

Receipt (pavti)

264/8676

पावती

Original/Duplicate

Tuesday, September 22, 2026

नोंदणी क्र.: 39म

3:45 PM

Regn.: 39M

पावती क्र.: 17542 दिनांक: 22/09/2026

गावाचे नाव: टाकळी (सिम)

दस्तऐवजाचा अनुक्रमांक: नगन1-8676-2026

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: गौरव राजेश पांडेय

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 30

DELIVERED ORIGINAL
REGISTERED DOCUMENT

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:04 PM ह्या वेळेस मिळेल.

सह दुसऱ्या मिळविले
नगनपूर क्र. १,

बाजार मूल्य: रु.3020000/-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 245000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926183910540 दिनांक: 22/09/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010441642202627E दिनांक: 22/09/2026

बँकेचे नाव व पत्ता:

Re-1



CHALLAN
MTR Form Number-6



GRN	MH010441642202627E	BARCODE	18 09 2026 18:40:50		Date	18/09/2026-18:40:50	Form ID	25.1
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty and Registration Fee together Registration Fee					
Office Name			NGP1_HQR SUB REGISTRAR NAGPUR 1					
Location			NAGPUR					
Year			2026-2027 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			245000.00		Road/Street			
0030063301 Registration Fee			30000.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					PAN2=ACXPK3154E--SecondPartyName=SHRI VIJAY SHANKAR			
					KALE--CA=3500000--Marketval=3020000			
					Amount In			
					Two Lakh Seventy Five Thousand Rupees Only			
Total			2,75,000.00		Words			
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref. No.		00040572026091870972 IK0DUAPTM9	
Name of Bank			Bank Date		RBI Date		18/09/2026-18:24:41 Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA			
			Scroll No. , Date		Not Verified with Scroll			

Department ID : XXXXXX6354
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-९
९६६६/२०२६
९/३०



Handwritten signature

Print Date 18-09-2026 06:41:41



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926183910540

Payment Date : 18/09/2026

Received from **Shri Gaurav Rajesh Pandey**, Mobile number 7777777777, an amount of Rs.1200/- towards **Document Handling Charges** for the **iSARITA 1.9** in the Joint District Registrar office of the District Nagpur.

Payment Details

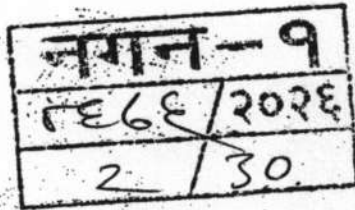
Bank Name : SBIN

Receipt Date : 18/09/2026

Bank CIN : 10029762026091810244

REF No. : 6840892069837

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



SALE DEED

FOR RS. 35,00,000/-

(RUPEES THIRTY FIVE LACS ONLY)

GOVERNMENT MARKET VALUE RS. 30,20,000/-

[Valuation of Stamp Duty @ Rs. 49,900/- per Sq. Mtrs. as per Sheet No. 78, City Survey No. 137 of Mouza – Takli Seem appearing as Item No. 24.380/78 Page No. 1090 of Government Stamp Duty Ready Reckoner, 2026 – 2027]

This **SALE DEED** is made and executed at **NAGPUR** on this 22nd Day of **SEPTEMBER, 2026**

BETWEEN

SHRI VIJAY S/O SHANKAR KALE, Aged about 63 years, Occupation – Service (PAN: ACXPK3154E) [Aadhaar No. 9586 0475 1238], Mobile No. 9890042531, Resident of Quarter No. 3, South Ambazari Road, VNIT Campus, Shankar Nagar, Nagpur - 440010, herein afterwards called as the “**VENDOR**”, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said “**VENDOR**” as well as his heirs, successors in title, legal representatives, executors, administrators and assigns of the **FIRST PART**.

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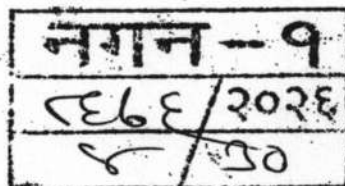
AND

SHRI GAURAV S/O RAJESH PANDEY, Aged about 38 years, Occupation - Business (PAN: APPPP5985D) [Aadhaar No. 7531 0771 9315], Mobile No. 8668446354, Resident of Plot No. 125, Indraprastha Society, Deendayal Nagar, Road, Swavlambi Nagar, Ranapratap Nagar, Nagpur - 440022, herein afterwards called as the "**PURCHASER**" which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**PURCHASER**" as well as his heirs, successors in title, legal representatives, executors, administrators and assigns of the **SECOND PART**.

WHEREAS the Vendor is sole and absolute owner of **ALL THAT** variable, proportionate and undivided **11.074%** share and interest in all that piece and parcel of Nagpur Improvement Trust leasehold land bearing **Plot No. 39**, total containing by admeasurement **418.06 Sq. Mtrs.** (4500.00 Sq. Fts.) in **Bhamti - Parsodi Street Scheme** being a portion of land bearing **Khasra No. 25/2** of **Mouza - Takli Seem** bearing **Sheet No. 78, City Survey No. 137** **TOGETHERWITH** the entire R.C.C. super structure Residential Apartment No. **M - 1 (M - One)** having **Built Up Area** of **56.326 Sq. Mtrs.** (606.30 Sq. Fts.) situated on the **Mezzanine Floor** in the building known and styled as **Shubham Apartment - III** bearing **Municipal Corporation House No. 1152 / A / 39 / M / 1** in **Ward No. 74**, situated at **Jal Vihar Colony, Hingna Road, Nagpur**, within the limits of **Nagpur Municipal Corporation** and **Nagpur Improvement Trust** in **Tahsil and District - Nagpur**, which is more particularly described in **Schedule of Property** hereunder written. (Herein afterwards referred to as the said "**Apartment**" for sake of brevity and convenience).

WHEREAS originally, **All That** piece and parcel of **Nagpur Improvement Trust** leasehold land bearing **Plot No. 39**, total containing by admeasurement **418.06 Sq. Mtrs.** (4500.00 Sq. Fts.) in **Bhamti - Parsodi Street Scheme** being a portion of land bearing **Khasra No. 25/2** of **Mouza - Takli Seem**, situated at **Jal Vihar Colony, Hingna Road, Nagpur**, within the limits of **Nagpur Municipal Corporation** and **Nagpur Improvement Trust** in **Tahsil and District - Nagpur** was granted on lease by the **Nagpur Improvement Trust** acting through its **Executive Officer** in favour of **Shri Narottam Hirjibhai Rathod**, Resident of **Plot No. 39, Jal Vihar Colony, Hingna Road, Nagpur** to hold the said **Plot No. 39** on leasehold rights for a period of **30 years** commencing from **20-10-1986** and ending on **19-10-2016** by virtue of an **Indenture of Lease** dated **07-06-2000** which is registered at in **Addl. Book No. 1, Volume No. 46** on **Pages 56 to 58** **Serial No. 1025 (P)** on **14-06-2000** in the office of **Sub -Registrar No. 1, Nagpur**.

WHEREAS lateron, **Shri Narottam Hirjibhai Rathod** decided to develop the said **Plot No. 39** into a **Commercial cum Residential Estate** by constructing a **Commercial cum Residential**

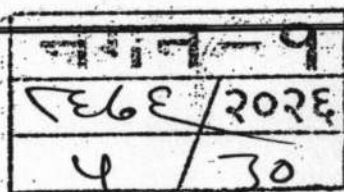


Apartment Scheme comprising several Commercial Shops and self contained Residential Apartments and accordingly, he entrusted the entire work of development of the said Plot and construction of Commercial cum Residential Apartment Scheme thereon to M/s. L.K. Constructions, Developers & Builders, acting through its Sole Proprietor, Shri Subhash Motiramji Kasulkar, Resident of Plot No. 173, Surve Nagar, Jaitala Road, Bhamti, Nagpur by virtue of an Agreement of Development which is registered Serial No. 969 / 2004 on 25-02-2004 in the office of Sub - Registrar No. 1, Nagpur. Whereas by the said Agreement of Development, Shri Narottam Hirjibhai Rathod authorized and empowered M/s. L.K. Constructions, Developers & Builders to develop / deal with and carryout all legal and general formalities pertaining to the said Plot No. 39 and to sell the Commercial Shops and Residential Apartments in the proposed Commercial cum Residential Apartment Scheme to each such prospective buyer/s who may be nominated by M/s. L.K. Constructions, Developers & Builders.

WHEREAS concurrent to the said Agreement of Development dated 25-02-2004, Shri Narottam Hirjibhai Rathod appointed Shri Subhash Motiramji Kasulkar, Proprietor of M/s. L.K. Constructions, Developers & Builders as his Power of Attorney Holder by executing a deed of an General Power of Attorney on 04-09-2014 which is registered Serial No. 970 / 2004 on 25-02-2004 in the office of Sub - Registrar No. 1, Nagpur. Whereas by the said deed of General Power of Attorney, Shri Narottam Hirjibhai Rathod specifically authorized and empowered Shri Subhash Motiramji Kasulkar, Proprietor of M/s. L.K. Constructions, Developers & Builders to deal with and perform all legal and general formalities pertaining to development of the said Plot No. 39 and construction of Commercial cum Residential Apartment Scheme thereon with powers and authority to assign, convey, sell, transfer all Commercial Shops and Residential Apartments in the said Commercial cum Residential Apartment Scheme and to execute and register Agreement to Sell, Sale Deeds and other deeds in favour of prospective buyers who may be nominated by M/s. L.K. Constructions, Developers & Builders.

WHEREAS subsequently, Shri Narottam Hirjibhai Rathod, acting through his Power of Attorney Holder, Shri Subhash Motiramji Kasulkar prepared Building Plan of the multistoried Commercial cum Residential Apartment Scheme named and styled as Shubham Apartment - III, constructed on the said Plot No. 39 and accordingly, the said Building Plan was sanctioned by the Building Engineer of the Nagpur Improvement Trust vide Building Permit No. CS / 6943 / 16541, dated 21-09-2001. The said Building Plan was subsequently revised by the Town Planner, Nagpur Municipal Corporation vide Building Permit No. 178 / TP (W) / NMC / 333, dated 06-07-2005.

WHEREAS thereafter, Shri Narottam Hirjibhai Rathod, acting through his Power of

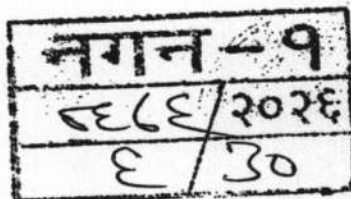


Attorney Holder, Shri Subhash Motiramji Kasulkar (Being the Grantor) subjected the entire said Residential Apartment Scheme named and styled as Shubham Apartment - III to the provisions of Maharashtra Apartment Ownership Act, 1970 and bye-laws appended thereto by registering a Deed of Declaration under Section 2 of the Maharashtra Apartment Ownership Act, 1970. The said Deed of Declaration is registered at Serial No. 6300 / 2004 on 25-10-2004 in the office of Sub -Registrar No. 1, Nagpur. Subsequently, a Correction Deed to the said Deed of Declaration was also executed which is registered at Serial No. 426 / 2006 on 24-01-2006 in the office of Sub -Registrar No. 1, Nagpur.

WHEREAS lateron, Shri Narottam Hirjibhai Rathod, acting through his Power of Attorney Holder, Shri Subhash Motiramji Kasulkar (Being the Vendor) and M/s. L.K. Constructions, Developers & Builders, acting through its Sole Proprietor, Shri Subhash Motiramji Kasulkar (Being the Consenter) agreed to sell Apartment No. M - 1 on the Mezzanine Floor in the said Shubham Apartment - III together with 11.074% share and interest in the said Plot No. 39 to Shri Vijay Shankar Kale, Resident of 184, J.B. Thakkar Marg, Near Hanuman Temple, Giripeth, Nagpur by virtue of an Agreement to Sale which is registered Serial No. 7491 / 2004 on 16-12-2004 in the office of Sub - Registrar No. 1, Nagpur.

WHEREAS finally, Shri Narottam Hirjibhai Rathod, acting through his Power of Attorney Holder, Shri Subhash Motiramji Kasulkar (Being the Vendor) and M/s. L.K. Constructions, Developers & Builders, acting through its Sole Proprietor, Shri Subhash Motiramji Kasulkar (Being the Consenter) sold the said Apartment No. M - 1 on the Mezzanine Floor in the said Shubham Apartment - III together with 11.074% share and interest in the said Plot No. 39 to Shri Vijay Shankar Kale by virtue of an Sale Deed which is registered Serial No. 1833 / 2006 on 17-06-2006 in the office of Sub - Registrar No. 3, Nagpur.

WHEREAS in the above referred Agreement to Sale registered Serial No. 7491 / 2004 on 16-12-2004 in the office of Sub - Registrar No. 1, Nagpur and Sale Deed registered Serial No. 1833 / 2006 on 17-06-2006 in the office of Sub - Registrar No. 3, Nagpur, the Sheet Number and the City Survey Number of the said Plot No. 39 as well the undivided share and interest in the said Plot No. 39 corresponding to the said Apartment No. M - 1 were inadvertently stated incorrect as Sheet No. 72, City Survey No. 99 and undivided share and interest in the said Plot No. 39 as 11.475% and as such Shri Narottam Hirjibhai Rathod, acting through his Power of Attorney Holder, Shri Subhash Motiramji Kasulkar (Being the Vendor) and M/s. L.K. Constructions, Developers & Builders, acting through its Sole Proprietor, Shri Subhash Motiramji Kasulkar (Being the Consenter) rectified and corrected the same as Sheet No. 78, City Survey No. 137 and undivided share and interest in the said Plot No. 39 as 11.074% by



executing a Correction Deed to Agreement to Sale and Sale Deed in favour of the Purchaser, Shri Vijay Shankar Kale and the said Correction Deed is registered Serial No. 2058 / 2022 on 02-03-2022 in the office of Sub – Registrar No. 4, Nagpur.

WHEREAS pursuant to Sale Deed dated 17-06-2006 and Correction Deed dated 02-03-2022, the present Vendor i.e., Shri Vijay Shankar Kale became sole, absolute and exclusive owner of the said Apartment No. M - 1 on the Mezzanine Floor in the said Shubham Apartment - III together with 11.074% share and interest in the said Plot No. 39 with all heritable and transferable rights therein.

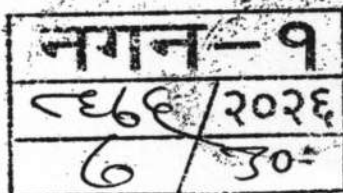
WHEREAS the name of the Vendor being sole owner of the said Apartment is mutated in the records of City Survey (Aakhiv Patrika), Nagpur Improvement Trust and Nagpur Municipal Corporation.

WHEREAS the Vendor is in vacant and peaceful possession of the said Apartment without any claim, dispute, defect in title or hindrance from any person and he has absolute legal right to deal with the said Apartment and sell the same by way of sale to any prospective buyer as per his discretion and wish.

WHEREAS now for just and cogent reasons and betterment of himself and his family, the Vendor has decided to sell the said Apartment No. M – 1 to any prospective buyer and likewise the Purchaser being desirous of purchasing the said Apartment approached the Vendor and expressed his desire and willingness to purchase the said Apartment. That after having thorough and detailed negotiations regarding sale price of the said Apartment and other terms and conditions, the Vendor hereby assigns, conveys, transfers by the said Apartment way of sale to the Purchaser for total sale consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lacs Only) upon the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS UNDER:-

THAT in lieu of total sale consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lacs Only) paid by the Purchaser to the Vendor in mode and manner stipulated hereunder in Schedule of Manner of Payment, the Vendor hereby assigns, conveys, transfers by way of sale to the Purchaser, **ALL THAT** variable, proportionate and undivided 11.074% share and interest in all that piece and parcel of Nagpur Improvement Trust leasehold land bearing Plot No. 39, total containing by admeasurement 418.06 Sq. Mtrs. (4500.00 Sq. Fts.) in Bhamti – Parsodi Street Scheme being a portion of land bearing Khasra No. 25/2 of Mouza – Takli Seem bearing Sheet



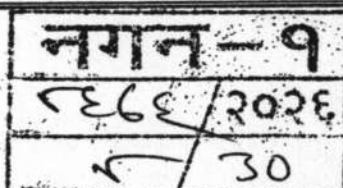
No. 78, City Survey No. 137 TOGETHERWITH the entire R.C.C. super structure Residential Apartment No. M - 1 (M - One) having Built Up Area of 56.326 Sq. Mtrs. (606.30 Sq. Fts.) situated on the Mezzanine Floor in the building known and styled as Shubham Apartment - III bearing Municipal Corporation House No. 1152/A/39/M/1 in Ward No. 74, situated at Jal Vihar Colony, Hingna Road, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District – Nagpur TO HOLD THE SAME TO AND UNTO THE PURCHASER as sole and absolute owner thereof forever, free, from payment of Non-Agricultural taxes, Municipal Corporation taxes, Electricity bills, Water bills and Maintenance charges and all other statutory charges, dues, outgoings etc., levied thereon and payable up to date.

SCHEDULE OF MANNER OF PAYMENT

DATE	AMOUNT	MODE	BANK & BRANCH
17-09-2026	Rs. 35,00,000/-	(Rupees Thirty Five Lacs Only) financed by ICICI HFC Ltd. to the Purchaser as Housing Loan and paid for and behalf of the Purchaser to the Vendor towards sale consideration amount by Pay Order No. 949115 dated 17-09-2026 drawn on ICICI Bank, Nariman Point Branch, Mumbai, the receipt whereof is acknowledged by the Vendor in lieu of selling the said Apartment to the Purchaser.	
TOTAL	Rs. 35,00,000/-	(RUPEES THIRTY FIVE LACS ONLY)	

THAT THE VENDOR AND THE PURCHASER DO HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:-

1. THAT the Vendor confirms that the Apartment hereby sold to the Purchaser is his self acquired and exclusive owned property belonging to him alone and he further confirms that no other person is legally entitled to claim ownership, title, share, interest or partition in any manner, whatsoever in the said Apartment or part thereof.
2. THAT the Vendor confirms that he has legitimate, genuine, valid and marketable title of the Apartment hereby sold to the Purchaser and he further confirms that he has absolute legal right and full authority to assign, convey, sell and transfer the said Apartment by way of sale to the Purchaser, absolutely and forever.
3. THAT the Vendor confirms that no dispute, civil suit, lis-pendens, recovery proceedings



or any form of litigation is pending against him before any court of law, consumer forum, tribunal, statutory or revenue authorities pertaining to ownership, title and possession of the Apartment hereby sold to the Purchaser and he further confirms that no attachment, auction or injunction or stay order etc. is passed by any court of law, consumer forum, tribunal, statutory or revenue authority which prohibits or restrains the to transfer the said Apartment to the Purchaser.

4. **THAT** the Vendor confirms that the said Apartment is not mortgaged with any bank, society, financial institution or person and he further confirms that the said Apartment is free and unencumbered from any charge, lien or encumbrances of any bank, society, financial institution or any other person, whomsoever.

5. **THAT** the Vendor confirms that except him, there are no legitimate and bonafied legal heirs, lineal ascendants or descendants in full or half blood relationship or claimants who have any vested interest or who can claim any ownership, title, right, share, interest or possession in any manner, whatsoever over the said Apartment. The Vendor further confirms that in future, if this Sale Deed is challenged or disputed by any third person before any court of law, consumer forum, tribunal, statutory or revenue authority due to any reason whatsoever, then it shall be sole liability of the Vendor to defend such person's claim, dispute, litigation or case at his efforts and expenses and he shall always indemnify the Purchaser against all such claims, disputes, litigations or cases.

6. **THAT** the Vendor confirms and assures the Purchaser that prior to execution of this Sale Deed, he had not signed, executed any unregistered or registered deed or document purporting to be or authenticating to be assignment, agreement to sell, sale deed, exchange, gift, leave and licence, lease, mortgage, release, sale, transfer etc. pertaining to the said Apartment in favour of any third person. The Vendor further confirms that in future if it is revealed that he had signed, executed any unregistered or registered any such deed or document purporting or confirming to be assignment, agreement to sell, sale deed, exchange, gift, leave and licence, lease, mortgage, release, sale, transfer etc. pertaining to the said Apartment in favour of any third person, before or after execution of this Sale Deed, then all such deeds or documents shall be treated as null, void, invalid and annulled deeds and documents and the same shall not be binding upon and enforceable against the Purchaser.

7. **THAT** the Vendor confirms that he has received entire sale consideration amount in lieu of selling the said Apartment from the Purchaser as stipulated hereinabove in Schedule of Manner of Payment, hence in future, the Vendor shall not demand or claim any additional

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amount, cost, compensation, reimbursement, interest etc. on any account for any reason, whatsoever in lieu of selling the said Apartment to the Purchaser.

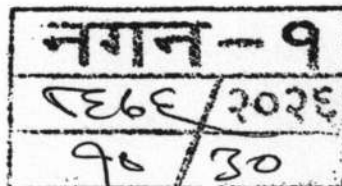
8. **THAT** the Purchaser confirms that he has verified and satisfied himself by inspecting all original, certified, xerox copies of relevant title deeds and other documents pertaining to ownership and title of the Vendor in respect of the said Apartment and found the same to be legitimate, genuine and valid and thereafter the Purchaser has purchased the said Apartment from the Vendor as per his wisdom, free will and conscience.

9. **THAT** the Purchaser confirms that herein afterwards, he shall exclusively bear and pay Non-Agricultural taxes in proportion to his variable, proportionate, undivided, share and interest in the said Plot along with other Apartment owners in Shubham Apartment - III and he shall exclusively bear and pay Municipal Corporation taxes, Electricity bills, Water bills, Maintenance charges etc., levied and payable in respect of the said Apartment to concerned revenue and statutory authorities and government departments and he shall indemnify the Vendor against payments of all such taxes, dues, charges and liabilities in future.

10. **THAT** the Purchaser confirms that all common areas, amenities and facilities forming part and parcel of common usage such as landings, passages, stair cases, ramps, lobbies, lift, lift duct, overhead water tank, well, boring, sump, terrace on top floor, compound wall, main gate, parking space on ground floor in Shubham Apartment - III shall always be meant for common access and use for the Purchaser along with other Apartment owners in Shubham Apartment - III. The Purchaser confirms that he shall not occupy or use the said common areas, amenities and facilities for his exclusive and independent access, occupancy nor he shall obstruct or restrain other Apartment owners from enjoyment of such common areas, amenities and facilities. The Purchaser further confirms that he shall have restrictive but uninterrupted right to access, use and enjoy such common areas, amenities and facilities without affecting easement rights and without causing any interruption, inconvenience or nuisance to other Apartment owners in Shubham Apartment - III.

11. **THAT** the Purchaser confirms that in future it shall be his exclusive liability and responsibility of carrying out internal maintenance, repairs and replacement of electric fittings, wirings, appliances, plumbing and sanitary fittings, water pipelines and appliances, doors, windows, glasses, painting and white washing, etc. in the said Apartment at his efforts and expenses.

12. **THAT** the Purchaser confirms that in future all costs and expenditures that may be



required to be incurred on account of carrying out external maintenance, repairs and replacement of electric fittings, wirings, appliances, plumbing and sanitary fittings, water pipelines and appliances, doors, windows, glasses, painting and white washing, etc. and all common areas, amenities and facilities forming part and parcel of common usage such as lift, landings, passages, stair cases, ramps, lobbies, terrace in Shubham Apartment - III shall be proportionately borne and paid by the Purchaser along with other Apartment owners in Shubham Apartment - III.

13. **THAT** the Purchaser confirms that he shall abstain from doing any act, deed or thing which may - would cause annoyance, inconvenience or obstruction to other Apartment owners in Shubham Apartment - III or disturb their easement rights and he shall always abide all prevailing and revised provisions of the Building Development & Control Rules and Regulations and Zonal Regulations of the Nagpur Improvement Trust, Nagpur Municipal Corporation and other Planning Authorities.

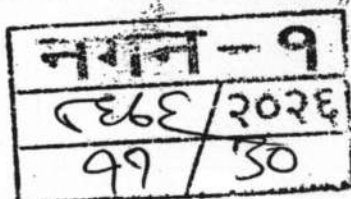
14. **THAT** the Purchaser may make internal structural changes, alterations, renovations, repairs etc., if any, in the said Apartment at his exclusive efforts and expenses without causing any impediment, obstruction, encroachment, inconvenience or affecting easement rights of other Apartment owners in Shubham Apartment - III and inhabitants in neighbouring locality.

15. **THAT** the Purchaser confirms that all prevailing and revised rules and bye - laws of Shubham Apartment - III condominium shall be applicable to Purchaser and his successors in title and all prevailing and revised rules and bye - laws of the Maharashtra Apartment Ownership Act, 1970 shall be applicable to this Sale Deed.

16. **THAT** the Vendor confirms that he shall unconditionally and without any delay sign all applications, affidavits, declarations, no-objection letters, undertakings etc. in favour of the Purchaser that may be required by him for mutating his name as owner of the said Apartment in the records of City Survey, Nagpur Improvement Trust and Nagpur Municipal Corporation.

17. **THAT** the Vendor confirms that he has delivered and the Purchaser confirms that he has received actual physical possession of the said Apartment in vacant and peaceful condition on the day of registration of this Sale Deed.

18. **THAT** the Vendor confirms that he has delivered and the Purchaser confirms that he has received all original, certified, xerox copies of relevant title deeds and other documents pertaining to ownership and title of the Vendor in respect of the said Apartment on the day of



registration of this Sale Deed.

19. **THAT** all expenses incurred on account of preparation and registration of this Sale Deed, including payment of Stamp duty, Registration charges and Lawyer's fees has been exclusively borne and paid by the Purchaser.

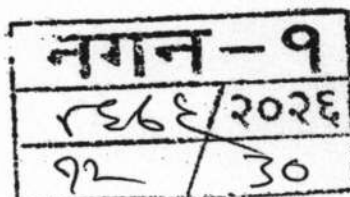
20. **THAT** the Vendor and the Purchaser confirms that any inadvertent or typographical mistake, miss-statement, error or omission that may have occurred in this Sale Deed as regards stating or writing Mouza, Khasra Number, Sheet Number, City Survey Number, Plot Number, Floor of Apartment, Apartment Number, Area of Apartment, Undivided share in Plot, Boundaries of Apartment or Plot or any discrepancy in stating description of the said Apartment shall not invalidate this Sale Deed or affect its enforcement and legality in any manner nor the same shall annul or invalidate or cancel this Sale Deed, rather such mistake, miss-statement, error or omission shall always be subject to correction by the Vendor and the Purchaser.

21. **THAT** the Vendor and the Purchaser confirm and declare that they have thoroughly read and understood each and every content and covenants of this Sale Deed and each and every content and covenants of this Sale Deed are also read over and explained to them in vernacular and thereafter they have voluntarily and willingly signed and executed this Sale Deed without any confusion, threat, coercion, undue influence, misrepresentation or intoxication of any kind whatsoever, from any person, whomsoever and they further confirm and declare that they are absolutely satisfied with covenants of this Sale Deed.

SCHEDULE OF PROPERTY REFERRED HEREINABOVE

(RESIDENTIAL)

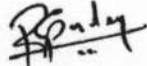
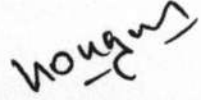
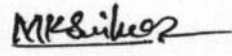
ALL THAT variable, proportionate and undivided **11.074%** share and interest in all that piece and parcel of **Nagpur Improvement Trust** leasehold land bearing **Plot No. 39**, total containing by admeasurement **418.06 Sq. Mtrs. (4500.00 Sq. Fts.)** in **Bhamti – Parsodi Street Scheme** being a portion of land bearing **Khasra No. 25/2** of **Mouza – Takli Seem** bearing **Sheet No. 78, City Survey No. 137 TOGETHERWITH** the entire **R.C.C. super structure Residential Apartment No. M - 1 (M - One)** having **Built Up Area of 56.326 Sq. Mtrs. (606.30 Sq. Fts.)** situated on the **Mezzanine Floor** in the building known and styled as **Shubham Apartment - III** bearing **Municipal Corporation House No. 1152 / A / 39 / M / 1** in **Ward No. 74**, situated at **Jal Vihar Colony, Hingna Road, Nagpur**, within the limits of **Nagpur Municipal Corporation** and **Nagpur Improvement Trust** in **Tahsil and District – Nagpur** and bounded as under: -



ON THE EAST BY ----- PLOT NO. 40
ON THE WEST BY ----- PLOT NO. 38
ON THE NORTH BY ----- ROAD
ON THE SOUTH BY ----- PLOT NO. 32

IN WITNESS WHEREOF the VENDOR and the PURCHASER have signed and executed this SALE DEED at NAGPUR on this 22nd Day of SEPTEMBER, 2026 in presence of under named and signed attesting WITNESSES.

Drafted by: R.H. AGRAWAL (Advocate), Nagpur.

SR. NO.	PHOTOGRAPH OF EXECUTANTS	LEFT HAND THUMB IMPRESSION OF EXECUTANTS	SIGNATURE AND FULL NAME OF EXECUTANTS
1)			 SHRI VIJAY SHANKAR KALE (VENDOR)
2)			 SHRI GAURAV RAJESH PANDEY (PURCHASER)
WITNESSES			
SR. NO.	PHOTOGRAPH OF WITNESSES	LEFT HAND THUMB IMPRESSION	SIGNATURE AND FULL NAME OF WITNESSES
1)			 ()
2)			 ()

नगन-९
८६६/२०२६
१३/३०



नगन-१	
८६६६	२०२६
१४	३०





महाराष्ट्र शासन

मालमत्ता पत्रक



81634747688

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

PU-ID: 81634747688

गाव/पेठ : टाकळी सीम तालुका/न.भू.का. : न.भू.अ.३ नागपूर जिल्हा : नागपूर

नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा सपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३७			२०८३.५०	जे	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष : १९७१
पट्टेदार :
इतर भार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
20/01/2002	गाळे खरेदीने जया अपार्ट पहला माळा गाळा F II क्षेत्र ४८.०४ चौ.मी. १९०८ दि. १७/०६/०२		H [जया हसमुख राठोड फे.क्र.३७८३]	फेरफार क्र. १७४ प्रमाणे सही- 20/11/02 न.भू.अ.क्र.३, नागपूर
09/10/2002	भूतपादन मा.विशेष भूतपादन अधिकारी ना.सुप्र. नागपूर यांचे कडील रा.मा.क्र. १२/अ-(६५) ८२-८३ ११ (अ-६५/८२-८३ अवार्ड दिनांक २०/३/१९८४ अन्वये संपादीत केल्यावरून		H नागपूर सुधार प्रस्थापना नागपूर	फेरफार क्र. १५५ प्रमाणे सही- 09/10/2002 न.भू.अ.क्र.३, नागपूर
09/10/2002	गाळेपट्ट्याने सि.स.नं. १३७ पैकी भूखंड क्र. १८ क्षेत्र २२२.९६ चौ.मी. र.स. १,८७,५००/- र.अ.न.५५५५५(छ) दि. ८/७/९९		H श्री. ज्ञानेश्वर गंगारामजी चौधरी	फेरफार क्र. १५९ प्रमाणे सही- 09/10/2002 न.भू.अ.क्र.३, नागपूर
09/10/2002	गाळेपट्ट्याने सि.स.नं. १३७ पैकी भूखंड क्र. ३८ क्षेत्र ४९८.०६ चौ.मी. र.स. ८३,८००/- गाळेपट्ट्याने सि.स.नं. १३७ पैकी भूखंड क्र. ३८ क्षेत्र ४९८.०६ चौ.मी. र.स. ८३,८००/- र.अ.न. ३२०६ दि. १९/१२/२००१		L श्री. हसमुख हिंराजीभाई राठोड	फेरफार क्र. १६० प्रमाणे सही- ७/10/02 न.भू.अ.क्र.३, नागपूर
09/10/2002	गाळे पट्ट्याने सि.स.नं. १३७ पैकी भूखंड क्र. ३१ क्षेत्र २७८.७०९ चौ.मी. र.स. ५६,७६०/- र.अ.न. ३३६० दि. २३/४/१९९९		L श्री.रामदास हरीरामजी मुन्ने	फेरफार क्र. १६१ प्रमाणे सही- ७/10/02 न.भू.अ.क्र.३, नागपूर
20/11/2002	गाळे खरेदीने भू. क्र. १८ मनिष अपार्ट दुसरा माळा गाळा क्र. ७ II क्षेत्र ११४ चौ.मी. अ.हि. नोंद क्र.२५७०/२२/१०/०१		H श्री.हसमुख हिंराजीभाई राठोड	फेरफार क्र. १६४ प्रमाणे सही- 20/11/02 न.भू.अ.क्र.३, नागपूर
20/11/2002	गाळे खरेदीने जया अपार्टमेंट पहला माळा गाळा क्र. F-१ क्षेत्र ४४.७७ चौ.मी. नोंद क्र १९०५ दि. १७/०६/०२		H [जया हसमुख राठोड फे.क्र.३७८३]	फेरफार क्र. १७५ प्रमाणे सही- 20/11/02 न.भू.अ.क्र.३, नागपूर

नगन-९
२६६/२०२६
१५/३०



04/04/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. ६४२१/२०२१ दिनांक २०/०८/२०२१ अन्वये यश अपार्टमेंट मधील तिसरा माळा वरील गाळा क्र. ४०२ बां.क्षेत्र ५१.६२० चौ.मी. अ.हि. १२.५० चौ.मी. सह मिळकत स्वप्ना यशवंत केन्हाळकर कडून खरेदी केल्याने नोंद.	सह दु.नि.नागपूर ४ 6421/2021 20/08/2021	म [अमोल किशोर काळे]	क्रि.क्र. क्र. ४१७५ प्रमाणे सही- 19/04/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
09/04/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. ६४२१/२०२१ दिनांक २०/०८/२०२१ अन्वये यश अपार्टमेंट मधील एक माळा वरील गाळा क्र. १०१ बां.क्षेत्र ५१.६२० अ.हि. १२.५० टक्के सह मिळकत यशवंत श्रीकृष्ण केन्हाळकर कडून खरेदी केल्याने नोंद.	सह दु.नि.नागपूर ४ 6431/2021 20/08/2021	म मिनल अमोल काळे	क्रि.क्र. क्र. ४१७५ प्रमाणे सही- 19/04/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
19/04/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. ६४२८/२०२१ दिनांक २०/०८/२०२१ अन्वये यश अपार्टमेंट मधील एक माळा वरील गाळा क्र. १०२ बां.क्षेत्र ५१.६२० चौ.मी. अ.हि. १२.५० टक्के सह मिळकत यशवंत श्रीकृष्ण केन्हाळकर कडून खरेदी केल्याने नोंद.	सह दु.नि.नागपूर ४ 6428/2021 20/08/2021	म मिनल अमोल काळे	क्रि.क्र. क्र. ४१८३ प्रमाणे सही- 19/04/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
19/04/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. ६४११/२०२१ दिनांक २०/०८/२०२१ अन्वये यश अपार्टमेंट मधील पहिला माळा वरील गाळा क्र. २०१ बां.क्षेत्र ५१.६२० चौ.मी. अ.हि. १२.५० चौ.मी. सह मिळकत यशवंत श्रीकृष्ण केन्हाळकर कडून खरेदी केल्याने नोंद.	सह दु.नि.नागपूर ४ 6419/2021 20/08/2021	म मिनल अमोल काळे	क्रि.क्र. क्र. ४१७० प्रमाणे सही- 19/04/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
04/06/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ३ यांचेकडील र.व.क्र. १८३३/२००६ दिनांक १७/०६/२००६ अन्वये "शुभम अपार्टमेंट-३" मधील मॅझगाईन माळा वरील गाळा क्र. एन-१ बां.क्षेत्र ५६.३२६ चौ.मी. अ.हि. ११.४७५ टक्के सह मिळकत नरोत्तम हिरजीमाई राठोड कडून खरेदी केल्याने नोंद.	सह दु.नि.नागपूर ३ 1833/2006 17/06/2006	म विजय शंकर काळे	क्रि.क्र. क्र. ४२११ प्रमाणे सही- 04/06/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
04/06/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि. नागपूर २ यांचेकडील र.व.क्र. ६७८७/२००६ दिनांक ०६/१२/२००६ अन्वये "शुभम अपार्टमेंट-३" मधील एक माळा वरील गाळा क्र. जी-३ बां.क्षेत्र २०.२५६ चौ.मी. अ.हि. ३.५४४ टक्के सह मिळकत नरोत्तम हिरजीमाई राठोड कडून खरेदी केल्याने नोंद.	सह दु.नि. नागपूर २ 6787/2006 06/12/2006	म विनिता अजय काळे	क्रि.क्र. क्र. ४२१० प्रमाणे सही- 04/06/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
05/06/2022	विशेष फेरफार बोजा/गहाणखत/ सारण/ कमी करणे नोंद - दिनांक २२/०३/२०१८ अन्वये यश अपार्टमेंट मधील तिसरा माळा वरील गाळा क्र. ४०१ बां.क्षेत्र ५१.६२ चौ.मी. अ.हि. १२.५० टक्के व दुसरा माळा वरील गाळा क्र. ३०२ बां.क्षेत्र ५१.६२ चौ.मी. अ.हि. १२.५० टक्के सह घारक स्वप्ना यशवंत केन्हाळकर ह्यांनी कर्ज रु. १३५,००,००/- कर्जाची परतफेड केल्याने स्टेट बँक ऑफ इंडिया नागपूर यांच्या बँकेची नोंद कमी.		म गहाण बोजा नोंद कमी	क्रि.क्र. क्र. ४१९१ प्रमाणे सही- 05/06/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
15/06/2022	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ३ यांचेकडील र.व.क्र. १८३३/२००६ दिनांक १७/०६/२००६ अन्वये "शुभम अपार्टमेंट-३" मधील मॅझगाईन माळा वरील गाळा क्र. एन-१ बां.क्षेत्र ५६.३२६ चौ.मी. अ.हि. ११.४७५ टक्के सह मिळकत नरोत्तम हिरजीमाई राठोड कडून खरेदी केल्याने नोंद.	सह दु.नि.नागपूर ३ 1833/2006 17/06/2006	म विजय शंकर काळे	क्रि.क्र. क्र. ४२१६ प्रमाणे सही- 15/06/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

नमन-१
८६६६/२०२६
१६/३०



19/08/2025	विशेष फेरफार मृत्युपत्र / इच्छापत्र नोंद - सी. वैशाली राजू कडू यांचा मृत्यु दिनांक ०२/०२/२०२४ रोजी झाल्याने मृत्युपूर्वी लिहून ठेवलेल्या मृत्यु पत्रानुसार कनिश अपार्टमेंट मधील सहा माळा वरील गाळा क्र. जी-४ जी-४ एकूण चौ.क्षेत्र ७८.७५ चौ.मी. अ.हि. ३५.३२ टक्के सह मिळकत अमन राजू कडू यांचे नावे करून दिल्याने लागू करण्याचे नावाची नोंद.		म अमन राजू कडू	फेरफार क्र. ४६९० प्रमाणे सही- 19/08/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
02/08/2025	वारस नोंद - मंजुषा सुभाषका सुभाषका कासुलकर दिनांक २८/०८/२०२१ रोजी मयत झाले असून, मयताचा मुल दाखला, वारसा बाबतचे स्वयंघोषणापत्र, स्थानिक चौकशी व जबाब यांच्या आधारे वारसांची नावे नोंद केली.		CH सुभाष मोतीरामजी कासुलकर ऐश्वर्या सुभाष कासुलकर शुभम सुभाष कासुलकर सामाईक क्षेत्र : ६८.१७ चौ.मी.	फेरफार क्र. ४७१७ प्रमाणे सही- 02/08/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
18/11/2025	व्हीसपत्र नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.द.क्र. ५२७५/२०२४ दिनांक २५/०५/२०२४ अन्वये राजू बाबासाहेब कडु यांनी व्हीसपत्र दिल्याने व्हीसपत्र क्षेत्रासाठी व्हीसपत्र देणार यांचे नाव कमी करून व्हीसपत्र घेणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ४ 5271/2024 21/05/2024	म अमन राजू कडु, कनीश अपार्टमेंट मधील पहिला माळा गाळा क्र. एफ-१, एफ-२ अ.हि. ३५.३२ टक्के चौ.क्षेत्र ७८.७५ चौ.मी	फेरफार क्र. ४७६४ प्रमाणे सही- 18/11/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
31/12/2025	वारस नोंद - अमोल किशोर काळे दिनांक १०/०६/२०२४ रोजी मयत झाले असून, मयताचा मुल दाखला, वारसा बाबतचे स्वयंघोषणापत्र, स्थानिक चौकशी व जबाब यांच्या आधारे वारसांची नावे नोंद केली.		CH मिनल अमोल काळे अर्पिता अमोल काळे आदित्य अमोल काळे अ.पा.क. आई मिनल अमोल काळे सामाईक क्षेत्र : ५१.६२ चौ.मी.	फेरफार क्र. ४७८९ प्रमाणे सही- 31/12/2025 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
09/02/2026	आदेशाने नोंद - नगर भूमापन अधिकारी, क्र. ३ नागपूर यांचे कडील आदेश क्र. : क्र./न.भू.क्र.१३७/मीजा टाकळी सीम/२०२५ दि. : २६/१२/२०२५ अन्वये शहर नागपूर येथील मीजा टाकळी सीम नगर भूमापन क्रमांक १३७ या मिळकत पत्रिकेवरील फेरफार क्रमांक २५१४ दिनांक २३/०४/२०१२ अन्वये ऑनलाईन नोंद फिडींग करताना अनावधानाने नावात चुक झाल्याने वारक रकान्यात श्री.मुमकेतु दत्तात्रय देशपांडे ऐवजी धुवकेतु दत्तात्रय देशपांडे अशी दुरुस्ती नोंद करण्यात येत आहे.		म धुवकेतु दत्तात्रय देशपांडे	फेरफार क्र. ४८१३ प्रमाणे सही- 09/02/2026 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
09/09/2026	माडेपट्टा नोंद - सह दु.नि. नागपूर २ यांचेकडील र.द.क्र. ६८४/१९८८ दिनांक २९/०२/१९८८ अन्वये नागपूर सुवार प्रन्यास नागपूर 27/10/1984 पासून ते दि. 31/03/2015, 30 वर्ष 0 महिने कालावधीकरीता, वार्षिक रक्कम रु. 4268 दर साल या दराने माडेपट्टाद्वाराचे नावाची नोंद केली.	सह दु.नि. नागपूर 2 681/1988 29/02/1988	L नित्यानंद कॉर्पोरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे आनंद विनायक पावनकर ४८३.७४ चौ.मी	फेरफार क्र. ४९०५ प्रमाणे सही- 09/09/2026 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

३ महिन्यांचा कालावधी मिळकत पत्रिका तयार करणे आहे

हि मिळकत पत्रिका (दिनांक 09/09/2026 06:09:16 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 18/09/2026 11:09:14 AM

वेधता पडताळणी साठी <https://digitalsubarna.mahabhuji.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0917100004431003 हा क्रमांक वापरावा.



नगन-९
२६६६/२०२६
१६/३०



नगन-१	
१६६६	२०२६
१८	३०



नागपूर सुधार प्रन्यास

(www.nitnagpur.org)

महाराष्ट्र शासनाच्या नगर विकास विभागाच्या अधिपत्यातील स्थानिक नियोजन प्राधिकरण

नागपूर सुधार प्रन्यास कायदा १९९६ च्या अंतर्गत स्थापना

मुख्य कार्यालय, स्टेशन रोड, सदर, नागपूर

दिनांक १७/०९/२०२६

ना हरकत प्रमाणपत्र (खरेदी-विक्री)

पट्टाधारकाचे नाव	SMT. N H RATHOD AND FLAT OWNER			
गाळेधारकाचे नाव	SHRI VIJAY SHANKAR KALE			
ना.सु.प्र. भूखंड / गाळा क्रमांक / दुकान क्र.	39 FLAT NO M-1 MZF (11.074%)	जागेची आराजी 418.76 चौ.मि.	जागेचा उपयोग लिज नुसार RESIDENTIAL डि.पी.नुसार Residential	
अभिन्यासाचे नाव	KH. NO. 25_2 MOUZA TAKLI SEEM			
मौजा	Takli Seem	खसरा क्रमांक	25/1,2	
योजनेचे नांव	C.S.E.S.			
वार्षिक भूभाटक रु.	557	भूखंडाची/गाळ्याची प्रव्याजी रु.	9,280.00	
हे ना हरकत प्रमाण पत्र खालील नमुद केलेल्या शर्ती व अटीच्या अधिन राहून देण्यात येत आहे				
१. हे प्रमाणपत्र पुढील सहा महिन्यांपर्यंत ग्राहक समजण्यात येईल.				
२. खरेदीदारास शासनाच्या निर्देशानुसार गैरकृषिकर थकीत रकमेसह भरावा लागेल.				



हा एक सिस्टम जनरेटेड डॉक्युमेंट आहे म्हणून स्वाक्षरीची आवश्यकता नाही.

(पडताळणी करिता QR Code (क्यू.आर. कोड) स्कॅन करावा)

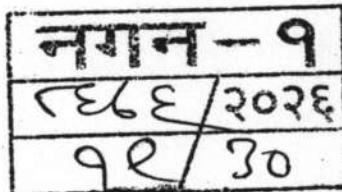


वैधता दिनांक १६/०३/२०२७ पर्यंत

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- टीप :- १. सदर पत्र हे अर्जदारांचे विनंतीनुसार देण्यात येत असून मागे नमूद केलेल्या शर्ती व अटीचे अधीन आहे.
२. भूखंड,दुकान,गाळा विक्री/बक्षिस झाल्यानंतर एक महिन्याचे आत पंजीबद्ध दस्तावेजाच्या आधारे आवश्यक ते शुल्क भरून नामांतरण करून घ्यावे.

(मागे पहा)



ना-हरकत प्रमाण पत्र खाली नमूद केलेल्या शर्ती व अटीचे अधीन राहून देण्यात आले आहे

१. ना-हरकत पत्र दिल्यामूळे अर्जदारास कोणत्याही प्रकारचा मालकी हक्क मिळत नाही.

२. नागपूर सुधार प्रन्यासच्या भूखंडासाठी ना-हरकत पत्र दिल्यास भूखंडक धारकावर सुरू असलेली इतर कार्यवाहीवर कोणत्याही प्रकारे परिणाम होणार नाही.

३. हया ना-हरकत पत्राने अर्जदाराने धारण केलेल्या हक्का शिवाय कोणताही अधिक हक्क प्राप्त होणार नाही.

४. अर्जदाराने दिलेल्या माहितीच्या आधारे ना-हरकत पत्र देण्यात येत आहे. खोटी माहिती आढळल्यास कायदेशीर कार्यवाहीस पात्र राहील.

५. प्रन्यासच्या भूखंडकाच्या वाटपासंबंधी सर्व शर्ती व अटी अर्जदाराने वाचून व समजावून घेतल्या तसेच या भूखंडकावर प्रन्यासचा बोझा इत्यादीची माहिती अर्जदाराला आहे.

६. प्रन्यासचा कायदा लागू आहे त्याहद्दीत या भूखंडाचे विभाजन होणार नाही हयाची माहिती अर्जदाराला आहे.

७. या भूखंडकाबाबत मूळ वाटपधारी यांना लागू असलेल्या वाटपाच्या सर्व शर्ती व अटी हस्तांतरण करून घेणाऱ्यास वाटपधारिने अवगत केले आहे असे गृहीत धरून उक्त ना.ह.प. देण्यात येत आहे. या ना-हरकत पत्रामध्ये कोणत्याच प्रकारचे अनधिकृत बांधकाम नियमित झाले असे समजण्यात येणार नाही. प्रन्यासच्या सगळ्या देय रकमा देण्याची जबाबदारी हस्तांतरण करून घेणाऱ्यावर राहील. नागपूर सुधार प्रन्यासवर कोणत्याच प्रकारची आर्थिक, कायदेशीर आणि इतर जबाबदारी या ना-हरकत पत्रामूळे येणार नाही.

८. सदरहू भूखंडकामध्ये नामांतराचा अर्ज करतांना अनुज्ञेयता पत्राची प्रत इतर दस्तावेजा सहित सोबत जोडावे.

९. ज्या भूखंडाच्या वाटपाच्या शर्ती व अटी मध्ये अनअर्जित उत्पन्न तसेच बांधकाम मुदतवाढ व अतिरिक्त प्रव्याजीची अट नमूद असल्यास मूळ वाटपधारिस या संदर्भात देय असलेली रक्कमेचा भरणा करणे बंधनकारक राहील. वाटपधारिने उक्त रक्कमेचा भरणा न केल्यास खरेदीदारास अनअर्जित उत्पन्न/अतिरिक्त प्रव्याजी/बांधकाम मुदतवाढ चा भरणा करावा लागेल तद नंतरच खरेदीदराच्या नावे नामांतरण करण्यात येईल.

नगन-१	
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२०	३०



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concern SRO office.

सूची क्र.2

दुय्यम निबंधक : नागपूर ३

दस्त क्रमांक : 1833/2006

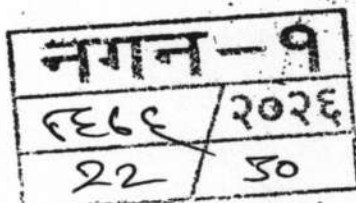
नोदणी :

Regn:63m

गावाचे नाव : टाकळी सिम

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	रु.700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 620000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजा : टाकळी (नागपूर महानगरपालिका), उपविभागाचे नाव - शिट क्र.७२ सिटी सर्व्हे नं. ९९ प्लॉट नं ३९ एकुण आराजी ४१८.०६ चौ मि. बांधीव क्षेत्र ५६.३२६ चौ.मि. खसरा नं.२५/२ कारपो घर नं. ११५२/अ/३९ वार्ड नं.७४ शुभम अपार्टमेंट-III अविभक्त हिस्सा ११.४७५ % दुय्यम निबंधक क्र. १ येथील करारनामा दस्त क्र. ७४९१दिनांक २००४ रोजी मुद्रांक शुल्क रु. २२२५०/- व नोदणी फी रु.७०००/- वसूल.
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री नरोत्तम हिरजीभाई राठोड तर्फे आमू श्री सुभाष मोतीराम कासुलकर -- वय:-३९पत्ता:-पिन कोड:-पॅन नं:-० 2): नाव:- मे. एल. के. कन्स्ट्रक्शन डेव्हलपर्स अॅन्ड बिल्डर्स भागीदार श्री सुभाष मोतीराम कासुलकर -- वय:-३९पत्ता:-पिन कोड:-पॅन नं:-०
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	3): नाव:- श्री विजय शंकर काळे -- वय:-४३पत्ता:-पिन कोड:-पॅन नं:-०
(9) दस्तऐवज करून दिल्याचा दिनांक	17/06/2006
(10) दस्त नोदणी केल्याचा दिनांक	17/06/2006
(11) अनुक्रमांक, खंड व पृष्ठ	1833/2006
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शेरा	

Only For View Purpose





2025-2026

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर



(हि रसिद 01/04/2025 पासून 31/03/2026 पावेतो वापरली जाईल. त्यापुढे
वापरल्यास ती खोटी समजावी)

रसीद क्रमांक:

RCPT2526037581 मोहल्याचे नांव:
PETH BLOCK 2

SHRADHANAND

घर क्रमांक:

1152/A/39/M/1

यूपीन:

0740140481T005 इंडेक्स क्रमांक:

74005817A001

घर मालकाचे नांव:

SHRI VIJAY SHANKAR KALE

वहिवाटदाराचे नांव :

घरचा पत्ता:

1152/A/39/M/1, SHRADHANAND PETH BLOCK 2 NEAR HINGNA

TEE POINT NAGPUR

तारीख पासून :

01-04-2025 ता 31-03-2026 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0	580	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	0	386	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	0	32	
अग्नी सेवा कर (Fire Service Tax)	0	32	
मलजल लाभ कर (Sewerage Bene. Tax)	0	32	
पाणी लाभ कर (Water Bene. Tax)	0	32	
पथ कर (Street Tax)	0	32	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर (Municipal Education Tax)	0	32	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वॉरंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	0	0	
रा.स.शी.कर (Educn. Cess)	0	160	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	180	
एकूण (Grand Total)	0	1138	

एकूण रक्कम अक्षरी रू (In words total Rs.) ONE THOUSAND ONE HUNDRED AND THIRTY-EIGHT RUPEES ONLY

Received Amount : ₹1,138.00

(Payment is made by Online)

Transaction No. : BHMPV5H0JNK6XX Transaction Date: 2025-04-30T21:24:05+05:30

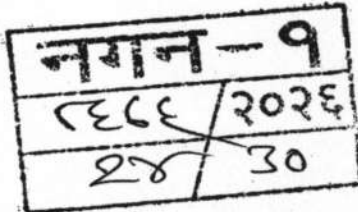
दिनांक: 30/04/2025

वसूल करणाराची पूर्ण सही

Generated By: NMC-CITIZEN

Full Signature of the Official

This is a computer generated receipt, signature is not required. Please visit website <http://www.nmcnagpur.gov.in>



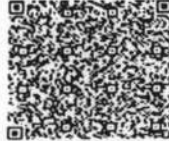
नोंदविण्याचा क्रमांक / Enrollment No.: 0983/01231/00782

To,
विजय शंकर काळे
Vijay Shankar Kale
S/O Shankar Kale
Or.No. 3,
Sudh. Ambazari Road
V N I T Campus
Shankar Nagar
Shankar Nagar Nagpur Nagpur
Maharashtra 440010
9890042531

Ref 1057 / 30X / 214614 / 214665 / P



SB562444229FH



आपला आधार क्रमांक / Your Aadhaar No. :

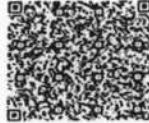
9586 0475 1238

माझे आधार, माझी ओळख



भारत सरकार
Government of India

विजय शंकर काळे
Vijay Shankar Kale
जन्म तारीख / DOB 28/11/1963
पुरुष / Male



9586 0475 1238

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

VIJAY SHANKAR KALE

SHANKAR VITHALRAO KALE

28/11/1963

Permanent Account Number

ACXPK3154E

Signature

भारत सरकार
GOVT. OF INDIA

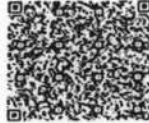


08012015



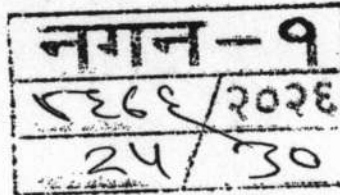
भारत सरकार
Government of India

विजय शंकर काळे
Vijay Shankar Kale
जन्म तारीख / DOB 28/11/1963
पुरुष / Male



9586 0475 1238

माझे आधार, माझी ओळख



भारत सरकार
Government of India

गौरव राजेश पंडेय
Gaurav Rajesh Pandey
जन्म तारीख / DOB : 20/04/1988
पुरुष / Male



आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
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).

7531 0771 9315

मेरा आधार, मेरी पहचान

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

GAURAV RAJESH PANDEY

RAJESH DAMODHAR PANDEY

20/04/1988

Permanent Account Number

APPPP5985D

Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India

विवेक गणेश डोंगरे
Vivek Ganesh Dongre
जन्म तारीख / DOB : 15/03/1982
पुरुष / Male



आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
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).

7101 5949 2410

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

महेंद्र कुमार साईलवार
Mahendra Kumar Sailwar
जन्म तिथि / DOB : 19/05/1996
पुरुष / Male



आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्वर कोड/ ऑनलाइन एक्सएमएल की स्कॅनिंग) 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).

3951 7686 7594

मेरा आधार, मेरी पहचान



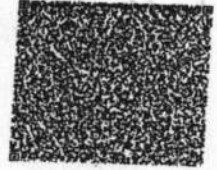


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: राजेशप्रसाद पंडे, 125 इन्द्रप्रस्था सोसायटी, दिन्दयाल नगर
रोड, नि.अर पूतम विहार 1, स्वावलम्बी नगर, रानप्रताप नगर, नागपुर,
महाराष्ट्र, 440022
Address: Rajeshprasad pandey, 125 Indraprastha
Society, Dindyal Nagar Road, Near Poonam Vihar 1,
Swavalambi Nagar, Ranapratap Nagar, PO: Ranapratap
Nagar, DIST: Nagpur, Maharashtra, 440022

Details as on 27/02/2025

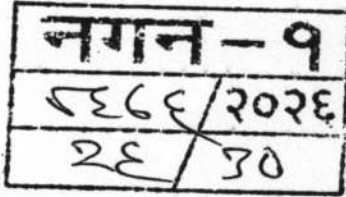


7531 0771 9315

1947

help@uidai.gov.in

www.uidai.gov.in

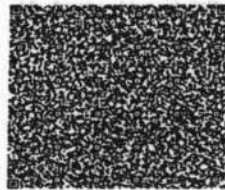


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: S/O: धनसिंह साईलवार, मुरझोर, पाटन, सिवनी,
मध्य प्रदेश, 480880
Address: S/O: Dhansingh Sailwar, Murjhor,
Patan, PO: Patan, DIST: Seoni, Madhya
Pradesh, 480880

Details as on 13/06/2025

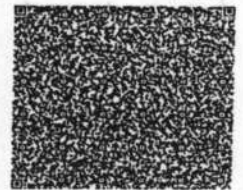


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: S/O: गणेश डोंगरे, प्लॉट नं. 52, नारी रोड, कबीर
नगर, उप्पाळवाडी, उप्पाळवाडी, नागपुर, महाराष्ट्र,
440026
Address: S/O: Ganesh Dongre, PLOT NO. 52,
NARI ROAD, KABIR NAGAR, Uppalwadi,
PO: Uppalwadi, DIST: Nagpur, Maharashtra,
440026

Details as on 20/11/2025



3951 7686 7594

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help@uidai.gov.in

www.uidai.gov.in

1947

help@uidai.gov.in

www.uidai.gov.in

7101 5949 2410

दस्त गोषवारा भाग - 1

264/8676

मंगळवार, 22 सप्टेंबर 2026 15:45

नगन 1 25130

दस्त क्रमांक : 8676/2026

दस्त प्रकार : विक्रीपत्र

बाजारमूल्य : ₹ 30,20,000/-

भरलेले मुद्रांक शुल्क : ₹ 2,45,000/-

नोंदणी फी माफी असल्याची तपशील :

मुद्रांक शुल्क माफी असल्याची तपशील :

मोबदला : ₹ 35,00,000/-

दस्त सादर करण्यात आलेले सह दुय्यम
निबंधक कार्यालय : सह दु.नि.नागपूर 1
अ. क्र.:8676 दिनांक : 22-09-2026
वेळ : 15:42 वा. सादर केला

पावती क्रमांक : 17542

पावती दिनांक : 22/09/2026

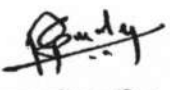
सादरकर्त्याचे नाव : गौरव राजेश पांडेय

नोंदणी फी : ₹ 30,000

दस्त हाताळणी फी : ₹ 1,200

पृष्ठांची संख्या : 30

एकूण : ₹ 31,200/-


गौरव राजेश पांडेय
दस्त सादर करणाऱ्याचे नाव व सही


केशव हिमतराव सावरकर
सह दु.नि.नागपूर 1
शिक्षा क्रमांक 1 (सादरीकरण)
तारीख: 22-09-2026, वेळ : 15:42


केशव हिमतराव सावरकर
सह दु.नि.नागपूर 1
शिक्षा क्रमांक 2 (फी)
तारीख: 22-09-2026, वेळ : 15:44

मुद्रांक शुल्क: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल तर → (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

Payment Details:

Sr. No.	Purchaser Name	Payment Head	Amount to be Paid	Paid Amount	Payment Mode	Reference No.
1	Shri Gaurav Rajesh Pandey	SD LBT Metrocess	175000 (5%) 35000 (1%) 35000 (1%) 245000	245000.00	eChallan	GRN Number: MH010441642202627E Defacement No.: 0005990484202627 Deface Date: 22/09/2026
2		DHC	1200	1200	DHC	PRN No.: 0926183910540 Defacement No.: 0926183910540D Deface Date: 22/09/2026
3	Shri Gaurav Rajesh Pandey	RF	30000	30000	eChallan	GRN No.: MH010441642202627E Defacement No.: 0005990484202627 Deface Date: 22/09/2026

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



दस्त गोपवारा भाग-2

नगन1

2430

दस्त क्रमांक:8676/2026

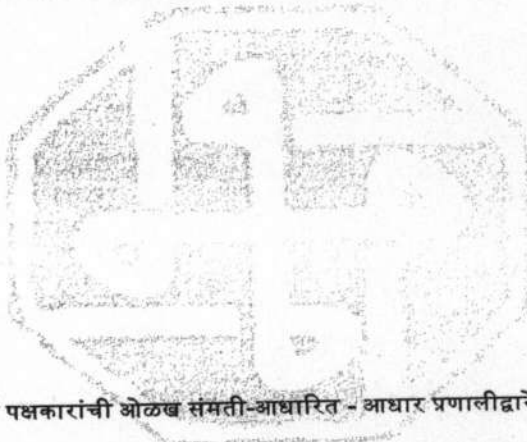
22-09-2026 15:47

दस्त क्रमांक : नगन1/8676/2026

दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :विजय शंकर काळे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: मोबाईल नं. 9890042531, रोड नं: क्वार्टर नं 3 दक्षिण अंबाझरी रोड शंकर नगर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ACXPK3154E वय: 63			
2	लिहून घेणार	नाव :गौरव राजेश पांडेय पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: मोबाईल नं. 8668446354, रोड नं: प्लॉट नं. 125 दीनदयाल नगर प्रताप नगर नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: APPPP5985D वय: 38			

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



केशव हिम्मतराव सावरकर
सह दु.नि.नागपूर 1
शिक्का क्र.3 (कबुलीजबाब)
तारीख:- 22-09-2026 वेळ :15:45

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	लिहून देणार विजय शंकर काळे	22-09-2026 03:46:16 म.नं.	विजय शंकर काळे M 1551900207247548416
2	लिहून घेणार गौरव राजेश पांडेय	22-09-2026 03:45:53 म.नं.	गौरव राजेश पांडेय M 1407690188080570368




 केशव हिमतराव सावरकर
 सह दु.नि.नागपूर १
 शिक्षा क्र.४ (ओळख)
 तारीख:- 22-09-2026 वेळ :15:46

नगन-९	
९६६६/२०२६	
३०	३०



९
 ९६६६

नंबराचे बुकाचे
 नंबरी नोंदला
 प्रमाणित करण्यात येते कि,
 या दस्ताला एकूण ३० पाने आहेत.


 सह दुय्यम निबंधक
 नागपूर क्र. १,
 दि. २२ माह ०९ सन २०२६