.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRI NARESH JAGDISH AGRAWAL	eChallan	00040572025091664898	MH008690494202526E	500.00	SD	0005009925202526	17/09/2025
2		DHC		0925173807049	480	RF	0925173807049D	17/09/2025
3	SHRI NARESH JAGDISH AGRAWAL	eChallan		MH008690494202526E	100	RF	0005009925202526	17/09/2025

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

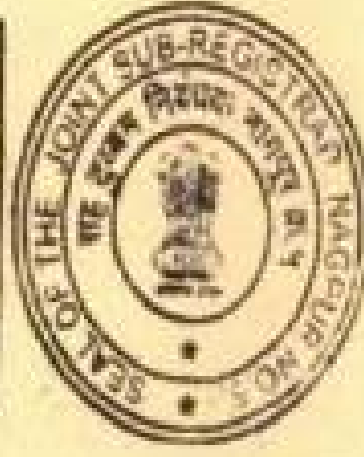
10164 /2025

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2. Get print immediately after registration.

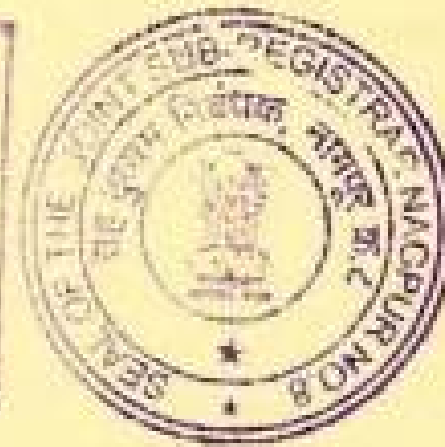
For feedback, please write to us at feedback.isanta@gmail.com

नगन-५	
१०४४	२०२५
१२	१



नंबराचे युकाचे
१०४४ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
हा दस्ताला एकुल १२ पाने आहेत.
सह दुव्यम निबंधक
नागपूर जं. ५,
दि. १० माह १२ सन २०२५

नगन-८	
१०३५२	२०२६
२९	३६



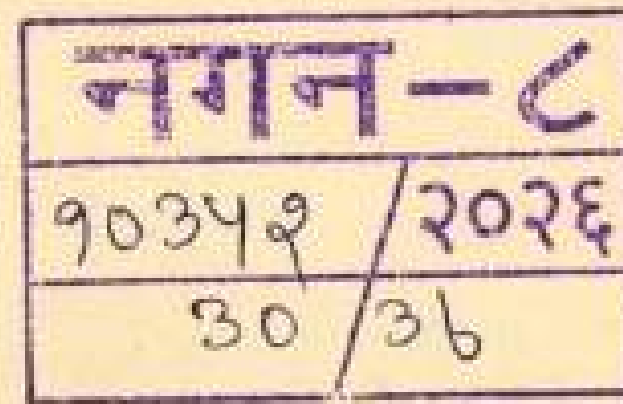
घोषणापत्र

मी सुभाष रतनलाल भगतवाल या द्वारे घोषित
करतो की, दुय्यम निबंधक प्रमाण ४ (भा.६) यांचे कार्यालयात
प्रमाण या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री अमोह्य निवास पल्लवी व इतर यांनी दिनांक 17/01/25
रोजी मला दिलेल्या कुलमुख्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर
केला आहे/निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुख्यारपत्र
लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र
लिहून देणार व्यक्तीपैकी कोणीही मय्यत झालेले नाही. किंवा अन्य कोणत्याही
कारणामुळे कुलमुख्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदर चे
कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यवे
शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

S.K. 

दिनांक :- 28/08/26

कुलमुख्यारपत्र धारकाचे नांव
व सही
सुभाष रतनलाल भगतवाल



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation : 2026082800962					28 August 2026, 12:13:20 PM
मूल्यांकनाचे वर्ष :	2026				
जिल्हा :	नागपूर				
तालुका :	तालुका : नागपूर (ग्रामीण)				
उपमूल्य विभाग :	3.1.1-महामार्गासमूह रहिवास व इतर वापराच्या विकसीत जमिनी भूखंड				
क्षेत्राचे नांव :	Nagpur Municipal Corporation				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7520	29460	33880	36840	()	चौ. मीटर
मिळकतीचे क्षेत्र	142.5 चौ. मीटर	Layout Plot			
Applicable Rules : 16 क					
1. 142.5 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर - 7520/-					
142.5 चौ. मीटर क्षेत्रासाठी मूल्य - 142.5 * 7520					
= 1071600/-					
जमिनीचे एकत्रित अंतिम मूल्य - मिळकतीचे क्षेत्र (1) मूल्य - मिळकतीचे क्षेत्र (2) मूल्य					
= 1071600 + 0					
= Rs.1071600/-					
= ₹ दहा लाख एकाहत्तर हजार सहा शें /-					

Home

Print

नगन-८

१०३११/२०२६

३१/३६



भारत सरकार
GOVERNMENT OF INDIA

नरेश जगदीश अग्रवाल
Naresh Jagdish Agrawal
जन्म तारीख / DOB: 22/06/1981
पुरुष / MALE
Mobile No.: 9234700700

6331 7464 6148

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O जगदीश अग्रवाल, लक्ष्मिनारायण मंदीर के पास, कॉ. न. एन. आर. पी. 70 नंदान्वान कॉलोनी नंदान्वान, हनुमान नगर, नागपुर, महाराष्ट्र - 440009

Address:
S/O Jagdish Agrawal, NEAR LAXMINARAYAN MANDIR, DITR NO. 1 PG 70 NANDANWAN COLONY NANDANWAN, Hanuman Nagar S.O. Nagpur, Maharashtra - 440009

6331 7464 6148

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

सुभाष रतनलाल अग्रवाल
Subhash Ratanlal Agrawal
जन्म तिथि / DOB: 03/10/1967
पुरुष / MALE
Mobile No. 9730241090
4084 5204 0825
VID: 9183 8957 4138 5632

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O सुभाष अग्रवाल, फ्लैट नं. 109 अश्वमेधा प्लेस नं. 5 टाउन नरक (88 पार्क) नाका नागपुर शिवमवेदा नगपुर, महाराष्ट्र - 440035

Address:
S/O. Ratanlal Agrawal flat no. 109 ashwmedya place in 5 town narak (88 park) naka nagpur Shivmewda nagpur Maharashtra - 440035

4084 5204 0825

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार एनंबर / Your Aadhaar No.: 5114 5091 5239

माझे आधार, माझी ओळख

5114 5091 5239

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार एनंबर / Your Aadhaar No.: 4458 5026 9683

मेरा आधार, मेरी पहचान

4458 5026 9683

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACCFA7147G

AYODHYA NIWAS LLP

26/07/2023

Satish

नगन-८
१०३५९/२०२६
३९/३६



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACCFA7147G

AYODHYA NIWAS LLP

26/07/2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CAIPG4947C

नाम / Name
CHETAN TIMAJI GADEKAR

पिता का नाम / Father's Name
TIMAJI MANSARAM GADEKAR

जन्म की तारीख / Date of Birth
24/05/1992

हस्ताक्षर / Signature

नगन-८	
१०३५९	२०२६
३३	३६





CHALLAN
MTR Form Number-6



GRN	MH008911993202627E	BARCODE			Date	24/08/2026-15:13:57		Form ID	25.1		
Department					Inspector General Of Registration						
Type of Payment					Stamp Duty and Registration Fee together Registration Fee						
Office Name					NGP8_JT NAGPUR NO 8 SUB REGISTRAR		Full Name		CHETAN TIMAJI GADEKAR		
Location					NAGPUR		Flat/Block No.		PLOT NO. 186, Kh. Survey No. 41		
Year					2026-2027 One Time		Premises/Building		MAUZA GONHI (SEEM)		
Account Head Details					Amount In Rs.		Road/Street		Area/Locality		
0030046401 Stamp Duty					330000.00		Road/Street		NAGPUR		
0030063301 Registration Fee					30000.00		Area/Locality		NAGPUR		
							Town/City/District				
							PIN		4 4 1 1 0 2		
							Remarks (If Any)				
							PAN2=ACCF A7147G~SecondPartyName=AYODHYA NIWAS LLP-				
							Amount In				
							Three Lakh Sixty Thousand Rupees Only				
Total					3,60,000.00		Words				
Payment Details					STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		00040572026082499098		
Cheque/DD No.					Bank Date		RBI Date		24/08/2026-15:08:54		
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		896 , 25/08/2026				

Department ID : XXXXXX9999
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दफ्तरी कार्यालय में ही दर्ज कराया जा सकता है। नोदणी न करवाये जाये। सदर चलान लागू नहीं।

Signature Not Verified
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 1
Date: 2026.08.24 18:42:22 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-271-10352	0005149012202627	28/08/2026-15:32:03	IGR390	30000.00
2	(IS)-271-10352	0005149012202627	28/08/2026-15:32:03	IGR390	330000.00
Total Defacement Amount					3,60,000.00



Print Date 28-08-2026 06:42:21

दस्त गोषवारा भाग - 1

271/10352

शुक्रवार, 28 ऑगस्ट 2026 15:32

नगन8 34-36

दस्त क्रमांक : 10352/2026

दस्त प्रकार : विक्रीपत्र

बाजारमूल्य : ₹ 10,71,600/-

भरलेले मुद्रांक शुल्क : ₹ 3,30,000/-

नोंदणी फी माफी असल्याची तपशील :

मुद्रांक शुल्क माफी असल्याची तपशील :

मोबदला : ₹ 55,00,000/-

दस्त सादर करण्यात आलेले सह दुय्यम

निबंधक कार्यालय : सह दु.नि.नागपूर 8

अ.क्र.:10352 दिनांक : 28-08-2026

वेळ : 15:30 वा. सादर केला

पावती क्रमांक : 13597

पावती दिनांक : 28/08/2026

सादरकर्त्याचे नाव : चेतन तिमजी गाडेकर

नोंदणी फी : ₹ 30,000

दस्त हाताळणी फी : ₹ 1,480

पृष्ठांची संख्या : 37

एकूण : ₹ 31,480/-

चेतन तिमजी गाडेकर

दस्त सादर करणाऱ्याचे नाव व सही

दिपाली विठ्ठलराव महल्ले

सह दु.नि.नागपूर 8

शिक्का क्रमांक 1 (सादरीकरण)

तारीख: 28-08-2026, वेळ : 15:30

दिपाली विठ्ठलराव महल्ले

सह दु.नि.नागपूर 8

शिक्का क्रमांक 2 (फी)

तारीख: 28-08-2026, वेळ : 15:31

मुद्रांक शुल्क: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल तर → (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा.धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या 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	Payment Mode	Reference No.
1	Chetan Timaji Gadekar	SD SD LBT	275000 (5%) 55000 (1%)	330000	eChallan	GRN Number: MH008911993202627E Defacement No.: 0005149012202627 Deface Date: 28/08/2026
2		DHC	1480		DHC	PRN No.: 0826274416904 Defacement No.: 0826274416904D Deface Date: 28/08/2026
3	Chetan Timaji Gadekar	RF	30000	30000	eChallan	GRN No.: MH008911993202627E Defacement No.: 0005149012202627 Deface Date: 28/08/2026



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



28-08-2026 15:41

दस्त गोषबारा भाग-2

नगन8

3E-36

दस्त क्रमांक:10352/2026

दस्त क्रमांक : नगन8/10352/2026

दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :अयोध्या निवास एलएलपी तर्फे अधिकृत भागिदार, नरेश जगदिश अग्रवाल च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. सुभाष रतनलाल अग्रवाल पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एलआईजी 70 नंदनवन कॉलोनी नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ACCFA7147G वय: 57	S.I.R. म्हा		
2	लिहून घेणार	नाव :चेतन तिमाजी गाडेकर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: गांधी वार्ड, बरडी भंडारा, महाराष्ट्र, भंडारा. पॅन नंबर: CAIPG4947C वय: 34	✓ म्हा		

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

दिपाली विठ्ठलराव महले

मह दु.नि.नागपूर 8

शिक्षा क्र.3 (कबुलीजबाब)

तारीख:- 28-08-2026 वेळ :15:39

ओळख:-

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

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पॉवर ऑफ अटॉर्नी होल्डर सुभाष रतनलाल अग्रवाल	28-08-2026 03:40:20 म.नं.	सुभाष रतनलाल अग्रवाल M 1313475075069530112
2	लिहून घेणार चेतन तिमाजी गाडेकर	28-08-2026 03:40:44 म.नं.	चेतन तिमाजी गाडेकर M 1319242016778379264



Mahalley

दिपाली विठ्ठलराव महल्ले

सह दु.नि.नागपूर ८

शिक्का क्र.४ (ओळख)

तारीख:- 28-08-2026 वेळ :15:40

नगन-८	
१०३५२	२०२६
३६	३६



१ नंबराचे बुकाचे
१०३५२ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण ३६ पाने आहेत.

Mahalley

सह दुय्यम निबंधक
नागपूर क्र. ८,

दि २८/०८/२०२६ माहे २८/०८/२०२६ सन २०२६