

210/5963

पावती

Original/Duplicate

Thursday, July 23, 2026

नोंदणी क्र.: 39M

2:45 PM

Regn.: 39M

पावती क्र.: 7979 दिनांक: 23/07/2026

गावाचे नाव: कढोरा बु.

दस्तऐवजाचा अनुक्रमांक: अरन1-5963-2026

दस्तऐवजाचा प्रकार: सेल डीड

मादर करणान्याचे नाव: किरण वसंतराव पाचघरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

मूळ दस्तऐवज परत दिला

एकूण:

रु. 31600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:05 PM ह्या वेळेस मिळेल.

रुह दानि अमरावती 1

वाजार मुल्य: रु. 2127212 /-

मोबदला रु. 3700000/-

भरलेले मुद्रांक शुल्क: रु. 222000/-

(सुनिल वाडेवाले)
राह दुय्यम निबंधक
अमरावती-१

1) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0726224113747 दिनांक: 23/07/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006517319202627M दिनांक: 23/07/2026

बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6



GRN MH006517319202627M		BARCODE		Date 16/07/2026-13:36:43		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				PAN No.(If Applicable)		ABSXXXXXXF	
Office Name AMT3_JT AMRAVATI NO 3 SUB REGISTRAR				Full Name		Anshuman Builders Through Its Partners	
Location AMRAVATI							
Year 2026-2027 One Time				Flat/Block No.		Survey No. 85/3, plot No.1, Flat No. A-107	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			222000.00		Road/Street		
0030063301 Registration Fee			30000.00		Area/Locality		
					Town/City/District		
					PIN		
					4 4 4 6 0 4		
					Remarks (If Any)		
					PAN2=BMQPP7958B~SecondPartyName=Kiran Vasantrao		
					Pachghare-CA=3700000~Marketval=3700000		
					Amount In		
					Two Lakh Fifty Two Thousand Rupees Only		
Tctal			2,52,000.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572026071677730		CPAGZOVTSS6	
Cheque/DD No.				Bank Date		RBI Date	
				16/07/2026-16:07:10		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		782 , 17/07/2026	

Department ID :

Mobile No. :

XXXXXX9473

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

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



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0726224113747

Payment Date : 22/07/2026

Received from **KIRAN VASANTRAO PACHGHARE**, Mobile number **8530332090**, an amount of **Rs.1600/-** towards **Document Handling Charges** for the **iSarita 1.9** in the Joint District Registrar office of the District **Amravati**.

Payment Details

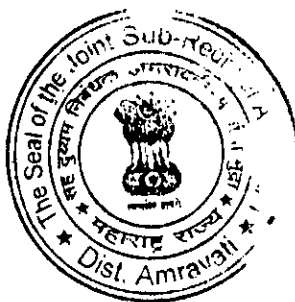
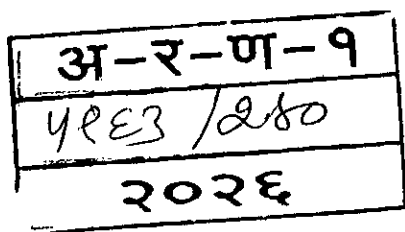
Bank Name : SBIN

Receipt Date : 22/07/2026

Bank CIN : 10029762026072213247

REF No. : 8751749736725

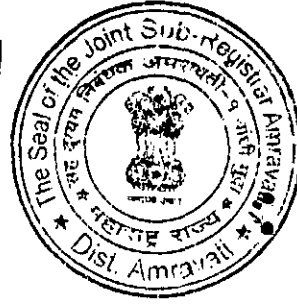
This is computer generated receipt, hence no signature is required.





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CHALLAN

MTR Form Number-6



GRN	MH006517319202627M	BARCODE			Date	16/07/2026-13:36:43	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty and Registration Fee together Type of Payment				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		ABSXXXXXXF		
Office Name AMT3_JT AMRAVATI NO 3 SUB REGISTRAR				Full Name		Anshuman Builders Through Its Partners		
Location AMRAVATI				Flat/Block No.		Survey No. 85/3, plot No.1, Flat No. A-107		
Year 2026-2027 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street		Mauje kathora Bk.		
0030046401 Stamp Duty			222000.00	Area/Locality		Amravati		
0030063301 Registration Fee			30000.00	Town/City/District				
				PIN		4 4 4 6 0 4		
Total 2,52,000.00				Remarks (If Any)				
				PAN2=BMQPP7958B~SecondPartyName=Kiran Vasantrao				
				Pachghare-CA=3700000-Marketval=3700000				
				Amount In	Two Lakh Fifty Two Thousand Rupees Only			
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572026071677730	CPAGZOVTS6	
Cheque/DD No.				Bank Date	RBI Date	16/07/2026-16:07:10	17/07/2026	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		782 , 17/07/2026		

Department ID : Mobile No. : XXXXXX9473
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयम नोदणी करवावया दस्तासाठी लागू आहे. नोदणी न करवावया दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2026.07.26 14:49:17 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-210-5963	0003873887202627	23/07/2026-14:45:48	IGR457	30000.00
2	(IS)-210-5963	0003873887202627	23/07/2026-14:45:48	IGR457	222000.00

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GRN : MH006517319202627M Amount : 2,52,000.00 Bank : STATE BANK OF INDIA Date : 16/07/2026-13:36:43

Total Defacement Amount	2,52,000.00
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Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2026.07.23 14:49:17 IST
Reason: GRAS Secure Document
Location: India

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DEED OF APARTMENT

(Market value Rs. **37,00,000/-**)

(Valuation Column No. **9.4**, rate per sq. meter Rs. **19,312/-**)

(Development Agreement regd. on 27.04.2023 at Doc.No.4457/2023)

(Deed of Declaration registered on 10.11.2023 at Doc. No.11765/2023)

(Stamp duty Rs. **2,22,000/-**)

This DEED OF APARTMENT in **Project SAI CITY, SAMPADA RESIDENCY WING-A** is executed at Amravati on this 22, day of July, 2026.

BETWEEN

- S. S. B. Associates, Amravati**
PAN No. ABRFS3078C,
A partnership Firm, through Partners,
- a) **Swapnil Anil Dhawale,**
(Aadhar No. 5837 1172 2129)
(Mobile No. 9302431599)
Aged 35 years, Occu. – Business
- b) **Pravin Narayan Dhawale,**
(Aadhar No. 6272 7890 4635)
(Mobile No. 8959311000)
Aged 54 years, Occu. – Business
- All (a) to (b) R/o. Sai Prerana Apartment,**
Near Vinay Villa Mangal Karyalay,
Shegaon-Rahatgaon Road, Amravati,
Tq. & Dist. Amravati-444603.
- Through Power of Attorney Holder :**
Anshuman Builders, by its partners
- i) **Mangesh Sudhakar Rao Hajare,**
(Aadhar No. 4794 3094 6969)
(Mobile No. 9822733465)
Aged 41 years, Occu. Business,
R/o. Plot No. 67, Near Sutgirani Gate,
Pawan Nagar, Near Gopal Nagar,
Amravati, Tq. Dist. Amravati-444607.
- ii) **Nilay Arunrao Patil,**
(Aadhar No. 8983 6950 7752)
(Mobile No. 9619001927)
Aged 38 years, Occu. Business,
R/o. 16, Om Colony, Behind Circuit House,
Jail Road, Amravati, Tq. Dist. Amravati-444602.
(appointed as P.O.A. vide P.O.A. dated 27.04.2023
registered at document no. 4458/2023 in pursuance
to Development Agreement)
Hereinafter called as the **“LAND OWNER”** (which
expression shall deem to include the said partnership
firm, its partners, their heirs, successors, executors,
administrators and assigns) of the **FIRST PART.**

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AND

**Anshuman Builders,
PAN No. ABSFA1501F**

a Partnership Firm, through its partners;

- i) **Mangesh Sudhakar Rao Hajare,
(Aadhar No. 4794 3094 6969)**

(Mobile No. 9822733465)

Aged 41 years, Occu. Business,
R/o. Plot No. 67, Near Sutgirani Gate,
Pawan Nagar, Near Gopal Nagar,
Amravati, Tq. Dist. Amravati-444607.

- ii) **Nilay Arun Rao Patil,
(Aadhar No. 8983 6950 7752)**

(Mobile No. 9619001927)

Aged 38 years, Occu. Business,
R/o. 16, Om Colony, Behind Circuit House,
Jail Road, Amravati, Tq. Dist. Amravati-444602.

Hereinafter called as the **"PROMOTER"** (which expression shall deem to include the said partnership firm, its partners, their heirs, successors, executors, administrators and assigns) of the **SECOND PART.**

AND

Kiran Vasant Rao Pachghare,

Age: 55 years, Occupation: Business

**residing at, Bhumiputra Colony, Congress
Nagar, Amravati,**

Maharashtra - 444601.

Aadhar No. 7997 1612 9171.

Pan No. BMQPP7958B

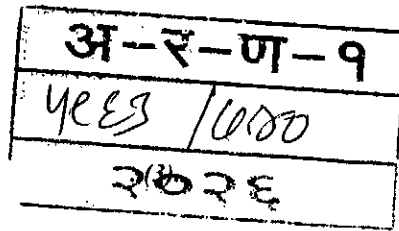
Mobile No. 7020929473

hereinafter called as the **"ALLOTTEE"** (which expression shall deem to include his/her heirs, successors, executors, administrators and assigns) of the **THIRD PART.**

WHEREAS, the landowner purchased the land admeasuring 0 H. 54 R, bearing Field Survey No.85/3 (total area 1 H. 71 R) of Mouje Kathora Bk., Pragane Nandgaon Peth, Tq. Dist. Amravati vide sale deed dated 15.07.2014, registered at Document No.2205/2014 in the office of the Sub-Registrar, Amravati City No.2, and executed in favour of the land owner by its then owner Shila Pundlik Rao Turkhade, R/o. Subodh Colony, Amravati.

AND WHEREAS, after purchasing the said land admeasuring 0 H. 54 R bearing Field Survey No.85/3 (total area 1 H. 71 R) of Mouje Kathora Bk., Pragane Nandgaon Peth, Tq. Dist. Amravati, the land owner converted the said land to the non-agricultural use vide order dated 06.05.2016 passed by Tahsildar, Amravati in R.C. No. NAP-34/Kathora Bk.-29/2015-2016 and thereby the said 0 H. 54 R of the land was converted into two

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residential plots i.e. the Layout Plot No. 1, admeasuring 2871.34 square meters, Layout Plot No. 2, admeasuring 604.70 square meters and the Amenity Plot, admeasuring 270.00 square meters.

AND WHEREAS one of the then partner of the land owner partnership firm S.S.B. Associates, namely Kapil Surendra Ande, had retired from the said partnership firm vide Deed of Retirement and Reconstitution of Firm dated 15.12.2020 and the remaining two partners of the landowner partnership firm continued the said partnership and its business and had taken over the assets and liabilities of the partnership firm.

AND WHEREAS, as an owner of the land admeasuring 2871.34 square meters (30895.61 square feet), bearing Layout Converted Plot No.1, from out of the layout of O H. 54 R of the land, out of Field Survey No.85/3, the land owner prepared the building plan for the construction of two separate multistoried buildings, each comprising of individual residential apartment therein and the building plan was approved and sanctioned by the Assistant Director of Town Planning, Amravati, vide Order No.2054 dated 28.10.2016 and on the basis of the said sanctioned building plan, the Tahsildar, Amravati vide order dated 11.11.2016, passed in R.C. No. NAP-34/Kathora Bk.-6/2016-2017, granted the permission to the landowner for the construction of two separate multistoried buildings, each comprising of individual residential apartments therein.

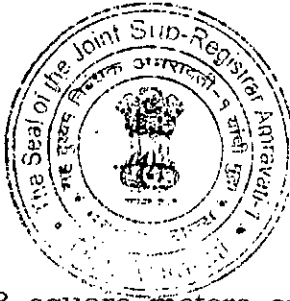
AND WHEREAS, the land owner had decided to develop the Project **Sai City** in two parts i.e. Wing-A & Wing-B also proposed to name the "WING-B" i.e. the multistoried building situated in the Southern portion of Layout Plot No. 1, as "GARIMA RESIDENCY", and the "WING-A" i.e. the multistoried building situated in the Northern portion of Layout Plot No.1, as "SAMPADA RESIDENCY".

AND WHEREAS, for submitting the said land bearing Layout Plot No.1, admeasuring 2871.34 square meters to the provisions of Maharashtra Apartment Ownership Act 1970, the land owner had executed the Deed of Declaration under Section 2 of the Maharashtra Apartment Ownership Act 1970 on 17.12.2016, which was registered at Document No.3865/2016.

AND WHEREAS, in pursuance to the said building permission dated 11.11.2016 granted by the Tahsildar on the basis of the building plan sanctioned by the A.D.T.P. Amravati vide Order No.2054 dated 28.10.2016, the land owner had constructed the "WING-B" situated in the Southern portion of the Layout Plot No. 1 by consuming the F.S.I. to the extent of 1720.71 square meters and named it as "GARIMA RESIDENCY" and the individual apartments therein were sold by the land owner together with the proportionate joint share in the said Layout Plot No.1 and other common areas and facilities of the said building, as per the details given the said Deed of Declaration dated 17.12.2016 registered at Document No.3865/2016.

AND WHEREAS, in view of the change in the building byelaws and increase in the Floor Space Index (FSI), in respect of layout plot no.1, the landowner became entitled to make the total

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construction of 6399.78 square meters on the said Layout Plot No.1 and as the land owner had utilized the Floor Space Index to the extent of 1720.71 square meters while making the construction of the "WING-B" in the Southern portion of layout plot no.1 and named as "GARIMA RESIDENCY" in view of the increase in the Floor Space Index to the extent of 6399.78 square meters, the land owner became entitled to make the construction of 4679.17 square meters while making the construction of "WING-A", in the Northernportion of Layout Plot No.1 and to be named as "SAMPADA RESIDENCY".

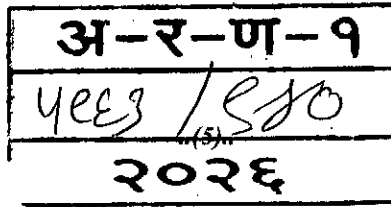
AND WHEREAS in view of the increase in the permissible Floor Space Index, the land owner submitted a revised building plan for sanction so as to make the construction of the "WING-A" in the Northernportion of Layout Plot No.1 and to be named as "SAMPADA RESIDENCY" to the extent of 4679.17 square meters and the revised building plan was sanctioned by the Assistant Director of Town Planning Amravati vide Order No.3135 dated 26.12.2022 and on the basis of the said revised sanctioned building plan, the Tahsildar, Amravati granted the permission to make the construction of "WING-A" in the Northernportion of Layout Plot No.1, by consuming the Floor Space Index to the extent of 4679.17 square meters vide Order dated 30.12.2022.

AND WHEREAS, instead of by itself making the construction of the "WING-A", in the Northernportion of the Layout Plot No.1 to be named as "**SAMPADA RESIDENCY**", the land owner entered into the agreement of development with the promoter above named, vide Development Agreement dated 27.04.2023 registered at Document No.4457/2023 and thereby entrusted the work of the construction of the multistoried building in the Northernportion of the Layout Plot No.1 and to be named as "SAMPADA RESIDENCY" on the terms and conditions mentioned therein.

AND WHEREAS, under the terms of the said Development Agreement dated 27.04.2023 registered at Document No.4457/2023, the promoter had agreed to handover to the land owner, the Apartments No. A-102, A-201, A-202, A-203, A-206, A-207 and A-104 out of the building "SAMPADA RESIDENCY", with absolute ownership therein and under the terms of the said Development Agreement, it was agreed that, the promoter shall be entitled to sell with full ownership, the remaining apartments out of the building "SAMPADA RESIDENCY" and retain the entire consideration received by the sale of the said remaining apartments and the landowner shall convey the undivided proportionate share in the land to the purchasers of the said remaining apartments out of the building "SAMPADA RESIDENCY".

AND WHEREAS, simultaneously with the execution of the Development Agreement, the land owner also executed the power of attorney in favour of the promoter on 27.04.2023, which was registered at Document No.4458/2023.

AND WHEREAS, in view of the aforesaid facts, the promoter became entitled to make the construction in the



Northernportion of the Layout Plot No.1, of the multistoried building i.e. "WING-A" and the said Layout Plot No.1, to the extent of 50% undivided share, is therefore the "project land", which is fully described in the First Schedule hereto (hereinafter referred to as **"the Project Land"**).

AND WHEREAS the access way to the owners, occupiers and visitors to the apartments, situated in the building **"WING-B"** i.e. **"GARIMA RESIDENCY"**, constructed in the Southern portion of the layout plot no.1 out of field survey no. 85/3 of Mouje Kathora, is and shall always be through the project land described in the First Schedule and the said access way shall have the width of approximately four meters each in the Eastern side and Western side of the building **"SAMPADA RESIDENCY"** through its marginal spaces and the said access way shall also be utilized by the owners, occupiers and visitors of the apartments in the building **"SAMPADA RESIDENCY"** constructed on the project land.

AND WHEREAS as per the title deed referred to above in favour of the landowner and the promoter, there is no covenant affecting the project land or the title of the landowner and the promoter thereon and there is no tenant or illegal encroachment into or upon the project land and no further permission is required from any government or authority for using the project land for the construction of the project hereinafter mentioned and the landowner and the promoter has not mortgage the project land and has not created any lien or charge upon the project land.

AND WHEREAS the promoter was entitled and enjoined upon to construct the building on the project land in accordance with the recitals hereinbefore.

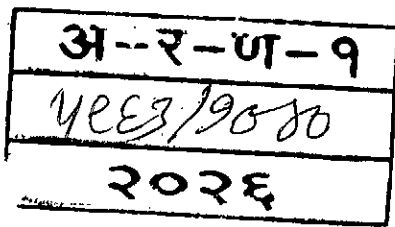
AND WHEREAS the promoter is in possession of the project land.

AND WHEREAS, the Promoter above named has constructed in the Northernportion of the project land described in the First Schedule, a multistoried building consisting of the covered parking on the Ground Floor and **SEVEN UPPER FLOORS**, consisting of in all **FIFTY SIX** apartments out of which **EIGHT apartments** are situated on each of the **First Floor** to **Seven Floor** of the building and the promoter has chosen to name the said building as **"SAMPADA RESIDENCY"**.

AND WHEREAS the Promoter had entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai and the copy of registration certificate is attached at Annexure 'F'.

AND WHEREAS the Promoter had appointed a structural Engineer for preparation of the structural design and drawings of the building and Promoter accepted the professional supervision of the Architect and the structural Engineer till the completion of the building.



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AND WHEREAS on demand from the allottee, the Promoter had given inspection to the Allottee, of all the documents of title relating to the project land, Deed of Declaration dated 17.12.2016 registered at Document No.3865/2016, Development Agreement dated 27.04.2023 registered at Document No.4457/2023, Deed of Declaration in respect of "Sampada Residency" dated 10.11.2023 registered at Document No.11765/2023, and the plans, designs and specifications prepared by the **Promoter's Architect - Mr. Rahul Farkade**, original building permission with sanctioned building plan dated 11.11.2016, revised building permission with sanctioned building plan dated 30.12.2022, Occupancy Certificate No.1785/2026 dated 19.05.2026 by the Tahsildar, Amravati on the basis of the Order No.595 dated 12.05.2026 issued by Assistant Director of Town Planning, Amravati and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder and the allottee was fully satisfied about the fact that, the promoter and the landowner have right to sell the said apartment described in Schedule-A hereto and that the construction of the said building "**SAMPADA RESIDENCY**", including the said apartment hereby sold, has been completed in all respect and all amenities and facilities have been provided in the said building as well as the said apartment.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of 7/12 extract, showing the nature of the title of the landowner to the project land on which the building "**SAMPADA RESIDENCY**" is constructed, have been annexed hereto and marked as **Annexure 'A' & 'B'**, respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1**.

AND WHEREAS the authenticated copies of the plans of the Layout as prepared by the Promoter and according to which the construction of the building has been done and open spaces have been provided for, on the said project, have been annexed hereto and marked as **Annexure C-2**.

AND WHEREAS the revised building plan of the building "**SAMPADA RESIDENCY**", was sanctioned by Assistant Director Town Planning, Amravati, vide **Order No.3135** dated **26.12.2022** and the building permission was granted by the Tahsildar Amravati vide **order dated 30.12.2022** and the copy of the said revised sanctioned building plan and the building permission, are annexed hereto and marked as **Annexure-D**.

AND WHEREAS the promoter had executed a DEED OF DECLARATION in respect of the building "**SAMPADA RESIDENCY**", under section 2 of the Maharashtra Apartment Ownership Act, 1970 on **10.11.2023**, which was registered at **Document No.11765/2023** in the office of Sub-Registrar Amravati Rural, and thereby submitted the said land and the building "**SAMPADA RESIDENCY**" constructed thereon to the provisions of Maharashtra Apartment Ownership Act, 1970.

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AND WHEREAS the Promoter had got all the approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections of the said building and has been granted the Building Completion Certificate or Occupancy Certificate of the said Building vide **Occupancy Certificate No.1785/2026 dated 19.05.2026** by the Tahsildar, Amravati on the basis of the **Order No.595 dated 12.05.2026** issued by Assistant Director of Town Planning, Amravati and the copy of the said Occupancy Certificate is enclosed herewith.

AND WHEREAS while sanctioning the said plans, concerned local authority had laid down certain terms, conditions, stipulations and restrictions which were to be observed and performed by the Promoter while developing the project land and the said building and as the promoter had observed and performed the same the completion or occupancy certificate in respect of the said building has been granted by the concerned local authority.

AND WHEREAS the Promoter has, already completed the construction of the said building in all respect, in accordance with the said plans.

AND WHEREAS the Allottee had applied to the Promoter for allotment of the **Apartment No.A-107** situated on the **First Floor** of the building **"SAMPADA RESIDENCY"** constructed on the said project land.

AND WHEREAS the carpet area of the said Apartment is **55.08 square meters** and **"carpet area"** means the net usable floor area of the apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the Promoter has registered the Project under the provisions of the **Real Estate (Regulation & Redevelopment) Act 2016** with the Real Estate Regulatory Authority at no. **P50300053618**.

AND WHEREAS after the completion of the building, **"SAMPADA RESIDENCY"**, the allottee orally agreed to purchase and the promoter orally agreed to sell, the said **Apartment** bearing **No.** situated on the **A-107 Floor** of the building **"SAMPADA RESIDENCY"**.

AND WHEREAS, the allottee had not paid any amount by way of earnest money or installment of consideration and had requested to the promoter and the landowner to directly execute the Deed of Apartment in favour of the allottee and hence no agreement of sale as contemplated by Section 13 of the Real Estate Regulation Act, was executed by the promoter and the landowner in favour of the allottee and on request of the allottee, this Deed of Apartment is being executed.

NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS UNDER-

1] That in consideration of the sum of **Rs.37,00,000/- (Rupees Thirty Seven Lakh Only)** paid by the allottee to the promoter in the manner of payment hereinafter stated, the receipt

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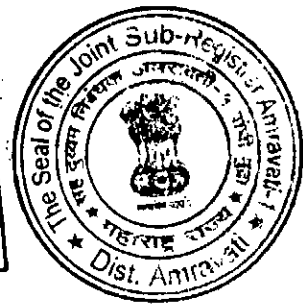
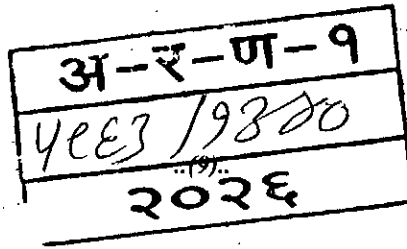
whereof the promoter do hereby admit and acknowledge, the promoter as an absolute owner, do hereby grant convey, transfer, demise, assure and assign by way of sale unto and to the allottee, the Apartment having total carpet area of **55.08** sq.mt. (built up area of **62.09** square meters) bearing the Apartment no. **A-107** and situated on the **First Floor** of the said building named "**SAMPADA RESIDENCY**" constructed on the said project land described in the First Schedule hereto, together with **0.916%** undivided share in the said land described in the First Schedule hereto and the other common areas and facilities of the building described in Second Schedule and hereinafter referred to as "**THE SAID PROPERTY**" and TOGETHERWITH the right to use jointly along with the other, the Apartment owners in the building, the common areas and facilities of the building as stated in the **Deed of Declaration dated 10.11.2023**, registered at **Document No.11765/2023** in the office of the Sub-Registrar Amravati Rural and also mentioned in the **Second Schedule** hereto as well as in this Deed of Apartment and TOGETHERWITH its and every of its rights, liberties, privileges and appurtenances whatsoever of the promoter into or upon the said property unto and to the allottee absolutely and forever free from all encumbrances and liabilities whatsoever TO HAVE AND TO HOLD THE SAME UNTO AND TO THE ALLOTTEE as an absolute owner thereof forever and subject however, to other terms and conditions appearing herein below. The apartment hereby sold is fully described in Schedule-A hereto.

MANNER OF PAYMENT OF CONSIDERATION.

- i) **Rs.3,70,000/-** (Three Lakh Seventy Thousand only) via
Cheque No.**591606** Dtd. **17/07/2026** From
State Bank of India, Branch Rukhmini
Nagar,Amravati.
- ii) **Rs. 33,30,000/-** (Rupees Thirty-Three lakh Thirty Thousand only), DD-Cheque No.**285595** dated **15/07/2026** issued by PNB Housing Finance Ltd., drawn on Punjab National Bank, ECE House, K.G. Marg, New Delhi Branch, has been received.

2] That the total Price above excludes all Taxes including GST which may be levied, in connection with the construction of and carrying out the Project and the conveyance of the said Apartment to the allottee by the instant deed of apartment.

3] That, the allottee, before execution of this deed of apartment, has personally verified and inspected the said Apartment as well as the entire building namely "**SAMPADA RESIDENCY**" and is satisfied that the construction has been made in accordance with the sanctioned building plans and specifications. The allottee do hereby admit that there is no leakage, breakage or seepage of anything in the said Apartment or the building and the facilities and amenities agreed to be provided have been provided in the building and the allottee is completely satisfied about the facilities and amenities provided to the said Apartment as well as the building, quality of construction and the



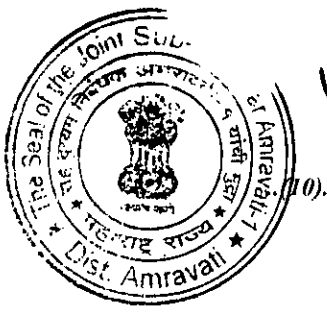
carpet area. The promoter has agreed to sale the said Apartment to the allottee and has executed this Deed of Apartment only in view of such satisfaction of the allottee.

4] That, simultaneously with the execution of this DEED OF APARTMENT, the promoter has delivered to the allottee, the possession of the said property hereby sold to the allottee. The allottee does hereby admit and acknowledge the receipt of possession of the same.

5] **Representations and Warranties of the Landowner and Promoter—The Promoter hereby** represents and warrants to the Allottee as follows:

- (i) The landowner and Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this Deed of Apartment and had the requisite rights to carry out development upon the project land and also had actual, physical and legal possession of the project land for the implementation of the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities and has carried out development of the Project as per the said approvals and has completed the development of the project;
- (iii) There are no encumbrances upon the project land or the Project.
- (iv) There are no litigations pending before any Court of law with respect to the project land or Project.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the project land and said building are valid and subsisting and have been obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project land, Building and common areas.
- (vi) The Promoter has the right to execute this Deed of Apartment and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- (vii) The landowner and the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement, arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Deed of Apartment.
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Deed of Apartment.
- (ix) The Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the building to the Association of the Allottees.
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent

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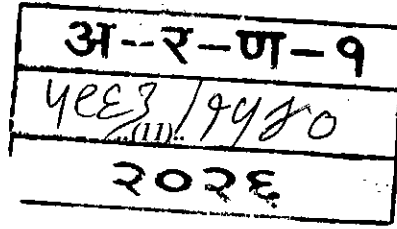


Authorities for the period upto the date of execution of this deed of apartment.

- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter or the landowner in respect of the project land and/or the Project.

6] ***The Allottee/s, hereby covenants with the Promoter as follows:-***

- (i) To maintain the Apartment at the Allottee's own cost in good and tenantable and repaired condition and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change or alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- (ii) Not to store in the Apartment, any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases or common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- (iii) To carry out, at its own cost, all internal repairs to the said Apartment and maintain the Apartment in the same condition or state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the Apartment or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good, tenantable, repaired and condition and in particular, so as to support shelter and protect the other



parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns or beams or walls or slabs or RCC Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Association.

- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium, shall become payable in respect of the insurance.
- (vi) Not to throw dirt or rubbish or rags or garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- (vii) To bear and pay local taxes, water charges, insurance and such other levies if any which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold subject to the prior permission of the Association of the Apartment owners and the local authority.
- (viii) That, in accordance with the Clause TWENTY FOUR of the Deed of Declaration dated 10.11.2023 registered at Document No.11765, subject to which, the allottee had agreed to purchase the said apartment hereby sold, the allottee had agreed for the allotment of covered parking of the four wheeler beneath the building "SAMPADA RESIDENCY" and accordingly the **Parking Slot No.S-19** as shown in the parking map annexed to this Deed of Apartment, has been allotted to the allottee for the parking of one four wheeler beneath the building "SAMPADA RESIDENCY" i.e. the covered parking area. In addition of the covered parking area, there is the parking area of the vehicles in the open land towards the Northern side of the building "SAMPADA RESIDENCY". As the allottee has been allotted a specific parking slot for the passing of one four wheeler in the covered parking area beneath the building, the allottee shall not be entitled to park his four wheeler in the said open parking area.
- (ix) The Allottee shall observe and perform all the bye-laws, rules and regulation of the Association including the bye-laws contained in the said **Deed of Declaration dated 10.11.2023**, registered at **Document No.11765/2023** duly registered in the office of the Sub-Registrar Amravati Rural, referred to above and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Association regarding the occupancy and use of the

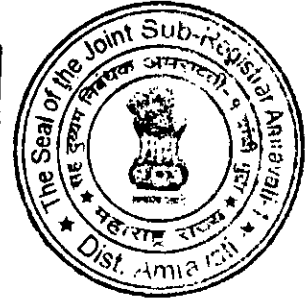
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- Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Deed of Apartment. The allottee shall regularly pay his/her share of the expenses for maintaining the common areas and facilities of the building to the Association of **"SAMPADA RESIDENCY CONDOMINIUM"**, who shall maintain the common areas and facilities of the building.
- (x) For the convenience of the Administration of **"SAMPADA RESIDENCY CONDOMINIUM"**, the allottee has deposited the lump-sum amount of **Rupees One Lac**, by way of corpus fund. As the separate bank account of **"SAMPADA RESIDENCY CONDOMINIUM"** has not yet been opened, at present, the said amount has been paid by cheque Rs.1,00,000/- (One Lakh only) **Cheque No. 591606** Date on **17/07/2026** From **State Bank Of India**, payable in the name of the promoter. However, after bank account of **"SAMPADA RESIDENCY CONDOMINIUM"** will be opened, the promoter shall transfer the said amount of Rupees One Lac to the separate account of **"SAMPADA RESIDENCY CONDOMINIUM"**. The said amount received from the allottee and similar amount to be received from all other allottees, shall be invested by the Association in fixed deposit and the interest accrued from such fixed deposit shall be utilized towards the charges for maintenance of common areas and facilities of the building. In case, the interest accrued from such amount deposited by the allottee and the other allottees of apartments shall not be sufficient to meet the expenses for the maintenance of common areas and facilities, then the allottee shall pay such additional amount by way of monthly maintenance charges in accordance with his/her share in the common areas and facilities of the building, so as to meet the expenses of the maintenance of common areas and facilities. The allottee shall regularly pay his/her share of the expenses which may be required for the maintenance of the common areas and facilities of the building every month without any default. In case of any default by the allottee in payment of his share of expenses, the allottee shall also become liable to pay the interest @ 18% per annum on the entire amount of the arrears of the expenses required for the maintenance of common areas and facilities of the building.
- (xi) That out of the amount of corpus fund to be received from each of the allottee of the individual apartment out of **"SAMPADA RESIDENCY CONDOMINIUM"**, the requisite amount shall be utilized for the installation of the Solar Panels and structure thereof and other equipments, so that, possible arrangement could be made for the electricity supply to the common areas and facilities of the building.
- (xii) The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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7] That the promoter has deposited the necessary amount with the MSEDCL for the service line connection charges and installed the requisite panels for the installation of the individual electric meters for supply of electricity to the respective Apartment in the building. The said Apartment is a newly constructed property and the promoter has not taken separate electric connection in the said apartment. The allottee shall obtain the electric connection in the said Apartment in the name of the allottee by making appropriate application to and by depositing the necessary charges with the concerned authority and by incurring the necessary expenses for taking such electric connection.

8] That Apartment hereby sold is a newly constructed structure and has not been assessed to Local Authority Taxes. The allottee shall get the same mutated in its name in the Local Authority record and pay the Municipal Taxes in respect of the said Apartment.

9] The Promoter hereby declares that the Floor Space Index available as on date including the Floor Space Index available on account of payment of premium to the Municipal Corporation in respect of the project land is **4679.17 square meters** only and Promoter utilized said Floor Space Index by availing of TDR or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **4679.17 square meters** as utilized by it on the project land in the said Project i.e. "SAMPADA RESIDENCY" and the Allottee had agreed to purchase the said Apartment based on the said construction.

10] That the allottee has been allotted one parking slot for the parking of the four wheeler in the covered parking beneath the building "SAMPADA RESIDENCY". Hence, the allottee shall not be entitled to park his four wheeler in the open parking area situated towards the Northern side of the building "SAMPADA RESIDENCY", within the Layout Plot No.1.

11] That, if within a period of five years from the date of Occupancy Certificate dated 19.05.2026 referred to above, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment is situated, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

12] That the Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of **Residence**. The allottee shall use the parking slot in the covered parking area allotted to the allottee, only for the parking of the four wheeler and for no other purpose.

13] That the Allottee, along with other allottee(s) of Apartments in the building, shall join in forming the Association to be known as "**SAMPADA RESIDENCY CONDOMINIUM**" and for this purpose also from time to time sign and execute the application for membership and the other papers and documents

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necessary for the formation of the Association and for becoming a member thereof. No objection shall be taken by the Allottee, if any changes or modifications are made in the draft bye-laws of **"SAMPADA RESIDENCY CONDOMINIUM"**, as annexed to the Deed of Declaration dated 30.12.2019 as amended from time to time as stated herein before.

14] That the building **"GARIMA RESIDENCY"** i.e. WING-B, has been constructed by the land owner in the Southern portion of East-West division, out of the layout plot no. 1. The public road is situated towards the Northern side of the entire layout plot no.1. Hence for having access to the building **"GARIMA RESIDENCY"** from the public road situated towards the Northern side of the entire layout plot no. 1, the provision has been made in the marginal spaces on the Eastern and Western side of the building **"SAMPADA RESIDENCY"**, which is constructed in the Northernportion of the layout plot no.1. The allottee and all other allottees of the apartments out of the building **"GARIMA RESIDENCY"** and the visitors, visiting to the said building shall have a right to use the strip of land having the East-West width of 4 meters through the Eastern and Western marginal spaces left open while constructing the building **"SAMPADA RESIDENCY"** and the allottee shall have no right to object to such user of the said marginal open space as an access way to the building **"GARIMA RESIDENCY"** by the allottees, occupants and visitors of the said building **"GARIMA RESIDENCY"**.

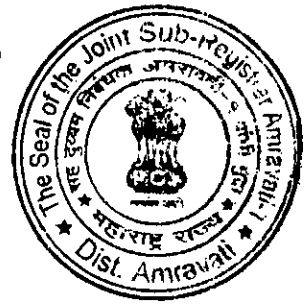
15] That, towards the Southern side of the building **"GARIMA RESIDENCY"**, the landowner and the promoter have constructed the Gym, Hall and Club House. The owners and family members of the apartments out of both the building namely **"GARIMA RESIDENCY"** and **"SAMPADA RESIDENCY"**, shall be entitled to use the said facility of Gym, Hall and Club House, subject to the payment of necessary monthly charges as may be determined by the office bearers of the Association of **"GARIMA RESIDENCY CONDOMINIUM"** and **"SAMPADA RESIDENCY CONDOMINIUM"** for the use of said facilities.

16] That, there is an open space in the layout of Field Survey No.85/3 towards the Northern side of the Layout Plot No.1, the landowner and the promoter have developed a garden in the open space Subject to the maintenance of the said garden by the owners of the apartments out the building **"GARIMA RESIDENCY"** and **"SAMPADA RESIDENCY"**, they shall be entitled to enjoy the said facility of the garden.

17] That, the land owner do hereby admit and acknowledge that in pursuance to the said Agreement of Development dated 27.04.2023 referred to above, the promoter has delivered to the landowner, the actual and vacant possession of the **Apartments no. A-102, A-201, A-202, A-203, A-206, A-207 and A-104** out of the said building **"SAMPADA RESIDENCY"**, constructed on the land described in First Schedule hereto, as on owner thereof and in pursuance to the terms of the said Agreement of Development, the land owner has become the absolute owner of the said **Apartments no. A-102, A-201, A-202, A-203, A-206, A-207 and A-104** out of the said building **"SAMPADA RESIDENCY"** and in consideration thereof and in accordance with the terms of

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the Agreement of Development dated 27.04.2023, by way of this Deed of Apartment, the land owner has conveyed to the allottee, the proportionate joint share in the said land described in the First Schedule hereto in favour of the allottee. By this Deed of Apartment the promoter has conveyed to the allottee, the super structure of the apartment hereby sold together with the joint share in the other common areas and facilities of the building assigned to the said apartment.

18] That, all expenses for execution of this DEED OF APARTMENT including stamp duty and registration charges, has been borne by the allottee as agreed.

19] That this DEED OF APARTMENT shall always be read along with the **Deed of Declaration dated 10.11.2023**, registered at **Document No.11765/2023** in the office of the Sub-Registrar Amravati Rural and as well as the provisions of The Maharashtra Apartment Ownership Act, 1970 and the Real Estate (Regulation & Development) Act 2016.

20] That with the execution of the DEED OF APARTMENT the allottee has become absolute owner of the Apartment described in the schedule-A together with the right to use jointly along with the other allottees of other the Apartment in the building, the common areas and facilities of the building including the land described in First Schedule. The allottee shall get the said Apartment mutated, in the concerned record in its name. The promoter shall give its consent by personally remaining present before such authorities.

FIRST SCHEDULE ABOVE REFERRED TO

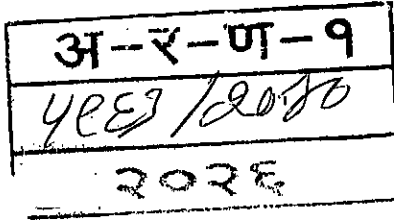
All that piece and parcel of the land admeasuring **2871.34 square meters** bearing **Layout Plot No.1** from out of the layout of O H. 54 R of the land out of **Field Survey No.85/3** of **Mouje Kathora Bk.**, Pragane Nandgaonpeth, Tq. & Dist. Amravati converted to non-agricultural use vide order dated 06.05.2016 passed by Tahasildar, Amravati in R.C.No. NAP-34/Kathora Bk.-29/2015-2016, situated near Poddar School, Kathora Road, Amravati, beyond the limits of Amravati Municipal Corporation and within the limits of Gram Panchayat Kathora Bk., and within jurisdiction of Sub-Registrar, Amravati Rural and having boundaries as under :-

Towards East	: Ramanand Layout
Towards West	: Survey No.85/2 of Shri. Mehata
Towards North	: 9 meter wide layout road and open space
Towards South	: Land of landowner & thereafter Nalla.

SECOND SCHEDULE ABOVE REFERRED TO

General Common Areas & Facilities of the building :

- Piece and parcel of the lands fully described in FIRST SCHEDULE.
- The parking place in the open land towards the Northern side of the building "SAMPADA RESIDENCY" within the layout plot no.1.
- Staircase from the ground floor upto the terrace of the building and the corridor or the passages or the lobbies in front each apartments.
- Two enclosure for the lift and the equipment and the



- installation of the lift.
- (e) Water tank located at the roof of the building for the water from borewell.
 - (f) Water tank located at ground level for the tap water.
 - (g) Plumbing network throughout the building.
 - (h) Electric wiring in the common areas of the building and the electric meter for the electricity in the common areas outside the apartments.
 - (i) Necessary lights in the common areas of the building.
 - (j) Common Septic tank and drainage system of the building.
 - (k) Two Borewell and water lifting arrangement for lifting of water to the tank at the roof of the building.
 - (l) Tap water connection with water lifting arrangement for lifting of the tap water from the water tank at the ground level to the tap water connection in the apartments.
 - (m) Common compound wall around boundary of the Layout Plot No. 1 and the iron grill gate.
 - (o) Room for watchman besides the entrance gate of the layout plot no.1 towards the Northern side for the watchman of the buildings "GARIMA RESIDENCY" and "SAMPADA RESIDENCY".

Schedule 'A'

DESCRIPTION OF THE APARTMENT ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

An apartment bearing no. **A-107** situated in the **Sampada Residency Wing-A** on the **First Floor** and having the carpet area of **55.08 sq.mt.**(built up area of **62.09 sq.mt.** **Super Built up Area** Of **87.655 sq.mt.**) from out of the said building named as **SAI CITY, SAMPADA RESIDENCY WING-A** constructed upon the project land described in First Schedule above and having boundaries as under:-

Towards East : Marginal Space

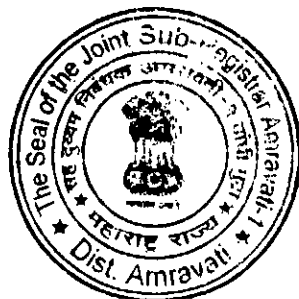
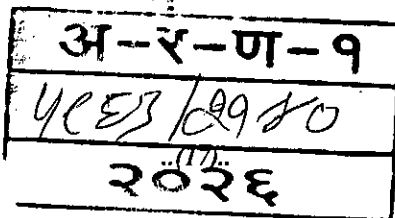
Towards West : Flat No.A-108

Towards North : Flat No.A-106

Towards South : Marginal Space

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed of Apartment at **AMRAVATI** in the presence of attesting witness, signing as such on the day first above written.

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LAND OWNERS : S. S. B. Associates, Amravati, by its Partners, through the Power of Attorney Holder (vide P.O.A. dated 27.04.2023 registered at Document No.4458/2023)

i) Mangesh Sudhakar Rao Hajare (P.O.A. for land owner)

Photograph	Thumb Impression	Signature
		

ii) Nilay Arun Rao Patil (P.O.A. for land owner)

Photograph	Thumb Impression	Signature
		

PROMOTER : Anshuman Builders, through its partners;

i) Mangesh Sudhakar Rao Hajare

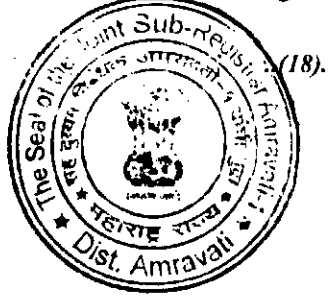
Photograph	Thumb Impression	Signature
		

ii) Nilay Arun Rao Patil

Photograph	Thumb Impression	Signature
		

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ALLOTTEE : Kiran Vasantrao Pachghare

Photograph	Thumb Impression	Signature
		

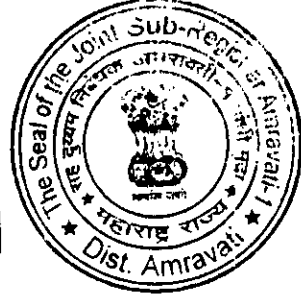
WITNESSES :

1) Chavhan Gadwale
Gadwale

2) Pawar P. Ronghe
(Ponghe)

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- कठोरा बु. (५३२६७५)

तालुका :- अमरावती

जिल्हा :- अमरावती



PU-ID : 17211639673

मुमापन क्रमांक व उपविभाग ८५/३/१

17211639673

मुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	युक्त, खंड व इतर अधिकार.
क्षेत्राचे एकक आर.चौ.मी	२०९७०७	एस. एस. बी. असोशिएशन सर्वे				(१)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		कपिल सुरेंद्र आडे				(१)	
बिन शेती २८.७१.३४		स्वप्नील अनिलराव डपळे				(१)	इतर अधिकार
		सामाईक क्षेत्र	२८.७१.३४	१४३.५६			अकृषिक बापर - रहिवास (गायठाणाबाहेरील)
बिन शेती १४३.५६							रा. मा. क्र. NAP-३४/२९/२०१५/१६ (१)
आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ०००० व दिनांक : ००००
चुने फेरफार क्र :							सीमा आणि मुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक १५/१२/२०१९-०३-२६-२८ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: २९/०५/२०२४ : १७:१२:५३ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsir/> या संकेत स्थळावर जाऊन ०७०११०००११४१९४२ हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed

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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अमिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- कठोरा बु. (५३२६७५)

तालुका :- अमरावती

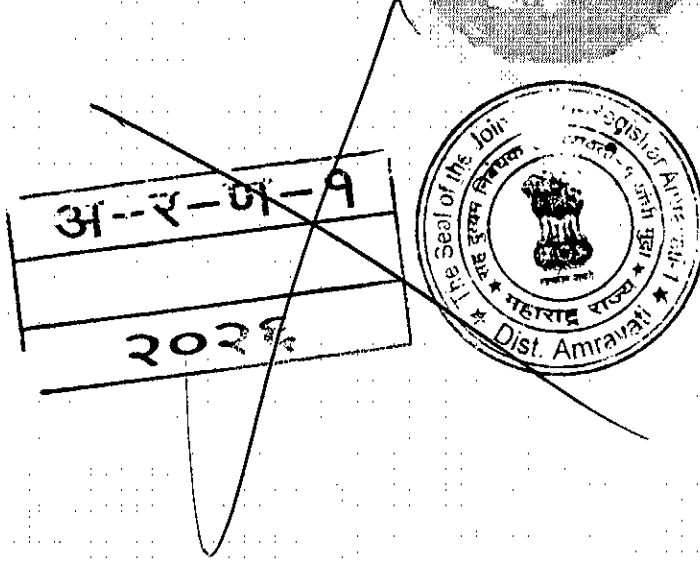
जिल्हा :- अमरावती

भूमापन क्रमांक व उपविभाग ८५/३/१

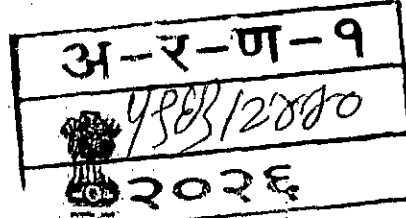
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महा भूमि



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तहसिलदार अमरावती यांचे कार्यालय

सांस्कृतिक भवन समोर, मोर्शी रोड, ता.जि.अमरावती

दुरध्वनीक्र.: ०७२१-२५७५५२२

E-mail:- tah.amravati@gmail.com

क्र.म.स/प्रस्तु-१/बां.पु. प्रमाणपत्र/कावि १०८/२०२६

दिनांक:- १९/०५/२०२६

प्रति,

एस.एस.बी.असोशिएशन तर्फे कपिल सुरेंद्र आंडे, स्वप्नील अनिलराव ढवळे,
रा. अमरावती, ता.जि. अमरावती.

विषय :- बांधकाम पूर्णत्व प्रमाणपत्र (Occupancy Certificate) मिळणेबाबत.

संदर्भ :- १) आपला अर्ज

२) या कार्यालयाचे पत्र क्र. प्रस्तु-१/अहवाल/कावि-८०२ दि. ०६/०३/२०२६

३) सहायक संचालक नगर रचना मुल्यनिर्धारण विभाग, अमरावती यांचे पत्र क्र.
जा.क्र./बांध.पूर्णत्व प्रमाणपत्र/मौ. कठोरा बु./ता.जि.अम./स.नं.८५/३/ससंनर
अम/५९५ दि.१२/०५/२०२६

उपरोक्त विषयान्वये अर्जदार एस.एस.बी.असोशिएशन तर्फे कपिल सुरेंद्र आंडे, स्वप्नील अनिलराव ढवळे, रा. अमरावती, ता.जि. अमरावती यांनी मौजा कठोरा बु., ता.जि. अमरावती येथील सर्व्हे क्र. ८५/३ मधील प्लॉट क्र. १ एकुण क्षेत्र २८७९.३ चौ.मि. मंजूर अभिन्यासातील वरील भुखंडाचे बांधकाम पूर्ण झाल्याबाबत अर्जदाराने बांधकाम पूर्णत्व प्रमाणपत्र मिळणेबाबत विनंती अर्ज दाखल केल्यावरून प्रकरणात सहायक संचालक नगर रचना आणि मुल्यनिर्धारण विभाग, अमरावती यांचे अभिप्राय मागविण्यात आले.

त्याअनुषंगाने विषयांकित प्रकरणी प्रत्यक्षस्थळ निरीक्षण केले असता प्रकरणी या कार्यालयाचे पत्र क्र. प्रस्तु-१/अहवाल/कावि-८०२ दि. ०६/०३/२०२६ व पत्र क्र. प्रस्तु-१/बांध.प./कावि-१४०८/२०२२ दि. ०९.०५.२०२२ अन्वये पत्रानुसार सहायक संचालक नगर रचना व मुल्यनिर्धारण विभाग अमरावती यांचे पत्र क्र. बांध.प./ मौ. कठोरा बु. /ता. जि. अम./सर्व्हे क्र. ८५/३/ससंनर-अम/५९५ दि.१२/०५/२०२६, नुसार बांधकाम नकाशा मंजुरीची शिफारस केलेल्या नकाशा प्रमाणेच वरील संपूर्ण बांधकाम परवानगी सर्वसाधारणपणे झालेली असल्याचे अभिप्राय प्राप्त झाले.

सबब एकुण प्रस्तावित बांधकाम सदर मौजा कठोरा बु., ता.जि. अमरावती येथील सर्व्हे क्र. ८५/३ मधील प्लॉट क्र. १, एकुण क्षेत्र-२८७९.३ चौ.मि. भुखंडावरील सहायक सहायक संचालक नगर रचना व मुल्यनिर्धारण विभाग अमरावती यांचे पत्र क्र. बांध.प./ मौ. कठोरा बु. /ता. जि. अम./सर्व्हे क्र. ८५/३/ससंनर-अम/५९५ दि.१२/०५/२०२६, नुसार सर्वसाधारणपणे पूर्ण झाले असल्याने बांधकाम पूर्णत्व प्रमाणपत्र (Occupancy Certificate) देण्यात येत आहे.



तहसिलदार अमरावती

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अ-२-ण-९
५६६/२५२०
२०२६



तहसिलदार-अमरावती यांचे न्यायालय

रा.मा. क्र. एम.आर.सी-८१/कठोरा बु./४९-२०२१-२०२२

अर्जदार :- एस.एस.बी. असोसिएट्स तर्फे भागीदार श्री. कपील सु. आडे व स्वप्नील अ. ठवळे, रा. अमरावती

-आदेश-

बांधकाम परवानगी आदेश

(पारीत दिनांक - ३०/१२/२०२२)

अर्जदार एस.एस.बी. असोसिएट्स तर्फे भागीदार श्री. कपील सु. आडे व स्वप्नील अ. ठवळे, रा. अमरावती यांनी तहसिलदार अमरावती यांचे आदेश क्र. रा.मा.क्र.एन.ए.पी-३४/कठोरा बु./२९/२०१६-२०१७ आदेश दिनांक-११.११.२०१६ अन्वये निवासी व वाणिज्य प्रयोजनार्थे अकृषक मंजूर करण्यात आलेल्या मौजा कठोरा बु. ता.जि. अमरावती येथील सर्व्हे नं. ८५/३ मधील प्लॉट क्र. १ क्षेत्र २८७१.३४ चौ. मि. जागेवर निवासी व वाणिज्य प्रयोजनाकरीता बांधकाम करण्याची परवानगी मिळणेबाबत दिनांक ०१.०४.२०२१ रोजी दाखल केलेल्या अर्जावरून प्रकरण पुढीलप्रमाणे करण्यात आले अर्जासह अर्जदाराने गाव नमुना ७/१२ मंजूर अकृषक आदेश व बांधकाम अभिन्यासाची प्रती इ.दस्तऐवज दाखल केला.

सदर प्रकरणी या कार्यालयाचे पत्र क्र. प्रस्तु-१/बांध.प./कावि-८२८/२०२१ दिनांक ०५.०४.२०२१ नुसार सहायक सहायक संचालक नगर रचना आणि मूल्यनिर्धारण शाखा कार्यालय, अमरावती यांचा अहवाल मागविण्यात आला.

सहायक संचालक नगर रचना आणि मूल्यनिर्धारण शाखा कार्यालय, अमरावती यांचे पत्र क्र. बा.प.मो.कठोराबु./ता.जि.अम/स.न.८५/३/ससनर-अम/३१३५/दिनांक २६.१२.२०२१ नुसार पत्रातील अटी व शर्तीनुसार बांधकामास शिफारस केलेल्या पत्राची मुळ प्रत व बांधकाम अभिन्यासाच्या मंजूरीच्या शिफारस प्रति प्राप्त झाल्या आहे.

त्याअन्वये सहायक संचालक नगर रचना आणि मूल्यनिर्धारण शाखा कार्यालय, अमरावती यांनी वरील पत्रान्वये खालील अटी व शर्तीसह बांधकाम परवानगी करिता नाहरकत दिलेली आहे.

अटी व शर्ती पुढीलप्रमाणे-

- १) जागेचे मालकी हक्कासंबंधाने सविस्तर खातरजमा महसूल विभागाने प्रथमतः करणे आवश्यक आहे.
- २) प्रादेशिक योजना क्षेत्रासाठी शासनाच्या नगर विकास विभागाचे दि.२१.११.२०१३ पासून लागू केलेल्या प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.२.११ नुसार उपरोक्त क्षेत्रासाठी सुरक्षा अनामत ठेव जमा करण्याबाबत तरतुद करण्यात आलेली आहे. तथापी याबाबतचे दर व कार्यपद्धती अध्याप शासनाकडून विहित करण्यात आलेली नाही. त्यामुळे संबंधित अर्जदार भूखंडधारक/विकासकर्ते यांचेकडून बंधपत्र बांधकाम नकाशा मंजूरीपूर्वी सादर करून घेण्यात यावे. सदर बंधपत्र अर्जदार भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहील.
- ३) विषयांकित बांधकाम नकाशाची छाननी प्रस्तावासोबत उलब्ध असणाऱ्या कागदपत्रांच्या आधारे केलेली आहे. (उदा. ७/१२ उतारा, नकाशा, अभियंत्याचे अनुज्ञापत्र इत्यादी) या कागदपत्रांच्या अधिकृततेबाबत व अदयाबत नोंदीबाबत महसूल विभागाकडून खात्री करण्यात यावी.
- ४) प्रस्तुत बांधकाम नकाशांना आपणाकडून मंजूरी अदा केल्यानंतर व बांधकाम परवानगी दिल्यानंतर सदर परवानगी ही एक वर्षाकरीता वैध राहील. त्यानंतर मुदतवाढ घेणे अर्जदार भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहील.
- ५) आपणाकडून देण्यात आलेल्या बांधकाम परवानगीप्रमाणे बांधकाम सुरु असल्याची तपासणी नियमानुसार वेळोवेळी महसूल विभागाकडून करून घेण्यात यावी. तद्वतच जाता तपासणी व भोगवटा प्रमाणपत्र प्राप्त करून घेणे अर्जदारास भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहील.
- ६) अकृषक परवानगी आदेशातील अटी व शर्ती अर्जदार भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहतील.



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- ७) मंजूर प्रादेशिक योजना, अमरावतीकरीता लागू असलेल्या विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीप्रमाणे बांधकाम करणे व विषयांकीत मंजूर वापराकरीताच सदर बांधकामाचा वापर करणे अर्जदार भूखंडधारक/विकासकर्ते यांचेसह सर्व संबंधितांवर बंधनकारक राहील.
- ८) मंजूर नकाशाप्रमाणेच बांधकाम करण्याची सर्वस्वी जबाबदारी अर्जदार भूखंडधारक/विकासकर्ते यांचेवर राहील अन्यथा महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे तरतुदीप्रमाणे अनाधिकृत बांधकामावर रितसर कार्यवाही सक्षम प्राधिकरणाकडून प्रस्तावित करण्यात येईल.
- ९) आजुबाजुचे वहीवाटीला बांधा होणार नाही, याची दक्षता अर्जदार भूखंडधारक/विकासकर्ते यांनी घेणे बंधनकारक राहील.
- १०) महाराष्ट्र शासनाचे धोरणानुसार व मा. जिल्हाधिकारी, अमरावती यांनी दिलेल्या निर्देशानुसार प्रस्तुतचे बांधकाम करताना छातावरील पावसाचे पाणी सकलाने करून त्याचे जमीनीमध्ये पुनर्भरण करणाऱ्याचे प्रकल्पाचे (Rain Water Harvesting) बांधकाम करणे अर्जदार भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहील.
- ११) सौर उर्जेवर पाणी तापविणे व अन्नोष्मन व्यवस्था, प्रस्तावित उदवाहिनी इत्यादी बाबी विकसित करणे अर्जदार भूखंडधारक/विकासकर्ते यांचेवर बंधनकारक राहील व त्या भोगवटी प्रमाणपत्र घेणेपूर्वी वापर योग्य विकसित करणेही त्यांचेवर बंधनकारक राहील. या सुविधा वापरणाऱ्या सर्व संबंधितांवर उक्त सुविधा विकसीत झाल्यानंतर व वापरात आल्यानंतर सुस्थितीत व वापरात ठेवणे आवश्यक व बंधनकारक राहील.
- १२) बांधकाम नकाशातील गणितीय चुका वा जागेवर नकाशावर नमूद केल्या व्यतिरीक्त जादा बांधकाम असल्यास त्यास संबंधित देखरेख करणारे वास्तुशिल्पी व अर्जदार भूखंडधारक/विकासकर्ते जबाबदार राहतील.
- १३) प्रस्तावासोबतच्या उपलब्ध कागदपत्राच्या आधारे या कार्यालयाने मंजूरीची शिफारस केली आहे. सदरहू कागदपत्रे बोगस वा दिशाभूल करणारे असल्यास त्याचप्रमाणे प्रत्यक्ष जागेवर बांधकाम केले असल्यास सदरची शिफारस रद्द समजण्यात यावी.
- १४) शासनाचे विविध स्वरूपातील कामगार कल्याण उपकरांसह अन्य कर सक्षम प्राधिकरण म्हणजे महसूल विभागाकडे अर्जदार भूखंडधारक/विकासकर्ते यांनी भरणे आवश्यक व बंधनकारक राहील व अशा करांचा भरणा सक्षम प्राधिकारी म्हणून आपले स्तरावर करून घेणे अभिप्रेत व आवश्यक आहे.

वरील अटी व शर्तीनुसारच आवेदकास जोला पातळी (Plinth Level) पर्यंत बांधकामाची परवानगी देण्यात येत आहे. त्यानंतर जोला तपासणी प्रमाणपत्र घेवूनच पुढील बांधकाम परवानगी प्राप्त करून घ्यावी.

तहसिलदार अमरावती

प्रतिलिपी :-

- १) मा. उपविभागीय अधिकारी अमरावती यांना माहितीस सविनय सादर.
- २) सहायक संचालक नगर रचना मुख्यनिर्धारण विभाग अमरावती यांना माहिती व आवश्यक कार्यवाही करिता.
- ३) उपअधिक्षक भूमी अधिलेख अमरावती यांना माहिती व आवश्यक कार्यवाही करिता.
- ४) प्लानटी मोजा कठोरा बु., ता.जि. अमरावती यांना माहिती व आवश्यक कार्यवाही करिता.
- ५) एस.एस.बी. असोसिएट्स तर्फे भागीदार श्री. कपील सु. आडे व स्वप्नील अ. ढवळे, अमरावती यांना माहितीस रवाना.

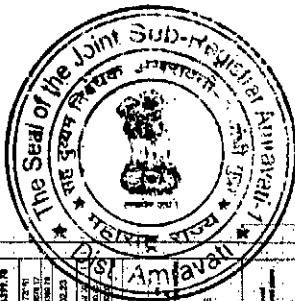
तहसिलदार अमरावती



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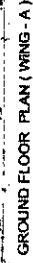


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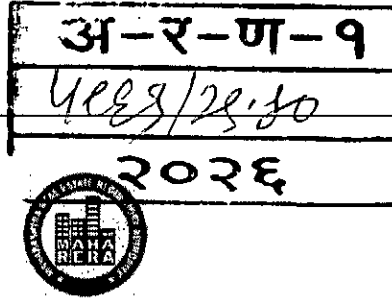


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S.NO	AREA	REMARKS	AREA (SQ.MT)
C1	2.40 X 0.31	1.4 X 10 W	0.744
C2	2.10 X 2.58	2 X 0.01	13.82
TOTAL AREA =			0.2120 SQ.M



32



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 : **P50300053618**

Project: **SAI CITY** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 1 SURVEY NO 85/3 KATHORA BK**
Kathora Bk., Amravati, Amravati, 444602;

1. **Anshuman Builders** having its registered office / principal place of business at **Tehsil: Amravati, District: Amravati, Pin: 444607.**
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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - ◊ The Registration shall be valid for a period commencing from **10/11/2023** and ending with **31/03/2026** 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: 10-11-2023 16:34:56

Dated: 10/11/2023

Place: Mumbai

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

73

Receipt (pavil)

212/4457

पावती

Original/Duplicate

Thursday, April 27, 2023

नॉवणी क्र. 39म

1:09 PM

Regn. 39M

पावती क्र. 5636 दिनांक 27/04/2023

गावठाक नाव कठोरा बु

दस्तावेजाचा अनुक्रमांक अरण-4457-2023

दस्तावेजाचा प्रकार डेव्हलपमेंट बेगीमेंट

माध्यम कारणाच्याच नाव पाटी नं. 2 अंशमन बिल्डर्स तर्फे भागीदार श्री निलय अरुणराव पाटील

नोदणी फी

₹ 30000.00

वस्तु हाताळणी फी

₹ 1000.00

पुढाची सख्या 50

एकूण

₹ 31000.00

आपणास मूळ वस्तु यंत्रनेल प्रिंट सुवी - अंदाजे

1:29 PM हा वेळी मिळेल

Join: Sub Registrar Amaravati Rural

वाजोरा मूल्य ₹ 13960000/-

पावदला ₹ 11853405/-

भारतीय मुद्रांक शुल्क ₹ 698000/-

1) दस्तावेजाचा प्रकार DHC रकम ₹ 1000/-

डीडी/घटनादेश/ए ऑडिटर क्रमांक 2504202306346 दिनांक 27/04/2023

वेकचे नाव व पत्ता

2) दस्तावेजाचा प्रकार eChallan रकम ₹ 30000/-

डीडी/घटनादेश/ए ऑडिटर क्रमांक MH000974723202324M दिनांक 27/04/2023

वेकचे नाव व पत्ता

5-2-01-9
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Receipt (payee)

212/4458

पावती

Original/Duplicate

Thursday, April 27, 2023

नोंदणी क्र. 39म

1:28 PM

Regn. 39M

पावती क्र. 5637 दिनांक: 27/04/2023

गावाचे नाव: कटोग बु.

दस्तावेजाचा अंक: अरा-4458-2023

दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: अश्विन बिल्डर्स तर्फे भागीदार श्री मंगेश सुधाकरराव हजार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्तावेज परत केल
दि २८/०४/२३

एकूण

रु. 700.00

आपणाम मूळ दस्त, येवतेने प्रिंट, सूची-२ अंदाजे
1:42 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati Rural

ब्राह्मण मुख्य: रु. 1/-

मोबदला रु. 0/-

भरवलेले मुद्रांक शुल्क: रु. 100/-

1) दस्तकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2504202306521 दिनांक: 27/04/2023

वेळेचे नाव व पत्ता:

2) दस्तकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001133705202324E दिनांक: 27/04/2023

वेळेचे नाव व पत्ता:

अ-र-ण-९
५८८९/३९८०
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35
Receipt (pavti)

212/11765

पावती

Original/Duplicate

Friday, November 10, 2023

नोंदणी क्र.: 39M

3:49 PM

Regn.: 39M

पावती क्र.: 14426

दिनांक: 10/11/2023

गावाचे नाव: कठोरा बु.

दस्तऐवजाचा अनुक्रमांक: अरग-11765-2023

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: अंशुमन बिल्डर्स तर्फे भागीदार 1) श्री मंगेश सुधाकरराव हजारे 2) निलय अरुणराव पाटील तर्फे
कबुली जवब: करिता मुखत्यार धारक आनंद मुकुंदराव खंडारे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

मुख्य दस्तऐवज परत केल

दि 20/11/23

एकूण

रु. 1100.00


Joint Sub Registrar Amaravati Rural

वाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123068911779 दिनांक: 10/11/2023

वैकीचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010485254202324E दिनांक: 10/11/2023

वैकीचे नाव व पत्ता:

अ-र-ग-9
4003/3280
2023



2113571

Tuesday, December 08, 2020

11:18 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5072 दिनांक: 08/12/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरन2-3571-2020

दस्तऐवजाचा प्रकार: स्पेशल पावर ऑफ अटर्नी

सावर करणाऱ्याचे नाव: आनंद मुकुंदराव खंडारे

नोंदणी फी

रु. 100.00

वस्तु हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

१६ दस्तऐवज परत दिला

एकूण:

रु. 420.00

आपणास मूळ दस्त, बंबनेल प्रिंट, सूची-२ अंदाजे

11:33 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Amravati II

वाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 600/-

1) देयकाचा प्रकार: DHC रकम: रु. 320/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0712202010994 दिनांक: 08/12/2020

किंवे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007855194202021E दिनांक: 08/12/2020

किंवे नाव व पत्ता:

अ-र-ण-९
५९३/३३८०
२०२६



12/8/2020

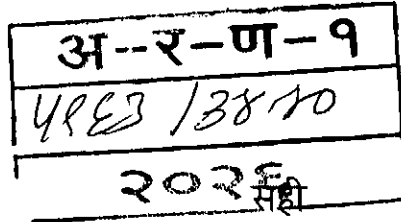
37

घोषणापत्र

मी **आनंद मुकुंदराव खंडारे** या द्वारे घोषित करतो की **दुय्यम निबंधक अमरावती** याचे कार्यालयात Sale Deed या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **अंशुमन बिल्डर तर्फे श्री मंगेश सुधाकरराव हजारें व निलय अरुणराव पाटील** यांनी सह दुय्यम निबंधक अमरावती शहर-२ दिनांक ०८-१२-२०२० (द. क्र. ३५७१/२०२०) रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर मुखत्यार पत्र लिहून देणार यांनी अद्यापही मुखत्यारपत्र रद्द केलेले नाही किंवा मुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे सदरचे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे मुखत्यापत्र पुर्णपणे वैध असून उपरोक्त मुखत्यापत्र आधारे कृती करण्याकरीता मी पूर्णतः सक्षम आहे.

दिनांक : २८-०७-२०२६

अमरावती



[Signature]

38

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2034/28676/08803

To
प्रविण नारायणराव धवळे
Pravin Narayanrao Dhawle
C/O: Shyubhangi Pravin Dhawle
d.e
Shegaon Rahatgaon Road
near Sai Prerana APPARTMENT
Girija Vihar Colony
Shivaji Nagar
Amravati Maharashtra - 444603
8959311000

Signature
[Signature]

अ-र-ण-9
883/3420
2026

आपला आधार क्रमांक / Your Aadhaar No.:
6272 7890 4635
VID : 9164 5045 2284 1808
माझे आधार, माझी ओळख

भारत सरकार
Government of India

प्रविण नारायणराव धवळे
Pravin Narayanrao Dhawle
जन्म तारीख/DOB: 06/08/1978
पुरुष/ MALE

अ-र-ण-9
8840/88140
2023

6272 7890 4635
VID : 9164 5045 2284 1808
माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0000/00830/40240

To
नरेंद्र निरंकरधरा नाकले
Narendra Nirkarbhao Nakale
DHONE COLONY
Shivaj
Akole Maharashtra - 444104
9822709240

Signature
[Signature]

अ-र-ण-9
883/3420
2026

आपला आधार क्रमांक / Your Aadhaar No.:
3623 6638 1309
VID : 9115 2925 6843 2604
माझे आधार, माझी ओळख

भारत सरकार
Government of India

नरेंद्र निरंकरधरा नाकले
Narendra Nirkarbhao Nakale
जन्म तारीख/DOB: 17/05/1978
पुरुष/ MALE

अ-र-ण-9
8840/88140
2023

3623 6638 1309
VID : 9115 2925 6843 2604
माझे आधार, माझी ओळख

भारत सरकार
Government of India

स्वप्निल धवळे
Swarnil Dhawle
जन्म तिथि/DOB: 31/08/1990
पुरुष/ MALE

5837 1172 2129
VID : 9150 4658 4410 0908
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
एसएसबी ट्रेडर्स, 101, साई प्रेरणा अपार्टमेंट के पास, शेगांव
राहतगांव रोड, गिरजा विहार कॉलोनी, शिवाजी नगर,
अमरावती,
महाराष्ट्र - 444603

Address:
SSB Traders, 101, Near Sai Prerana
Appartment, Shegaon Rahatgaon Road, Girja
Vihar Colony, Shivaji Nagar, Amravati,
Maharashtra - 444603

5837 1172 2129
VID : 9150 4658 4410 0908

1847 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

ह्रुशिकेश जितेंद्र ठाकरे
Hrushikesh Jitendra Thakare
जन्म तिथि/DOB: 22/03/2000
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या अल्पवयस्की का नहीं।
हस्ताक्षर उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएएसएल की स्कैनिंग) के साथ किया जाना चाहिए।
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 XML).

5323 1261 9625
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
मु. इसापुर, अचलपुर, कोला, अमरावती,
महाराष्ट्र - 444808

Address:
At. Isapur, Achapur, PO: Kolha, DIST:
Amravati,
Maharashtra - 444808

5323 1261 9625
VID : 9175 0423 6366 1163

1847 | help@uidai.gov.in | www.uidai.gov.in

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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2034/30528/00729

To
श्री. सुधाकरराव हाजरे
Mangesh Sudhakar Rao Hajare
S/O: Sudhakar Rao Hajare
Plot No. 67 A
Near Subhimi Gate
Powen Nagar, Copal Nagar
Sai Nagar
Amravati Maharashtra - 444607
9822733465

Signature valid

आपला आधार क्रमांक / Your Aadhaar No.:
4794 3094 6969
VID : 9183 0832 3985 0948

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

आयकर विभागाच्या
विशेष नोंदीच्या अधीन आहे
अर्थसंचालक

श्री. सुधाकरराव हाजरे
Mangesh Sudhakar Rao Hajare
जन्म तारीख/DOB: 03/08/1982
लिंग/ GENDER: MALE

4794 3094 6969
VID : 9183 0832 3985 0948

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2189/32726/49698

To
श्री. अनुराग पटील
Niley Anurao Patil
S/O: Anurao Patil
Behind Circuit House, Jail Road
16 Om Colony
Amravati
Amravati Maharashtra - 444601
9619001927

Signature valid

आपला आधार क्रमांक / Your Aadhaar No.:
8983 6950 7752
VID : 9174 9897 0106 9981

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

आयकर विभागाच्या
विशेष नोंदीच्या अधीन आहे
अर्थसंचालक

श्री. अनुराग पटील
Niley Anurao Patil
जन्म तारीख/DOB: 16/06/1986
लिंग/ GENDER: MALE

8983 6950 7752
VID : 9174 9897 0106 9981

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

आयकर विभागाच्या
विशेष नोंदीच्या अधीन आहे
अर्थसंचालक

श्री. सुधाकरराव हाजरे
Mangesh Sudhakar Rao Hajare
जन्म तारीख/DOB: 03/08/1982
लिंग/ GENDER: MALE

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACEPH0946A

नाम/ Name
MANGESH SUDHAKARRAO HAJARE

पिता याचा नाव/ Father's Name
SUDHAKARRAO BHAGWANSA HAJARE

जन्म तारीख/ Date of Birth
03/08/1982

हस्ताक्षर/ Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

श्री. अनुराग पटील
Niley Anurao Patil
अनुराग अनुराव पटील
ANURAO ANURAO PATIL

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ASBP062470

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2006/27012/01402

To
श्री. सुधाकरराव हाजरे
Anand Mukund Rao Khandare
S/O Mukund Rao Khandare
Ward No 3
Dhanore Gurav
Amravati Maharashtra - 444701
9373229601

अ-र-ण-१
4083/3880
२०२६

आपला आधार क्रमांक / Your Aadhaar No.:
6720 0932 9499
VID : 9115 4635 9220 8435

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

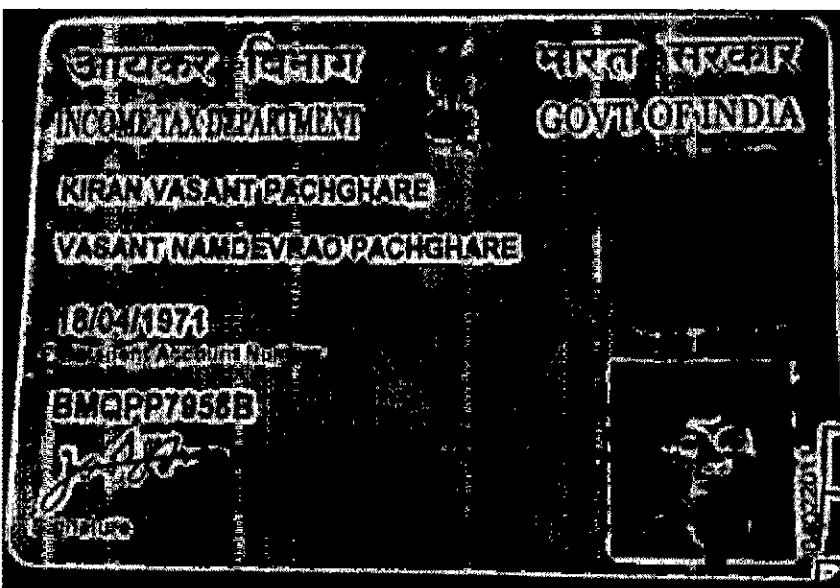
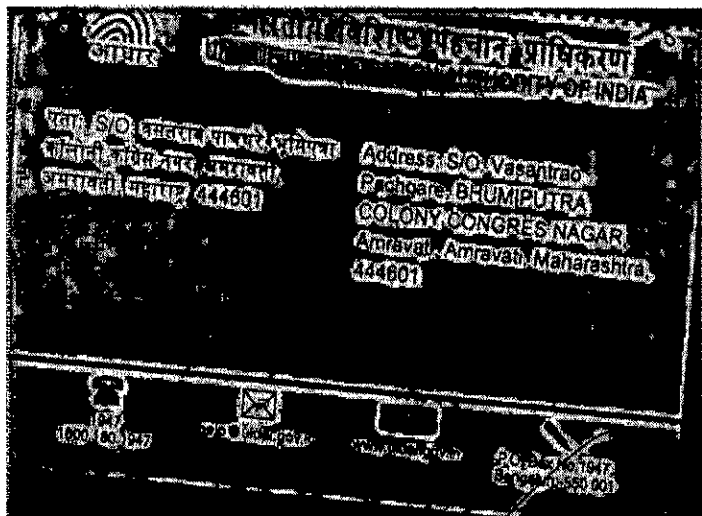
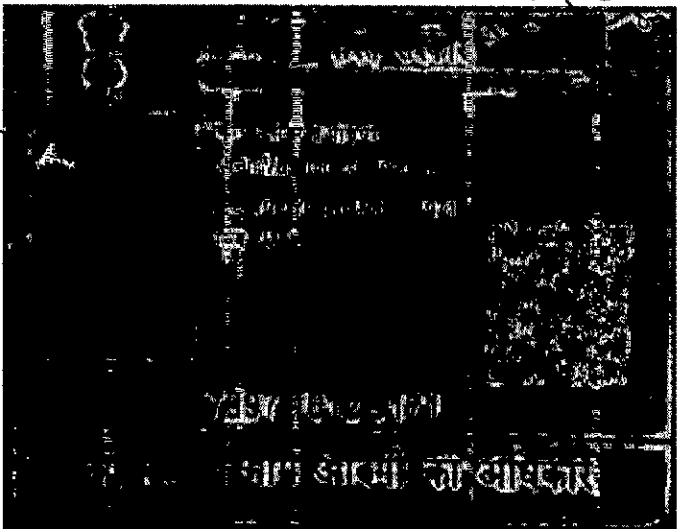
आयकर विभागाच्या
विशेष नोंदीच्या अधीन आहे
अर्थसंचालक

श्री. सुधाकरराव हाजरे
Anand Mukund Rao Khandare
जन्म तारीख/DOB: 07/09/1993
लिंग/ GENDER: MALE

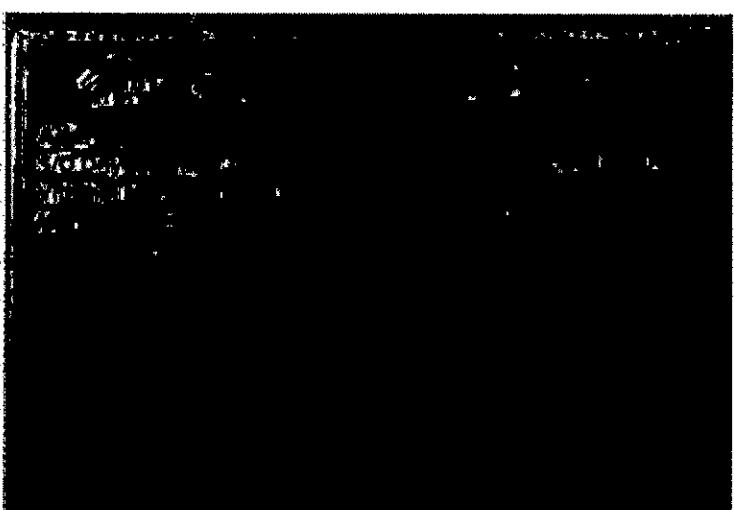
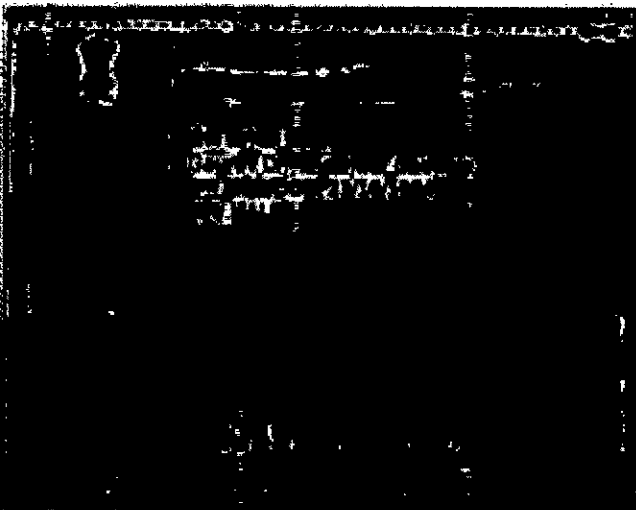
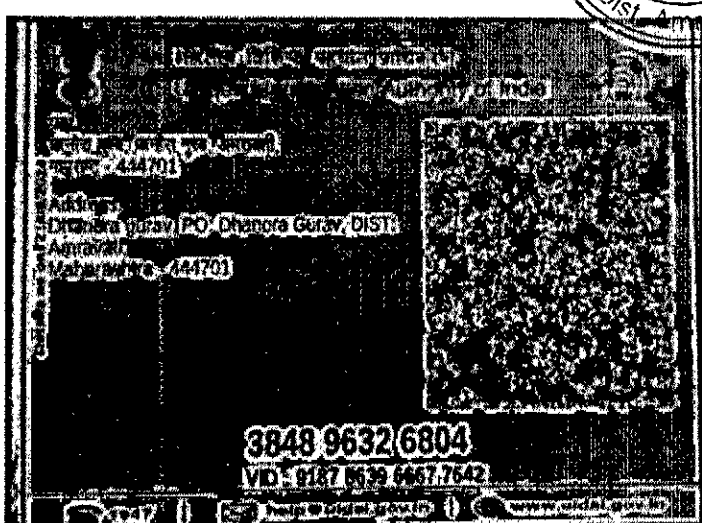
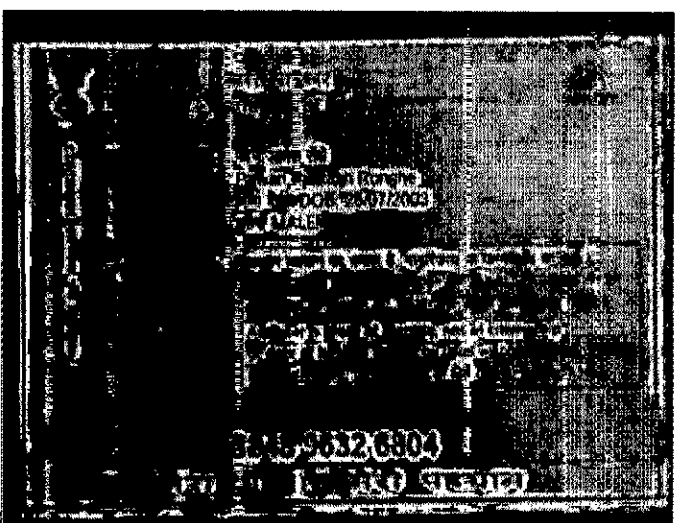
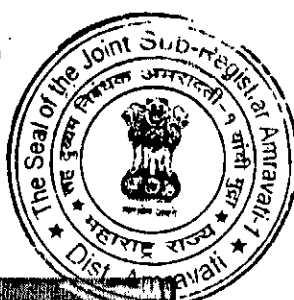
6720 0932 9499
VID : 9115 4635 9220 8435

माझे आधार, माझी ओळख

40



अ-र-ण-९
५८८३/३०८८
२०२६



41

मूल्यांकनाचे वर्ष

2026

जिल्हा

अमरावती

सोलुक्काचे नांव :

अमरावती

गावाचे नांव :

कठोरा (बु.)

ग्राम मूल्य विभाग :

9

उप मूल्य विभाग :

9.4

क्षेत्राचे नांव

Influence Area

सर्व्हे नंबर /न. शू क्रमांक :

85

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर

2750

माजगापनाचे एकक

चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र

87.655 चौ.

मीटर

मिळकतीचा

वापर -

निवासी सदानेका

मिळकतीचा प्रकार -

बांधीव

बांधकामाचे

वर्गीकरण -

I-आर सी सी

मिळकतीचे वय

0 TO 2 वर्ष

मूल्यदर/बांधकामाचा

दर-

Rs.19312/-

उद्वाहन सुविधा -

आहे

मजला -

1st To 4th Floor

Sale Type -

First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (जमिनीचा दर + घसा-यानुसार बांधकामाचा दर) * Factor

= (2750 + (19312 * (100 / 100))) * 1.1

= Rs.24268/-

मजला निहाय घट/वाढ

= 100% of 24268.2 = Rs.24268/-

Rules Applicable

3.6(i) ब. 18, 19, 19, 18

A)

मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 24268 * 87.655

= Rs.2127211.54/-

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 2127211.54 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2127212/-

= ₹ एकवीस लाख सत्तावीस हजार दोन शें बारा -/-

Home

Print

अ-र-ण-१

५९६३/३८४०

२०२६



210/5963

दस्त गोषवारा भाग-1

अरन1

38180

गुरुवार, 23 जुलै 2026 2:46 म.नं.

दस्त क्रमांक: 5963/2026

दस्त क्रमांक: अरन1 /5963/2026

बाजार मूल्य: रु. 21,27,212/-

मोबदला: रु. 37,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,22,000/-

हु. नि. सह. दु. नि. अरन1 यांचे कार्यालयात

पावती:7979

पावती दिनांक: 23/07/2026

अ. क्र. 5963 वर दि.23-07-2026

सादरकरणाचे नाव: किरण वसंतराव पाचघरे

रोजी 2:44 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 40

एकुण: 31600.00

दस्त हजर करणाऱ्याची सही:

मुनिल मधुकर राव वाडेवाले
सह हु.नि.अमरावती 1मुनिल मधुकर राव वाडेवाले
सह हु.नि.अमरावती 1

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (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.

शिक्का क्र. 1 23 / 07 / 2026 02 : 44 : 30 PM ची वेळ: (सादरीकरण)

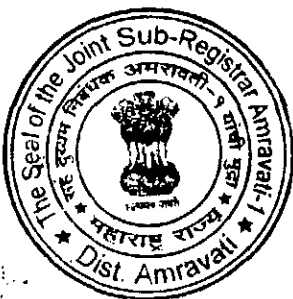
शिक्का क्र. 2 23 / 07 / 2026 02 : 45 : 16 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदांनुसार नोंदणीस दाखल झाल्याने यावर कोणत्याही संपूर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सत्यता, वैधता कायदेशीर जबाबदार आहेत तसेच सदर हस्ताक्षर कायदा/नियम/ कायदा/नियम/ तय्यन होत नाही.

लिहून घेणार सही

लिहून देणार सही





23/07/2026 2 48:50 PM

दस्त गोपवारा भाग-2

अरन1

8620

दस्त क्रमांक:5963/2026

दस्त क्रमांक:अरन1/5963/2026

दस्तावा प्रकार:-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:एम.एस.बी. असोसिएट तर्फे भागीदार स्वप्नील अनिल ढवळे व प्रवीण नारायण ढवळे यांच्या विकसन करारानुसार सर्व अधिकार अंशुमन विल्डर्स तर्फे भागीदार मंगेश सुधाकरराव हजारे व निलय अरुणराव पाटील च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. आनंद मुकुंदराव खंडारे . पत्ता:प्लॉट नं: 0, माळा नं: 0, इभारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: धानोरा गुरुव , महाराष्ट्र, अमरावती. पॅन नंबर:	लिहून देणार वय :-34 स्वाक्षरी:-		
2	नाव:किरण वसंतराव पाचघरे पत्ता:प्लॉट नं: 0, माळा नं: 0, इभारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: भूमिपुत्र कॉलनी कॉंग्रेस नगर अमरावती , महाराष्ट्र, अमरावती. पॅन नंबर:BMQPP7958B	लिहून घेणार वय :-55 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:23 / 07 / 2026 02 : 46 : 01 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत ग्राम 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 आनंद मुकुंदराव खंडारे	23/07/2026 02:48:20 PM	आनंद मुकुंदराव खंडारे M 1169588080204140544	
2	लिहून घेणार किरण वसंतराव पाचघरे	23/07/2026 02:47:01 PM	किरण वसंतराव पाचघरे M 1315946650255577088	

शिक्का क्र.4 ची वेळ:23 / 07 / 2026 02 : 48 : 21 PM

मुनिल मधुकरराव बोडेवाले
मह.मु.नि.अमरावती 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	Anshuman Builders Through Its Partners	eChallan	00040572026071677730	MH006517319202627M	222000.00	SD	0003873887202627	23/07/2026
2	Anshuman Builders	DHC		0726224113747	1600	RF	0726224113747D	23/07/2026
3	Anshuman Builders Through Its Partners	eChallan		MH006517319202627M	30000	RF	0003873887202627	23/07/2026

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



5963 /2026

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2. Get print immediately after registration.

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