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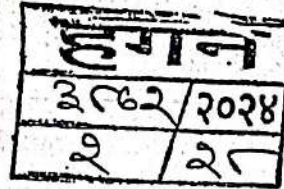
ब्याखी .

Pyralis

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424236004341	Date 23/04/2024
Received from Puja Singh, Mobile number 9999999999, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.	
Payment Details	
Bank Name WIBMOPG	Date 23/04/2024
Bank CIN 10004152024042304102	REF No. 2232819
This is computer generated receipt, hence no signature is required.	



SALE DEED

SALE CONSIDERATION RS. 20,00,000/-

MARKET VAULE RS. 19,79,000/-

Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as **MAPLE ENCLAVE PHASE -I** Plot No. 51,52,53,70,71, and 72 of Mouza Wagdhara kh No. 18/4/A, Tahsil -Nagpur Gramin and District -Nagpur.

Item No. 2.2.1 Page No.1410

Rate of land Rs. 32000/- Per Sq. mtrs

Stamp duty of Rs. 1,20,000/-and

Registration fees of Rs. 20,000/- are duly paid herewith .

THIS SALE DEED is made and executed at Nagpur on this 23rd Day of April 2024.

BETWEEN

1.SHRI MOHIT KRUSHNARAO KHEDIKAR Aged about -36 years, Occupation: Service PAN NO BRCPK8466Q Aadhar NO. 342585650241 9140 CELL NO 9970854467

R/o Flat No. 305 Maple Enclave, Plot No. 73, Wagdhara Issasani ,Lata Mangeshkar Hospital, Wadhdhara, Wanadongri, Nagpur Maharashtra 441110. hereinafter called the "**VENDOR**", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR**, as well as, his respective heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART**.

AND

Miss PUJA SINGH D/O RAMPRATAP LALLAN SINGH Aged about - 35 years, Occupation: Event Manager PAN NO BPOPS0929C Aadhar NO.682462216561 Cell No. 7350314887 R/o. C/o Mohit Khedikar, Flat No. 305 Maple Enclave, Plot No. 73, Wagdhara Issasani ,Lata Mangeshkar Hospital, Wadhdhara, Wanadongri, Nagpur Maharashtra 441110. hereinafter called the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as, her respective heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**.

WHEREAS, all the Piece and Parcel of land bearing Plot No. 50 admeasuring 154.36 Sq. Mtrs or 1661.53 Sq ft being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 situated at Grampanchayat Issasani Tahsil Hingna and District Nagpur Previously belonged to Shri Laxman Devidas Patole having purchased the same by him from Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, and Shri Sidharth Gholuji Gajbhiye jointly by a Sale Deed Dated 03/09/2011 which is duly Regd. at Sr. No. 4617, Book No. 1 in the office of Sub -Registrar Hingna.

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WHEREAS, likewise, all the Piece and Parcel of land bearing Plot No. 51,52,53,70,71, and 72 admeasuring 135 Sq. Mtrs each total admeasuring 8718.84 Sq. ft or 810 Sq. Mtrs being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 situated at Grampanchayat Issasani Tahsil Hingna and District Nagpur Previously belonged to Shri Laxman Devidas Patole having purchased the same by him from Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, and Shri Sidharth Gholuji Gajbhiye jointly by a Sale Deed Dated 03/09/2011 which is duly Regd. at Sr. No. 4618, Book No. 1 in the office of Sub -Registrar Hingna.

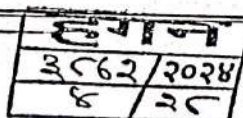
WHEREAS,, likewise, all the Piece and Parcel of land bearing Plot No. 73 admeasuring 155.02 Sq. Mtrs or 1668.635 Sq. ft being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 situated at Grampanchayat Issasani Tahsil Hingna and District Nagpur Previously belonged to Shri Laxman Devidas Patole having purchased the same by him from Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, and Shri Sidharth Gholuji Gajbhiye jointly by a Sale Deed Dated 02/09/2011 which is duly Regd. at Sr. No. 4606 Book No. 1 in the office of Sub -Registrar Hingna.

WHEREAS, thereafter, said Shri Laxman Devidas Patole sold Plot Nos 50,51,52,53,70,71, 72 and 73 admeasuring 154.36 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs and 135 Sq. Mtrs, 155.02 respectively total area of 1119.38 Sq. Mtrs or 12049 Sq. ft being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 to M/s Shanti Constructions and Developer by a Sale Deed dated 20/12/2012 which is duly Regd. at Sr. No. 5352 Book NO. 1 in the office of Sub Registrar Hingna on 21/12/2012. And the name of M/s Shanti Constructions and Developer is duly recorded in Revenue record vide ferfar entry NO. 2820 Dated 21/12/2012.

WHEREAS, the aforesaid entire land bearing khasra Nos. 18/4-A and 18/4-B having an area of 2.4 4HR of Mouza Wagdara PSK No. 46 is converted in to Non- Agricultural /Residential use as per order passed by Collector Nagpur Vide its order No.Prastut/Jiljadikari /Kavi /599/2011 Dated 05/03/2011 Passed in Revenue Case No .214/NAP-34/2010-2011.

WHEREAS,, the layout of khasra Nos. 18/4-A and 18/4-B having an area of 2.4 4HR of Mouza Wagdara PSK No. 46 is duly sanctioned and approved by Asst .Director Town planning vide its order No .Sasang/2863 Dated 31/05/2008.

WHEREAS, the said Plot Nos. 50,51,52,53,70,71, and 72 and 73 out of said layout are Released by Nagpur improvement Trust, Nagpur vide its letter No. 151,152,153,154,155,156,157 respectively all Dated 10/10/2012.



WHEREAS, thereafter, said Plot Nos. 50,51,52,53,70,71, and 72 and 73 are amalgamated by Nagpur Improvement Trust, Nagpur vide its letter No .BE-2(M) /88 Dated 04/12/2012 in case No .MRG-1170 Dated 11/10/2012.

WHEREAS, said M/s Shanti Constructions and Developers has constructed a Multistoried building known and styled as MAPLE ENCLAVE PHASE- I on said amalgamated Plot Nos. 50,51,53,70,71,72 and 73 as per the Building Permit No. B.E(Metro) /Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E(Metro) /West/ Hingna /Tahsil /MB3717/201212859/172 Dated 08/02/2013.

WHEREAS, the said plan is revised by addition of floor by NMRDA vide permit No. Permit No. B.E(NMRDA)/West /Hingna Tahsil /No. 17119826/20201251856/2071 Dated 10/02/2021.

WHEREAS, Occupancy certificate is also issued by NMRDA Vide permit No. NMRDA/A.E(OCCUPANCY)/536 Dated 13/05/2022 in respect of said Building.

WHEREAS, the said Scheme is duly submitted to the Provision of Maharashtra Apartment Ownership Act 1970 and a Deed of Declaration is duly Regd. at Sr. No. 1400, Book No. 1 in the office of Sub-Registrar Hingna on 30/03/2013. That, due to revision in Building plan on 10/02/2021 an Amendment to DOD Regd. at Sr. No. 4822 Book NO. 1 in the office of SRO Hingna On 05/08/2022.

WHEREAS, M/s Shanti Constructions and Developers through Prop Shri Vinod Ramashray Tripathi entered in to an Agreement to Sell Dated 26/06/2015 with Shri Mohit Krushnarao Khedikar in respect of Apartment No. 305 Built up area of 61.828 Sq. Mtrs on Third floor of MAPLE ENCLAVE PHASE- I, which is duly Regd. at Sr. No. 3052 in the office of Sub- Registrar Hingna on 26/06/2015. The stamp duty of Rs. 90700/- and Registration fees of Rs. 16390/- are duly Paid.

WHEREAS, , due to additions of Additional Proprietary items, a Supplementary Agreement to said Agreement to Sell Dated 26/06/2015 is executed by M/s Shanti Constructions and Developers through Prop Shri Vinod Ramashray Tripathi in favour of Shri Mohit Krushnarao Khedikar in respect of Apartment No. 305 Built up area of 61.828 Sq. Mtrs on Third floor of MAPLE ENCLAVE PHASE- I, which is duly Regd. at Sr. No. 2933 in the office of Sub- Registrar Hingna on 16/07/2017.

WHEREAS, thereafter, said M/s Shanti Constructions and Developers through Prop Shri Vinod Ramashray Tripathi executed a Sale Deed Dated 30/06/2017 in favour of Shri Mohit Krushnarao Khedikar in respect of Apartment No. 305 Built up area of 61.828 Sq. Mtrs on Third floor of MAPLE ENCLAVE PHASE- I, which is duly Regd. at Sr. No. 2934 in the office of Sub- Registrar Hingna on 06/07/2017.

As a result, Shri Mohit Krushnarao Khedikar become the sole and absolute owner of said Property.

WHEREAS, the name of present owner i.e Shri Mohit Krushnarao Khedikar is duly Mutated in Revenue Record.

WHEREAS said Shri Mohit Krushnarao Khedikar have availed loan from HDFC Bank Ltd and after repayment of dues Axis Bank has issued No dues Certificate Dated 05/04/2024 to that effect.

WHEREAS, for cogent reasons and good causes the VENDOR has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in his best interest and for the benefits of his family members; AND

WHEREAS, the VENDOR being thus desirous of selling the said property and the PURCHASER herein above named having expressed their desire and willingness to purchase the same for a fairly good price, the VENDOR after detailed negotiation has now agreed to sell the aforesaid property to the PURCHASERS for a total consideration of Rs. 20,00,000/- (Rupees Twenty lakhs Only) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESTH AS UNDER:

1. THAT in pursuance of the said Sale Deed and in consideration of a total sum of Rs. 20,00,000/- (Rupees Twenty lakhs Only) paid by the PURCHASER to the VENDOR in the manner appearing herein below, the receipt whereof the VENDOR does hereby acknowledgement, the VENDOR as the absolute and full owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of Sale to the Purchaser, and hence VENDOR is selling and PURCHASER is buying All undivided 3.61 % Share and interest in all that Piece and Parcel of ~~AMALGAMATED~~ land bearing Plot Nos. 50,51,52,53,70,71,72, and 73 total admeasuring 1119.38 Sq. Mtrs being the portion of Khasra No. 18/4/A,P.S.K 46 of Mouza- Wagdara ,Toghether with R.C.C Superstructure Comprising of Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as MAPLE ENCLAVE PHASE -I, and including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in common areas and facilities provided to said building., bearing Grampanchayat Proeprty No. 7, Ward NO. 2, Situate at Village Wagdara within the limits of Grampanchayat Issasani in Tahsil -Hingna and District Nagpur and more particularly described in the schedule hereunder written, TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessments, NMC Taxes, Cesses, Electricity and Water Charges, Maintenance Charges, and all other outgoings taxes etc. Levied thereon and payable up to date of this Sale Deed.

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MANNER OF PAYMENT:-

Rs. 11,000.00 (Rs Eleven thousand-only) Paid by Purchaser to the Vendor by Cash at the time of token.

Rs. 4,89,000.00 (Rs Four Lakh Eighty nine Thousand only) Paid by Purchaser to the Vendor by Cheque No 083008 on Dated 27/02/2024 Drawn on Axis Bank Ltd .

Rs. 9,80,000.00 (Rs Nine Lakhs Eighty thousand only) Paid, being the amount of housing loan outstanding and payable by the vendor in loan to Axis Bank from the purchaser loan account receipt, whereof is hereby acknowledge by the vendor.

Rs. 5,20,000.00 (Rs Five lakhs twenty thousand only) paid by the Purchaser to the seller by D.D bearing No 085800 drawn on PNB Khamla Dated 22/04/2024 whereof is hereby acknowledge by the vendor.

Total Rs. 20,00,000/- (Rupees Twenty lakhs Only)

2. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-

THAT, all undivided 3.61 % Share and interest in all that Piece and Parcel of AMALGAMATED land bearing Plot Nos. 50,51,52,53,70,71,72, and 73 total admeasuring 1119.38 Sq. Mtrs being the portion of Khasra No. 18/4/A,P.S.K 46 of Mouza- Wagdara ,Toghether with R.C.C Superstructure Comprising of Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as MAPLE ENCLAVE PHASE -I, and including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in common areas and facilities provided to said building., bearing Grampanchayat Proeprty No. 7, Ward NO. 2, Situate at Village Wagdara within the limits of Grampanchayat Issasani in Tahsil - Hingna and District Nagpur. hereby sold shall, subject to the terms and conditions appearing herein below be quietly entered into upon and held and enjoy and the rent and profits received there from by the PURCHASER without any interruption or disturbance by the VENDOR or any person claiming through, under or in trust for the and without any lawful disturbance or interruption by any other person whosoever.

1. That the said property shall be quietly entered in to and upon by the purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendor or any persons claiming through the vendor.

- ii. That the Vendor has given Vacant possession of the property to the purchaser.
- iii. THAT the VENDOR has good, valid and marketable title and absolute rights and full authority to convey, assign and transfer by way of sale to the PURCHASER the property more particularly described in the Schedule hereunder written, absolutely forever with heritable and transferable rights therein.
- iv. THAT the VENDOR further assures the PURCHASER that the property hereby sold is his separate and self acquired property belonging to him alone having purchased the same by him exclusively, from and out of his own earning and savings and that none except him, no one has acquired any manner of rights, title interest whatsoever in respect of the same.
- v. THAT the VENDORS will at the cost of the person requiring the same, execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER and his heirs, successors and assigns etc. as may reasonably be required.
- vi. THAT the VENDOR has paid all dues with respect to the Non-Agricultural Assessments, GP Taxes, Cesses, Electricity and Water Charges, Maintenance Charges, and all other outgoing taxes etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the VENDOR party agrees to pay the same only up to the date of possession of the land or agreement to sale executed between the parties hereto, whichever is earlier.
- vii. THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written, and is subject to outgoing agreements, restrictions and the rights of other individual PURCHASER affecting the same, and if any mis-statement, error or omission is discovered, the same shall not annul this sale, nor shall any compensation be allowed in respect thereof, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- viii. THAT the VENDOR has delivered all the Original documents relating to the property hereby sold to the PURCHASER at the time of Registration of this Sale Deed. That the Purchaser has also obtained No dues certificate from Axis Bank by paying outstanding dues as mentioned in manner of payment.

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- ix. THAT the VENDOR has already delivered the actual physical possession of the property hereby sold to the PURCHASER and the PURCHASER has accepted the same.
- x. THAT the VENDOR will support any application made by the PURCHASER for mutation of name on the property hereby sold and will render all assistance in obtaining the mutation there of in the favour of the PURCHASER in all relevant records.
- xi. THAT the VENDOR has done no act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the PURCHASER.
- xii. THAT in case the PURCHASER is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDOR or of any encumbrances or charge on the same to which this sale is not subject, the VENDOR Shall pay to the PURCHASER by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.
- xiii. That all expenses on account of preparation of all kinds of documents including the cost of stamp duty, fees payable thereon have been agreed to be borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

All undivided 3.61 % Share and interest in all that Piece and Parcel of AMALGAMATED land bearing Plot Nos. 50,51,52,53,70,71,72, and 73 total admeasuring 1119.38 Sq. Mtrs being the portion of Khasra No. 18/4/A,P.S.K 46 of Mouza- Wagdara ,Toghether with R.C.C Superstructure Comprising of Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as MAPLE ENCLAVE PHASE -I, and including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in common areas and facilities provided to said building., bearing Grampanchayat Proeprty No. 7, Ward NO. 2, Situate at Village Wagdara within the limits of Grampanchayat Issasani in Tahsil - Hingna and District Nagpur.

The said land is bounded as under:

East- By 9.00 Mtrs Wide Road

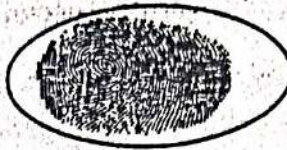
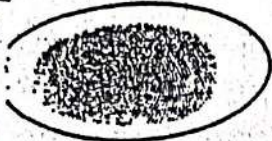
West- By 7.50 Mtrs Wide Road

North -By Plot Nos 54 and 69

South-By 9.00 Mtrs Wide Road

In Witness whereof, the VENDOR and PURCHASER hereto have set and subscribed the respective hand to this DEED OF SALE on the day, date, month & year first hereinabove mentioned in presence of the asserting Witnesses as under.

WITNESSES :



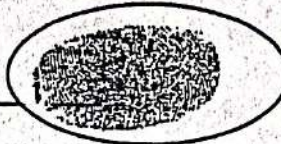
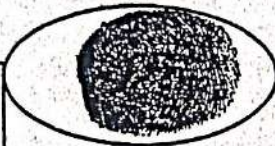
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**SHRI MOHIT KRUSHNARAO KHEDIKAR
(VENDOR)**



2.

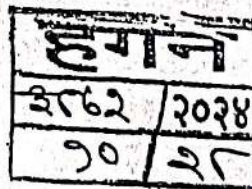
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2.

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**Miss. PUJA SINGH D/O RAMPRATAP LALLAN SINGH
(PURCHASER)**

Deed drafted by Adv Jaya Kanojiya as per the documents and instructions of parties.



गे गाव - मौजा -इसासणी,
प्लॉट नं.०२ वागदरा (मौजा-वागदरा)

महाराष्ट्र शासन राजपत्र असाधारण भाग चार - डिसेंबर २०१५ पोष १०, शेके १९३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.
नमुना क्रमांक ८ - नियम ३२९) - सन २०१९-२०२० ते २०२२-२०२३

ग्रामपंचायत इसासणी
तालुका हिंगण
जिल्हा नांदुर

सोसायटी/ रस्त्याचे नाव	गट सर्व्हे क्र.	मालमत्ता प्लॉट क्रमांक	मालकाचे नाव	भोगवटा धारकाचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	रेडीरकनर दर (प्रति चौ. मी.)			घसारा दर	भार्येक
								जमीन	इमारत	बांधकाम		
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
शांती कन्स्ट्रक्शन	१८४	३०५	मोहित कृष्णराव सोडीकर	स्वतः	प्लॉट	२०२२	६९८३ [६६५५०]		२९२९६.००		९.००	१
इली मूल्य रुपये)	कराचा दर	घरपट्टी	करांची रक्कम (रुपये)		एकूण कर	अपिलाने निकाल आणि त्यानंतर केलेले फेरफार		एकूण कर	नंतर वीळ किंवा घट झालेला असल्यास आदेशासंदर्भात	ग्रा.पंच.मासिक सभा ठराव नंबर	वै सन	
			विज कर	आरोप्य कर पाणीपट्टी कर		घरपट्टी	विजकर					
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	
६७३२.००	१.२०	१५८०.००	५०.००	५०.००	०.००	१६८०.००	०.००	०.००	०.००	०.००	०.००	

यांच्या दिनांक/६/१०/२०२२ च्या मागणी अर्जांनुसार मूळ प्रतिवरून नकल दिली.

:- श्री.श्रीमती.

क्रमांक: २३८

मोक्यावर असलेल्या बांधकामानुसार कराची आकारणी करण्यात आली.२. मालकी हक्काबाबत कसलाही वाद असल्यास किंवा त उद्भवल्यास तो न्यायालयापर्यंत सोडवावा.३. न्यायालयाचा निर्णय अर्जादारास व ग्रामपंचायतीला बंधनकारक राहीला.४. नामांतरन हे गवटदारावर कर वसुलीच्या दृष्टीने मंजूर करण्यात येत आहे.५. ग्रामपंचायत कर आकारणी नमुना ८ वर नाव झाले म्हणजे उत्तः त मालकी हक्क प्राप्त होत नाही.



ग्रामपंचायत अधिकारी,
ग्राम. प. इसासणी, तालुका हिंगण,
जिल्हा नांदुर

डुक नं.

नमुना - १०
(नियम-३२ (५) पहा)

पावती नं:

14851

कराबद्दल पावती

कार्यालय - ग्रामपंचायत ईसासनी

पंचायत समिती हिंगणा, त. हिंगणा, जि. नागपूर.

श्री, मोहित कृष्णराव खेडीकर

मौजा वागदरा यांचेकडून वार्ड नं. २ घर/प्लॉट नं. ६

सोसायटीचे नांव शांती वागदरा

शीट नं. सर्वे नं. १०४/१० प्लॉट नं. ३०५

सन २०२३-२०२४ करीता पुढे नमुद केलेल्या रकमा कराबद्दल मिळाल्या.



- करांची नोंद कर
- जमीन कर (खाली जागा)
- ✓ दिवाबत्ती कर
- ✓ सामान्य आ. रक्षण कर
- सामान्य सफाई कर
- ईमला कर
- नोटीस फी
- अधिपत्रांची (वारंटी फी)
- इतर

सालान्या वसुल केलेल्या रकमा		सालान्या वसुल केलेल्या रकमा		एकुण	
सन २०२३-२०२४	मागील बाकी	सन २०२३-२०२४	चालु कर	रुपये	पैसे
रुपये	पैसे	रुपये	पैसे	रुपये	पैसे
९४५०	००	१५५०	००	११०००	००
१६५०	००	५००	००	१२५०	००
१६५०	००	५००	००	१२५०	००
हिंगणा		हिंगणा		हिंगणा	
३०६३/२०२४		३०६३/२०२४		३०६३/२०२४	
११		११		११	
२५		२५		२५	
एकुण -		एकुण -		एकुण -	
९५३०	००	१६५०	००	११२५०	००



अक्षरी हिंगणा हिंगणा माली से दहा करीत
दिनांक १६/३/२०२४
रक्कम भरणाऱ्याची स्वाक्षरी
वसुल करणाऱ्याची स्वाक्षरी
ग्रामपंचायत - ईसासनी

(Special Planning Authority Appointed by Government of Maharashtra Vide Notification No. TPS-2408/2880/CR-366/09/UD-8 Dt. 31/08/2010 and vide Government Gazette Notification dt. 02/09/2010 For Nagpur Metropolitan Area Under MRTA Act 1966)

Amalgamation Letter

Letter No.: BE-2(m)/88

Dated: 04/12/2012

Tracking #: 2012101171

Layout ID: 201206082

Name of Plot Holder	LAXMAN DEVIDASJI PADOLE; SANJAY PANDURANG KADU	
Address	SHANTI CON. & DEVA KAMLA KAR PALACE SHANKAR NAGAR NAGPUR	
Application No. & Date	Application MRG1170, Dated - 11/10/2012	
Mbuza & Khasra No.	Wagdara-18/4A	Applicable Charges
Tehsil	Hingna, Talasali	Payment Date: 20/11/2012
Plot Number	50-51-52-53-70-71-72-73	1. Plot Amalgamation Charges
Plot User	Residential	Total Paid Amount Rs.
Plot Area on Amalgamation	1119.38 (SQM)	26,714.00

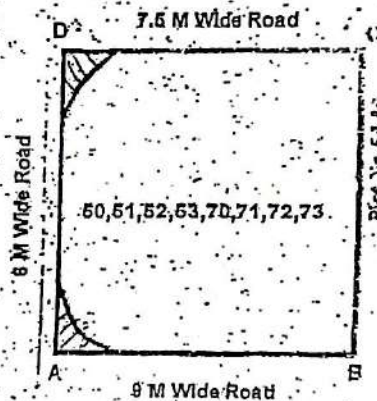
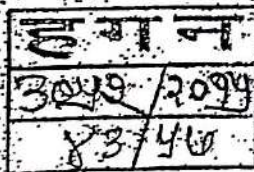
Schematic Plan

Reference:

1) Boundary Shown Thus

DIMENSIONS OF PLOT IN METERS :-

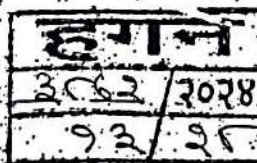
AB	37.50	ML
BC	30.00	ML
CD	37.50	ML
DA	30.00	ML



GROSS AREA AMALGAMATED: 1125.00 Sq. M.

TOTAL AREA TO BE TAKEN UP: 500 Sq. M.

TOTAL AMALGAMATED AREA: 1119.38 Sq. M.





16 पदार्थ
No. 175-2709723/07

No. BERMetro B.P.

To,

Name of the Person

Ad

The Amalgamation of the plots is approved on following conditions

1. The amalgamated plot will be treated as Plot No. 50-51-52-53-70-71.
2. Admissible FSI of the amalgamated plot will remain 1.00 as admissible prior amalgamation.
3. No further Sub-Division of plot will be permitted hereafter.
4. Owner of the plot will have to get proposed Building plan sanctioned from Planning Authority as per DCR, prior construction.
5. Zone of amalgamated plot shall remain same as original zone.

Encl. Amalgamation Plan



2012112782

Prakash
Building Engineer (Metro)
Nagpur Improvement Trust

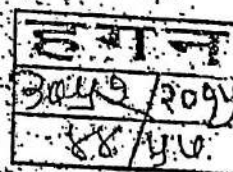
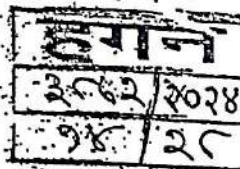
Copy Submitted To:

1. Superintending Engineer (Metro), Nagpur Improvement Trust

Copy To:

1. The Divisional Officer (N/SE/W), Nagpur Improvement Trust

2. Building Engineer (Metro), Nagpur Improvement Trust





Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TP-3-2408/28907CR-2509/09/UD-8 Dt: 31/08/2010 for Nagpur Metropolitan Area Under MRTP Act (1966)

APPENDIX 'D'
(Regulation No. 6.5.1)

Form for Sanction of Building Permit & Commencement Certificate

No: BE (Metro) B.P. 1162		Dispatch Date: 18/02/2013	
To:		2013122859	
Name of the Person	मै शाली कन्स्ट्रक्शन एंड डेव्हलपर्स सर्वे प्रोप्रायटर्स विनोद रामाश्रय त्रिपाठी		
Address of the Applicant	शंकर नगर कमलाकर पॅलेस नागपुर		
Permit No.:	B.E. (Metro) West/Hingna, Tahsil/ Case No. MB3717/2012122859/172	Date: 08-Feb-2013	
Site of Proposed Work, Plot No.:	50, 51, 52, 53, 70, 71, 72, 73 (Amalgamated plots)		
Mouza & Khasra:	Wagdara-18/4A		
Layout Name:	Mank Makbura Wagdara-18/4A		

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84/40



Sir, With reference to your application number MB3717, dated 28-DEC-2012 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur City/RP. Building Plans are approved by Hon. Chairman, Nagpur Improvement Trust vide order dated 18/02/2013. The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Chairman may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. However the condition of lease of allotment of plot for completion of construction will override this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.
6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/Intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the form as in Appendix "G" to the NIT. Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.

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8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "C". The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J". This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C. Bath & washing places shall conform to requirement contained in table 12 to 28 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C. Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 28 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hindrance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage caused to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 25 Nos. of shady trees under the provisions of Maharashtra (Urban Areas) Reservations of Tree Act 1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Necessary arrangement for rain water harvesting shall be done.

23. This sanction is subject to the Terms & Conditions mentioned in MA Order issued by Collector (Nagpur) on dated 5/3/2011.

24. This sanction is subject to the conditions of Development Agreement Dated 1/1/2011 with NIT.

25. This sanction is subject to the conditions of FIRE NOC from NMC/Competent Authority Dated 1/1/2011.

26. This sanction is subject to the conditions of NOC from Director of Microwave Department dated 1/1/2011.

27. This sanction is subject to the conditions of NOC from Airport Authority of India dated 1/1/2011.

28. This sanction is subject to the conditions of NOC from Gram Panchayat Wagdara dated 1/1/2011.

29. Necessary arrangement for Solar Water Heater shall be incorporated.

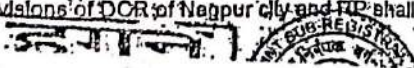
30. The Layout of land under reference is approved by Chairman/Collector vide order dated 31/5/2008.

31. The development agreement of land under reference is approved by Chairman, NIT vide order dated 1/1/2011.

32. The Landowner/Developer and Architect/Engineer shall be guilty of offence for Unauthorized Construction under MRTP Act 1968.

33. The provisions of DCR of Nagpur city and NIT shall be binding on the owner/developer.

any other...
D.C. rules. The...
The construction...
If any...
documents are...
cancelled. Sign...
Panel Code...
32. This...
33. The...
per the...
treas...
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51...



35. The part of the building or construction which is not as per rules shall be construed as authorised and the decision of Chairman, NIT, Nagpur in this regard shall be final.
36. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic. If any obstruction is created, legal action shall be initiated for the same by the Chairman, NIT.
37. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.
38. The structural stability certificate shall be obtained from the competent Civil engineer/Structural engineer.
39. The building construction shall be completed under the supervision of licensed civil engineer/architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.
40. Prior to start of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

Enclosure : One Copy / One Set of Sanctioned Plan



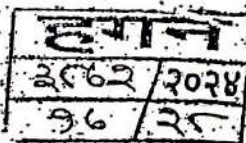
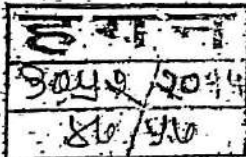
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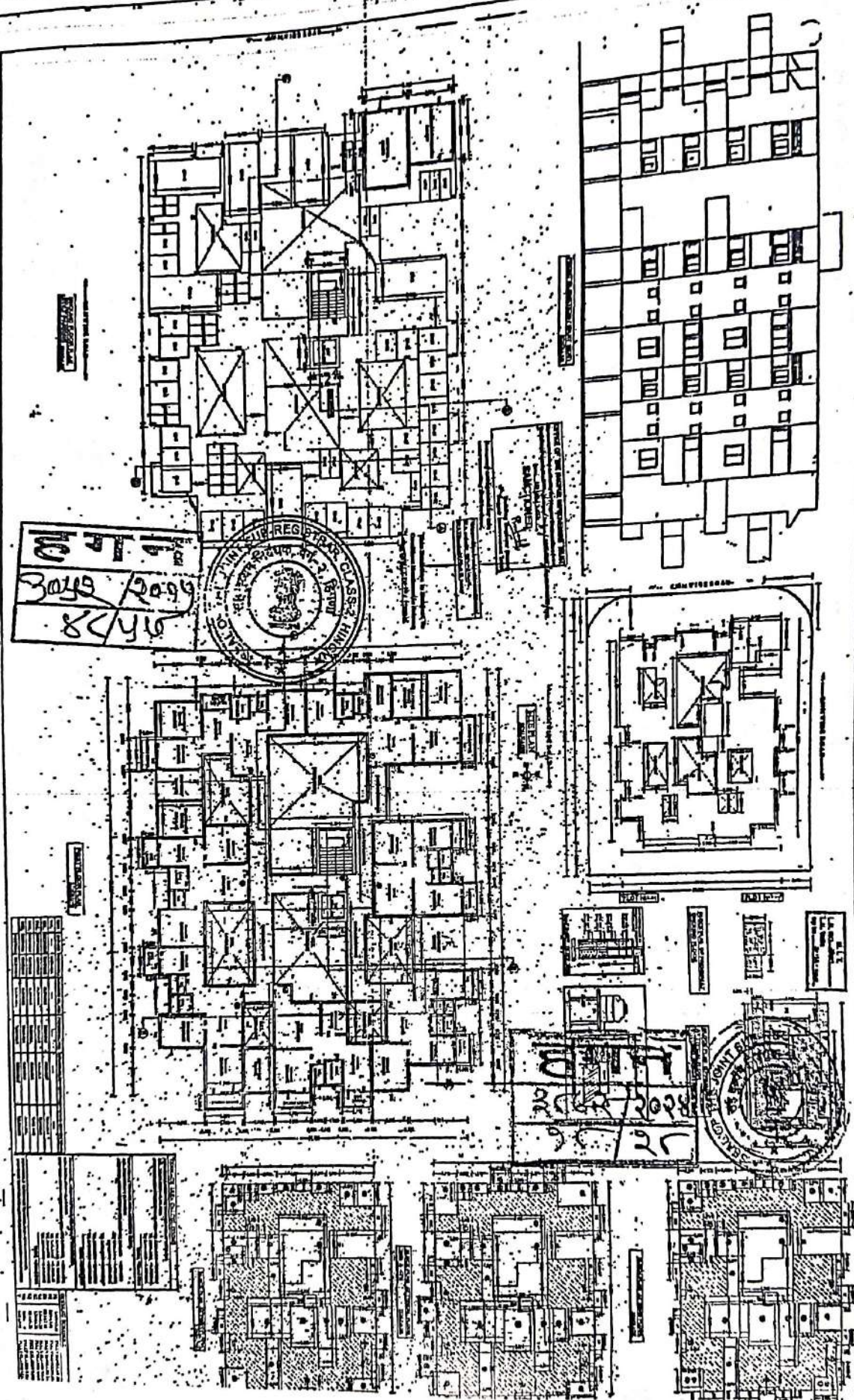
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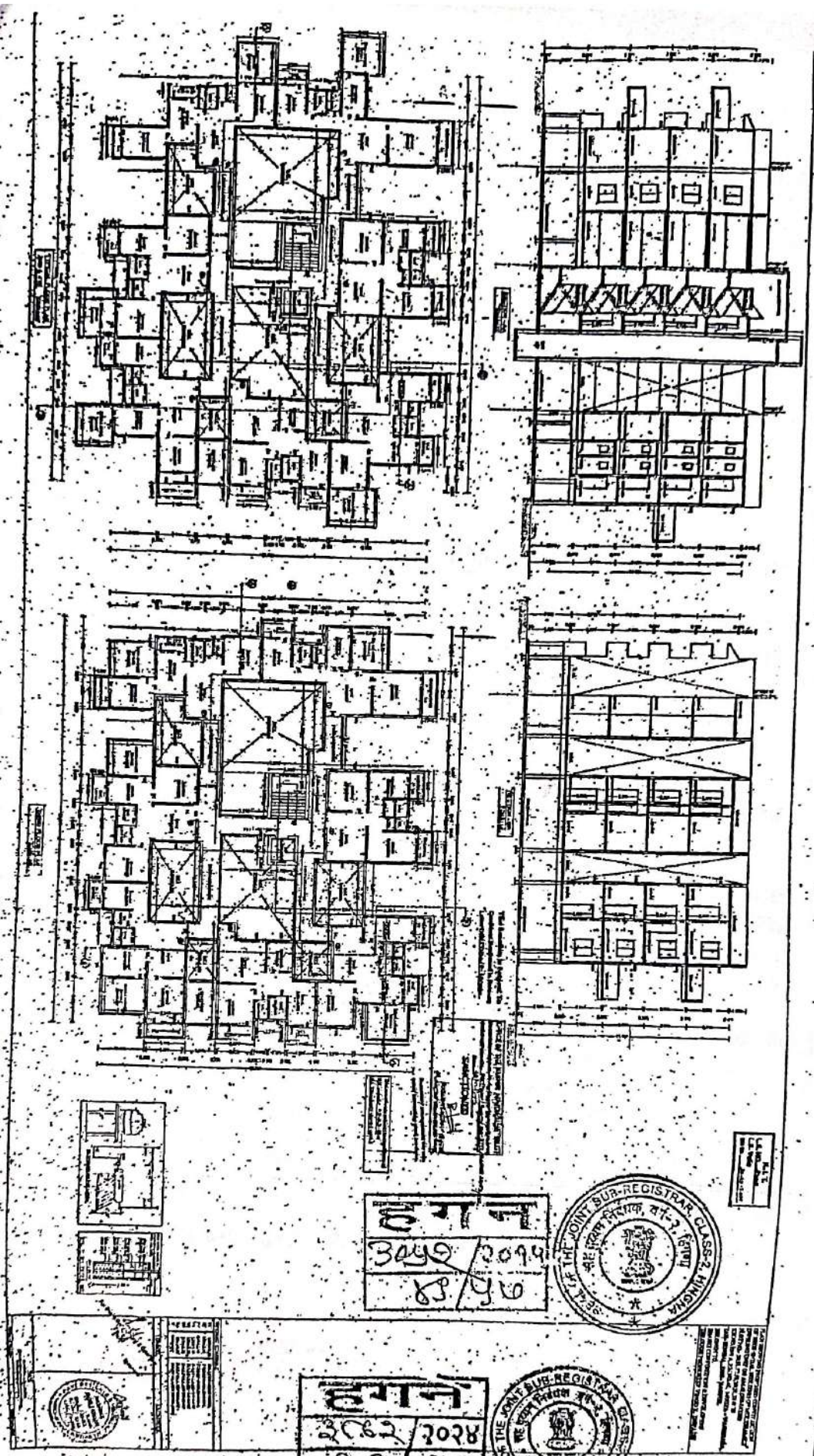
1. The Divisional Officer, West Division Ambazad Nagpur,
Nagpur Improvement Trust for information with a copy of sanctioned
plan (enclosed herewith) for record.

[Signature]
Building Engineer (Metro)
Nagpur Improvement Trust
Nagpur, Dated

[Signature]
Building Engineer (Metro)
Nagpur Improvement Trust
Nagpur







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83/96



हगन
3082/2028
99/27







【महाराष्ट्र जमीन महसुल अधिकार अधिनियम आणि गोंदबन्ना (संयार करणे व सुत्पिटीय ठेवणे) नियम ११७१ यातील नियम ४,५,६ आणि ७】

जिल्हा :- नागपूर

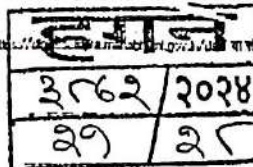
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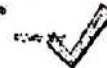
दीक्षाये स्थायीक नाव :

પુનઃ પ્રેરણા ક્ર: (૧૦૦૧) (૭૧૮૭) (૭૧૮૭) (૮૦૦૧) (૮૦૦૧) (૮૦૦૧) (૮૦૦૧) (૮૦૦૧) (૮૦૦૧)

सीगा आणि नुगापन चिन्हे :

[illegible]

पृष्ठ क्र. १/२



273

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(1)लिखित

(2)मोबाइल

(3)बा

प

गाव नमुना द्वारा (पिकाची नोंदवही)										
[नवापूर गाव नमुना वनस्पत अधिकार कमिटीस बांधी नोंदवही (व्यापार कर व सुविधीत ठेवणे) नियम १५५१ कमीत नियम २१]										
गाव :- बागवड (ई.रिजिस्ट्रार, का. ४६ अ (१९६०/४६))			तालुका :- हिंगण				जिल्हा :- अहमदनगर			
सुमपन क्रमांक व संपादित			१८/०८/१०/११/१२/१३/१४/१५/१६							
वर्ष	हंगाम	खाते क्रमांक	पिकावारीत क्षेत्राचा संपत्ती					हागवडीसाठी संपत्ती नमूनेची नोंद		टीप
			पिकाचा प्रकार	पिकाचे भाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	खसरा	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.सी.सी	आर.सी.सी			आर.सी.सी	

टीप :- संपत्ती नोंद नोंदवही व नोंदवही व नोंदवही आहे

हंगाम
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२२/२८



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23-04-2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हिंणगा

दस्त क्रमांक : 2934/2017

नोदणी :

Regn:63m

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

गावाचे नाव : 1) वागदरा त.सा.क्र. 46

(1) विलेखाचा प्रकार	विक्रीपत्र
(2) मोबदला	1700000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1639000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नागपूर इतर वर्णन : इतर माहिती: मौजा-वागदरा, प.ह.नं. 46, खसरा नं. 18/4-अ व 18/4-ब मधील प्लॉट नं. 50, 51, 52, 53, 70, 71, 72 व 73 वरती बांधलेल्या भॅपल एनक्लेव्ह फेज-1' मधील तिस-या मजल्यावरील सदनिका क्र. 305, बांधीव क्षेत्रफळ 61.828 चौ.मी. व अविभक्त हिस्सा 3.61 टक्के (Survey Number : 18/4अ/50/51/52/53/70/71/72 ;))
(5) क्षेत्रफळ	1) 0.4040 आर.चौ.मीटर
(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:- मेसर्स शांती कन्स्ट्रक्शन एंड डेव्हलपर्स तर्फे प्रोप्रायटर श्री. विनोद रामाश्रय त्रिपाठी -- वय:- 38; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 4, कमलाकर पॅलेस, शंकरनगर गार्डन च्या मागे, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:- 440010 पॅन नं:- ACYPT7368N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. मोहीत कृष्णराव खेडीकर -- वय:- 28; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एल-8-43, रघुजी नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:- 440009 पॅन नं:- BRCPK8466Q
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2017
(11) अनुक्रमांक, खंड व पृष्ठ	2934/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

हमने
३९६३/२०२४
२३/२९



GOVT. OF INDIA
INCOME TAX DEPARTMENT
PUJA SINGH
RAMPRAJ LALLAN SINGH
07/12/1983
Permanent Account Number
BPOP80928C

भारत सरकार
Government of India
Kiran Chandreshkar Bhusari
चन सं/DOB: 04/08/1985
पुरुष / MALE
5860 1768 6876
VID: 9130 0514 0450 2386
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India
Nitin Bhauroo Karale
चन सं/DOB: 16/01/1983
पुरुष / Male
4406 7935 3324
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India
Pooja Singh
चन सं/DOB: 07/12/1988
महिला / FEMALE
6824 6221 8581
माझा आधार, माझी ओळख

भारत सरकार
Government of India
Mohit Krushnarao Khedkar
चन सं/DOB: 03/03/1982
पुरुष / MALE
3425 8565 0241
VID: 9193 1609 7749 7438
माझा आधार, माझी ओळख

GOVT. OF INDIA
INCOME TAX DEPARTMENT
PUJA SINGH
RAMPRAJ LALLAN SINGH
07/12/1983
Permanent Account Number
BPOP80928C

भारत सरकार
Government of India
Kiran Chandreshkar Bhusari, PLOT NO 51
SADOKHAN, JATILA ROAD, NEAR KESHAV
MADHAV NAGAR, PRASAD NAGAR, NAGPUR,
Chandekar Nagar, Nagpur,
Maharashtra - 440010
5860 1768 6876
VID: 9130 0514 0450 2386
help@udal.gov.in www.udal.gov.in

भारत सरकार
Government of India
Nitin Bhauroo Karale
चन सं/DOB: 16/01/1983
पुरुष / Male
4406 7935 3324
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India
Pooja Singh
चन सं/DOB: 07/12/1988
महिला / FEMALE
6824 6221 8581
माझा आधार, माझी ओळख

भारत सरकार
Government of India
Mohit Krushnarao Khedkar
चन सं/DOB: 03/03/1982
पुरुष / MALE
3425 8565 0241
VID: 9193 1609 7749 7438
माझा आधार, माझी ओळख

CHALLAN
MTR Form Number-6

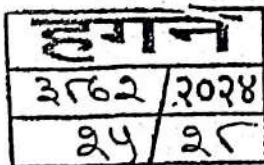


GRN	MH001011848203425E	BARCODE	Date		23/04/2024-11:27:11	Form ID	25.1
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name HON_HINONA SUB REGISTRAR				Full Name PUJA SINGH RAMPRATAP LALLAH SINGH			
Location NAGPUR				Flat/Block No. APARTMENT NO. 905			
Year 2024-2025 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		MOUZA WAGDARA	
0030046401 Stamp Duty		120000.00		Area/Locality		NAGPUR	
0030063301 Registration Fee		20000.00		Town/City/District			
				PIN		4 4 1 1 1 0	
				Remarks (If Any)			
				SecondPartyName=MOHIT KRUSHNARAO KHEDIKAR=			
				Amount In One Lakh Forty Thousand Rupees Only			
		1,40,000.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00340572024042347084		CK00ALVVV37	
Cheque/DD No.				Bank Date		RBI Date	
				23/04/2024-11:24:28		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID: 7350314887
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हस्ताक्षर के बिना दस्तावेज निलंबित करारित नहीं किया जाएगा दस्तावेजों को स्वीकार करने के लिए। निलंबित न करारित दस्तावेजों को स्वीकार करने नहीं होगा।

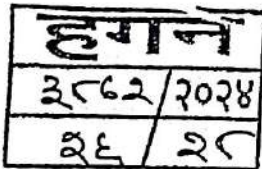
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-273-3872	0000588046202425	23/04/2024-15:51:28	IGR392	20000.00
2	(IS)-273-3872	0000588046202425	23/04/2024-15:51:28	IGR392	120000.00
Total Defacement Amount					1,40,000.00



सह मुख्य निबंधक वर्ग-२
हिंगणा.

वर्षाकालाचे वर्ष	2024
विल्हा	नागपूर
मूल्य विभाग	तालुका : हिंगणा
उप मूल्य विभाग	2.2.1-महत्वाच्या रस्त्यासमूख रहिवास व इतर वापराच्या विकसीत जमिनी मधील भूखंड
क्षेत्राचे नाव	C class Palika सर्वे नंबर/न. भू. क्रमांक : 18
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
8450	32000
कार्यालय	36800
हुकाने	40000
औद्योगिक	0
मीजमापनाचे एकक	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र(Built Up)-	61.828 चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्वाहन सुविधा-	आहे
मिळकतीचा वापर-	मिळकतीचे वय -
मजला -	0 TO 2वर्षे
निवासी सदनिका	1st To 4th Floor
मिळकतीचा प्रकार-	बांधकामाचा दर-
बांधीव	Rs.23958/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.32000/-
घसा-मानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-मानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((32000-8450) * (100/100)) + 8450 = Rs.32000/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 32000 * 61.828 = Rs.1978496/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + हस्तप्रवाचे मूल्य + मेहेनत/निर्माण मजला क्षेत्र मूल्य + सगळ्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन ठळाचे मूल्य + खुल्या जमिनीवरील वाहन ठळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनठाळ = A+B+C+D+E+F+G+H+I+J = 1978496+0+0+0+0+0+0+0+0+0 = Rs.1978496/- = १ एकोणवीस लाख अठ्ठावत्तर हजार चार शे शहाण्णव/-

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सह दुय्यम निबंधक वर्ग-२
हिंगणा.

क्रमांक: हगन /3872/2024

बाजार मूल्य: रु. 19,79,000/-

मोबदला: रु. 20,00,000/-

प्रलेने मुद्रांक शुल्क: रु.1,20,000/-

ड. नि. सह. ड. नि. हगन यांचे कार्यालयात

अ. क्र. 3872 वर दि. 23-04-2024

रोजी 3:50 म.मं. वा. हजर केला.

पावती: 4498

पावती दिनांक: 23/04/2024

सावरकरगाराचे नाव: पूजा सिंग रामप्रताप सक्शन सिंग

नोंदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 20560.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

HGN हिंणणा.

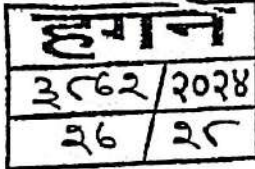
सह दुय्यम निबंधक वर्ग-३
हिंणणा.

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिष्टा क्र. 1 23 / 04 / 2024 03 : 50 : 24 PM ची वेळ: (सादरीकरण)

शिष्टा क्र. 2 23 / 04 / 2024 03 : 51 : 20 PM ची वेळ: (फी)



अनु क्र.

पक्षकाराचे नाव व पत्ता

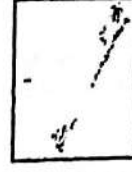
1 नाव: मोहित कुमाराव खेडीकर
पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, प्लॉट नं. १
9970854487, रोड नं. पर्वट नं. १०५, मॅपल एनक्लेव, प्लॉट नं. ७३, बागवटा, इसासनी, नगा मंगेशकर हॉस्पिटल, बानाबोंगरी, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: BRCCK8466Q

पक्षकाराचा प्रकार

निवृत्त वेणार
वय: 38
स्वासरी:

छायाचित्र

ठसा प्रमाणित



2

नाव: पुजा सिंग रामप्रताप लल्लन सिंग

पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: १, प्लॉट नं. 7350314887, रोड नं. बागवटा मोहित खेडीकर, पर्वट नं. १०५, मॅपल एनक्लेव, प्लॉट नं. ७३, बागवटा, इसासनी, नगा मंगेशकर हॉस्पिटल, बानाबोंगरी, नागपूर, महाराष्ट्र, नागपूर.
पिन नंबर: BPOPS0929C

निवृत्त वेणार
वय: 38
स्वासरी:



वरील वस्तुऐवज करून देणार तयारकीत विक्रीपत्र या वस्तु ऐवज करून दिण्याचे कबुल करताना,
शिका क्र.3 ची वेळ: 23 / 04 / 2024 03 : 56 : 05 PM

सह दुय्यम निबंधक वर्ग-२

हिंगणा

बोळव:-

बाजील इसम असे निवेदीत करताना की ते वस्तुऐवज करून देणा-यामां ब्यक्तीरा: बोळवतात, व त्यांची बोळव पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

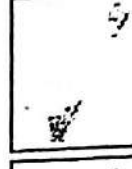
1 नाव: नितीन भाऊराव कारळे --

वय: 38

पत्ता: नागपूर

पिन कोड: 440001

स्वासरी



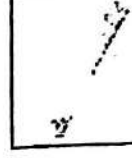
2 नाव: किरण चंद्रशेखर भुसाटी --

वय: 39

पत्ता: प्लॉट नं. ५१, जयताळा रोड, प्रसाद नगर, नागपूर

पिन कोड: 440010

स्वासरी



शिका क्र.4 ची वेळ: 23 / 04 / 2024 03 : 56 : 46 PM

सह दुय्यम निबंधक वर्ग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PUJA SINGH RAMPRATAP LALLAN SINGH	eChellan	00040572024042347084	MH001011548202426E	120000.00	SD	0000588046202425	23/04/2024
2		DHC		0424236804341	560	RF	0424236804341D	23/04/2024
3	PUJA SINGH RAMPRATAP LALLAN SINGH	eChellan		MH001011548202426E	20000	RF	0000588046202425	23/04/2024

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

नंबराचे बुकाचे
नंबरी नोंदला

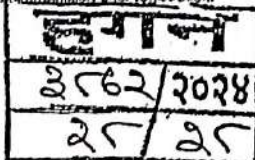
3872 / 2024

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प्रमाणित करण्यात येते कि,
या दस्ताला एकुल पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२

हिंगणा

दि २३ मार्च २०२४

273/3872

Tuesday, April 23, 2024

3:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4496 दिनांक: 23/04/2024

गावाचे नाव: वागदरा त.सा.क्र. 48

दस्तऐवजाचा अनुक्रमांक: हगन-3872-2024

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: पूजा सिंग रामप्रताप शास्त्रन सिंग

नोंदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 28

DELIVERED

DELIVERED

एकूण:

रु. 20580.00

आपणास भूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:11 PM ह्या वेळेस मिळेल.

HGN

सह दुय्यम निबंधक वर्ग-२

हिंगणा.

बाजार मुल्य: रु. 1979000/-

मोबदला रु. 2000000/-

भरलेले मुद्रांक शुल्क : रु. 120000/-

1) देयकाचा प्रकार: DHC रकम: रु. 560/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0424236804341 दिनांक: 23/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 20000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH001011548202425E दिनांक: 23/04/2024

बँकेचे नाव व पत्ता:

P. Singh