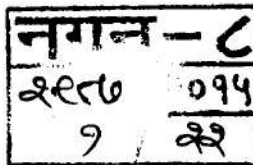




CHALLAN
MTR Form Number-6

GRN	MH003857620201516E	BARCODE			Date	28/09/2015-16:17:12		Form ID	25.1		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment				TAX ID (If Any)						
	Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)						
Office Name	NGP8_JT NAGPUR NO 8 SUB REGISTRAR				Full Name		VINOD N KHAPEKAR				
Location	NAGPUR										
Year	2015-2016 One Time				Flat/Block No.		FLAT NO 101 ADMEASURING 67.811 SQ.				
Account Head Details		Amount In Rs.		Premises/Building		MTRS.					
0030046401 Sale of NonJudicial Stamp		26500.00		Road/Street		MOUZA BABULKHEDA					
				Area/Locality		NAGPUR					
				Town/City/District							
				PIN		4	4	0	0	2	7
				Remarks (If Any)							
				PAN2=-PN=S R INFRATECH-CA=							
				Amount In		Twenty Six Thousand Five Hundred Rupees Only					
Total		26500.00		Words							
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.		00040572015092837224		IK91402597	
Cheque/DD No				Date		28/09/2015-16:17:47					
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available



“श्री”

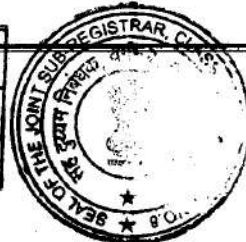
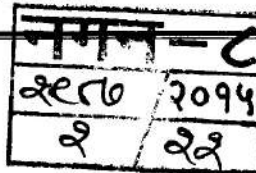
SALE DEED

FOR RS. 26,00,000.00 ONLY

(RUPEES TWENTY SIX LAC ONLY)

MARKET VALUE RS. 14,00,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 29th Day of
SEPTEMBER, 2015, BETWEEN :



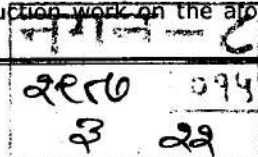
SR INFRATECH, A Partnership Firm, having its Office at E-7, Sai Nagar, Manewada Ring Road, Nagpur, Acting through its **Authorised Partner** - **SHRI. SANDEEP S/o RAMDAS PENDKE**, Aged about 38 Years, Occupation - Business, Resident of C-7, Sai Nagar, Manewada Ring Road, Nagpur-440027, Tahsil and District - NAGPUR, hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **FIRM** and it's **PARTNER**, as well as its representatives, executors, administrators, successors and assigns of the **ONE PART. {PAN - ABZFS9169A}**

AND

(1) SHRI. VINOD S/o NARAYAN KHAPEKAR, Aged about 47 Years, Occupation - Business, **{PAN - ADCPK2944A}** **(2) MRS. SUDHA W/o VINOD KHAPEKAR**, Aged about 42 Years, Occupation - Housewife, **{PAN - BHNPK1999M}**, Both Residents of Telipura Agresen, Gandhibag, Nagpur-440032, Tahsil and District - Nagpur, hereinafter called the **PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS, ALL THAT piece and parcel of land bearing Plot No. 98 out of layout of Shri Gajanan Nagar Housing Co-operative Society Limited, Nagpur, containing by admeasurement of about 2294 Sq. Ft. (OR 213.12 Sq. Mtrs.) {As Per Regularised Letter 1836.88 Sq. Ft. (OR 170.65 Sq. Mtrs.)}, being a portion of the entire land bearing P.H. No. 39, Kh. Nos. 75/2 & 75/3 of **MOUZA - BABULKHEDA**, bearing City Survey No. 4667, Sheet No. 63, Corporation House No. 5538A/98, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil & District - NAGPUR, belongs to **SR INFRATECH**, the Vendor named hereinabove, having purchased the same by it from Shri. Anil Wamanrao Ghatge, by a Sale Deed Dated 30/9/2011, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-5 in Book No. 1, at Sr. No. 4597 on even date. As a result therefore the aforesaid **SR INFRATECH**, the Vendor named hereinabove has now become an exclusive absolute and full Owner of the aforesaid property with heritable and transferable rights therein.; AND

WHEREAS, thereafter the Vendor hereinabovenamed decided to develop the aforesaid Plot No. 98 of land into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein and the Vendor has started the construction work on the aforesaid property and has accordingly prepared a



plan of a Multistoried building proposed to be constructed on the said Plot and to be known and styled as "**SR HARMONY**" and the same is duly sanctioned and approved by the Building Engineer(S), Nagpur Improvement Trust, Nagpur vide the Building Permit No. B.E.(S)/572/193/2779/Tracking No. 2011100432, Dated 19/12/2011; AND

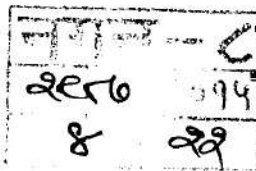
WHEREAS, the Vendor has submitted the entire property to the Maharashtra Apartment Ownership Act, 1970, for the purpose of giving clear title over the Apartment chosen by the prospective Purchasers in the said building, accordingly the Vendor has executed a **DEED OF DECLARATION** Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is also duly registered in the office of the Joint Sub-Registrar Nagpur-8, in Book No. 1, at Sr. No. 1991 on 6/3/2012. The terms, conditions and provisions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchasers; AND

WHEREAS the Purchasers hereinabove named have satisfied themselves in respect of the Vendor' title to the said to the property as good, valid and marketable; AND

WHEREAS the Purchasers being desirous of owning an Apartment for themselves Residential Use in the said Multistoried building with heritable and transferable rights therein, they have approached expressed their desire and willingness to purchase the **25% Undivided share** and interest in the said plot **TOGETHERWITH** the entire R.C.C. Superstructure comprising **Apartment No. 101** on the **FIRST FLOOR**, having a **Total Built-up of 67.811 Sq. Mtrs. (729.91 Sq. Ft.)** of a building constructed thereon and after detailed negotiations the Vendor has agreed to sell the same to the Purchasers and the Purchasers have specifically agreed to purchase the same agreeing interalia to pay, provide and contribute the entire cost of construction thereof to the Vendor upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

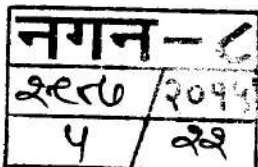
(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 26,00,000/- (Rupees Twenty Six Lac)** Only paid by the Purchasers to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full owner of the Undivided share and interest in the said Plot of land, do hereby grant, convey, assign and transfer by way of **SALE** to the Purchasers **THE UNDIVIDED 25.00%** share and interest in ALL THAT piece and parcel of land bearing Plot No. 98 out of layout of Shri Gajanan Nagar Housing Co-operative Society Limited, Nagpur, containing by admeasurement of about



2294 Sq. Ft. (OR 213.12 Sq. Mtrs.) {As Per Regularised Letter 1836.88 Sq. Ft. (OR 170.65 Sq. Mtrs.)}, being a portion of the entire land bearing P.H. No. 39, Kh. Nos. 75/2 & 75/3 of **MOUZA - BABULKHEDA**, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. 101**, covering a **Super Built up area of 67.811 Sq. Mtrs. (OR 729.917 Sq. Ft.)**, on the **FIRST FLOOR** of a building constructed thereon and known and styled as **"SR HARMONY"**, bearing City Survey No. 4667, Sheet No. 63, Corporation House No. 5538A/98, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil & District - NAGPUR, and more particularly described in the FIRST and SECOND SCHEDULES hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASERS as absolute, joint and full owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes and Cesses and all other outgoings etc., levied thereon and payable upto date subject however to the several terms and conditions appearing hereinbelow.

MANNER OF PAYMENT

- Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand) Only paid by the Purchasers to the Vendor by Cheque No. 132128, Dated 12/4/2012, Drawn On ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,70,000/- (Rupees One Lac Seventy Thousand) Only paid by the Purchasers to the Vendor by Cheque No. 132129, Dated 18/4/2012, Drawn On ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 10,00,000/- (Rupees Ten Lac) Only paid by the Purchasers to the Vendor by Bank Transfer on 1/7/2012, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 9,50,000/- (Rupees Nine Lac Fifty Thousand) Only paid by the Purchasers to the Vendor by Bank Transfer on 17/9/2012, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,000/- (Rupees One Lac) Only paid by the Purchasers to the Vendor by Cheque No. 138368, Dated 6/7/2014,



Drawn On ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 30,000/- (Rupees Thirty Thousand) Only paid by the Purchasers to the Vendor by Cheque No. 138369, Dated 6/7/2014, Drawn On ICICI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 26,00,000/- (RUPEES TWENTY SIX LAC ONLY)

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(2) THAT the VENDOR does hereby covenant with the PURCHASERS as follows :-

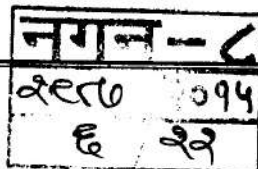
(i) THAT, the **UNDIVIDED 25%** share and interest in the said Plot Together with the **APARTMENT No. 101** on the **FIRST FLOOR** of a building standing thereon hereby sold shall be subject to the terms and conditions appearing hereinbelow, be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchasers without any interruption or disturbance by the Vendor or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person whosoever.

(ii) THAT the interest and right hereby transferred to the Purchasers subsist and the Vendor has absolute right and full authority to transfer the same by way of Sale to the Purchasers absolutely forever.

(iii) THAT the Vendor has done no act whereby the property hereby transferred is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the Purchasers absolutely forever.

(iv) THAT the Vendor has paid all dues with respect to Non-Agricultural Assessment, Corporation Taxes and Cesses etc., levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same to the Purchasers accruing payable only up to the date of this Sale Deed or up to the date of possession, whichever is earlier.

(v) THAT the Vendor has this day delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition.



(vi) THAT the Vendor will support any application made by the Purchasers for mutation of names on the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchasers in all relevant records.

(vii) THAT the Vendor will upon every reasonable request of the Purchasers and at the cost of the person making the request produce all or any of the documents of title relating to the said Plot of land and furnish such true copies or extracts therefrom as the Purchasers may require and will in the mean time keep the said documents safe unless prevented from so doing by one or other unavoidable accident.

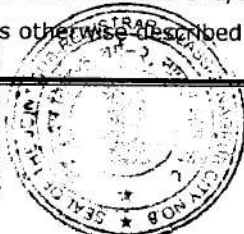
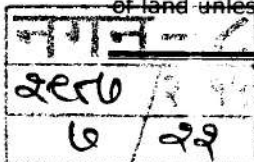
(viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and is subject to outgoing agreements, restrictions and rights of the Vendor and the other individual Purchasers of the remaining Undivided share and interest in the said Plot of land affecting the same and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale nor shall any compensation be allowed in respect thereof to the Purchasers but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(3) THAT the PURCHASERS does hereby covenant with the VENDOR as follows:-

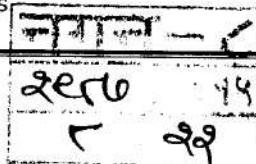
(i) That the Purchasers shall from the date hereof always pay regularly proportionate share of Non-Agricultural Assessment, levied on his/her **Undivided 25%** share and interest in the said Plot of land and shall keep the Vendor and the other Co-owners/Buyers thereof always indemnified against the same.

(ii) THAT the Purchasers shall abstain from doing any act, or thing which would cause annoyance, inconvenience or obstruction to the Vendor and/or to the other Purchasers of Undivided share and interest in the said plot of land and the Built-up spaces in the said building and shall always abide by the Rules and Zonal Regulations of the Nagpur Improvement Trust and/or the Nagpur Municipal Corporation, as the case may be.

(iii) THAT although the Purchasers will be the joint owner of the said Plot of land having **Undivided 25%** share and interest therein, it will be accessible to the other joint owners thereof. The Purchasers shall not be entitled to the exclusive use and/or occupation of any portion of the said plot of land unless otherwise described in the Deed of Declaration.



- (iv) THAT the Purchasers having already paid provided and contributed the entire cost of construction of the **Apartment No. 101** on the **FIRST FLOOR** of the said Building known and styled as "**SR HARMONY**" standing on the said Plot of land, they have become the full owner thereof with heritable and transferable rights therein. But they have full knowledge that the right, interest and ownership of the Undivided share in the said Plot is not divisible by metes and bounds and for all times it shall remain joint with the other co-owners thereof and that under no circumstances they will construct a structure whether temporary or permanent on the available open space left out in the said Plot of land. The Purchasers also hereby declares that they have visited the site on various occasions during the course of construction and has fully satisfied themselves about the specifications and workmanship and that they have now nothing to receive from the Vendor on any account whatsoever.
- (v) THAT the open spaces (Excluding the Restricted areas mentioned in Deed of Declaration) available in the said plot of land shall always be of common use for all the Apartment owners in the said Estate/Building.
- (vi) THAT the gate provided to the Compound will be accessible to all the Apartment owners for their ingress and egress.
- (vii) THAT the responsibility of carrying out the repairs and maintenance of the Apartment chosen by the Purchasers shall wholly rest on themselves and the cost of repairs of common facilities and amenities provided therein shall be borne proportionately by the Purchasers and other Apartment owners.
- (viii) THAT the Purchasers shall individually pay the Corporation Taxes and Cesses etc. as may be levied on the Apartment chosen by them and they also pays electricity and water charges as per departmental bills from the date of Sale Deed or from the date of possession, whichever is earlier.
- (ix) THAT the Purchasers shall use the Apartment chosen by them for Residential purpose only and shall not do or cause to be done by any act or thing to the annoyance of the Vendor and the other Apartment owners and shall give access to their Apartment for cleaning and repairing drainage water pipe line and inspection chambers provided for lavatory and bath units at all reasonable hours during the day.
- (x) THAT the Purchasers shall not use the open space on the said Plot and/or terrace on the top of the building for keeping cattle, poultry or other pet animals



(xi) THAT the leakage of bathroom or W.C. provided in their Apartment which may cause nuisance to the other Apartment owners shall be repaired by the Purchasers at their cost in good time.

(xii) THAT the cost of repairs of common services like electric (from the pole to meter board), drainage and rain water pipe etc. shall be borne and paid by the Purchasers jointly with the other Apartment owners proportionately.

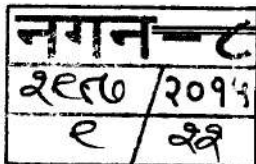
(xiii) THAT it has been specifically agreed by the Purchasers that they shall always allow, permit, the cleaning and maintenance of sewer lines, chambers etc.

(xiv) THAT it is expressly understood by the Purchasers that the cost of General Maintenance of the outer building and common portion including periodical paintings, white washing or colour washing and repairs etc. shall be the common responsibility of all the Apartment owners and the expenses incurred there for shall be borne and paid by all the Apartment owners in proportion to their share in land. Similarly the under ground water storage tank and the pump installed thereon shall be maintained and repaired at the proportionate expenses of all the Apartment Owners.

(xv) THAT it is also understood by the Purchasers that all charges incurred on the consumption of electricity over the common facilities and replacement of lights, fixtures and fittings in the common facilities and amenities shall be borne and paid jointly by the Purchasers and the other Apartment owners in proportion to their share in land.

(xvi) THAT the Purchasers shall not throw any garbage, dirt or water on the open space nor shall they use the balconies for washing and/or urinating to the annoyance of the other Apartment owners and a co-operation that is essential to maintain harmony and peaceful enjoyment of Apartment shall without any reservations be extended by the Purchasers towards other Apartment owners and they shall abstain from doing any act or thing which may cause inconvenience, nuisance or annoyance to the other Apartment Owners.

(xvii) THAT the Purchasers further agrees to pay to the Vendor or the Competent Authority any Sales Tax, Works Contract Tax, Service Tax, Value Added Tax or any other Tax or Cesses (if any) levied by Government of Maharashtra or Union of India on the cost of construction of the said Apartment or on the cost of building materials used including the wages paid therefore or the cost of land as the case may be and shall always keep the



Vendor indemnified against the same under the Works Contract Act.

(xviii) THAT the Purchasers specifically agrees that the sale consideration does not include the Service Tax, Value Added Tax or any other Tax or Cesses (if any) levied by Government of Maharashtra or Union of India in respect of the present transaction and the same shall be paid by the Purchasers as and when demanded by the Authorities.

(xix) THAT the Purchasers have seen and inspected the property hereby sold to them and have also satisfied themselves with respect to the workmanship and the specifications and they discharges the Vendor from observing and fulfilling any of the obligations on their part in accordance with the Agreement to Sell the Undivided share in land and also the Agreement relating to the Building Construction of the Apartment chosen by them made between the parties hereto.

(4) THAT the Vendor shall not be held responsible to pay any kind of common expenses payable in respect of the said Building.

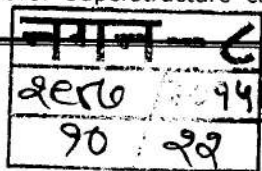
(5) THAT the Agreement to Sell in respect of this property is duly executed between the parties named hereinabove on 25/6/2012, which is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 3267 on even date and the Stamp Duty of Rs. 1,43,000/- and Registration Fee of Rs. 26,000/- are paid thereon and deficient Stamp Duty of Rs. 26,000/- is paid on this Sale Deed.

(6) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and registration Fees payable thereon have been borne and paid by the Vendor.

(7) THAT this Sale Deed is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

SCHEDULE REFERRED TO ABOVE

THE UNDIVIDED 25% share and interest in ALL THAT piece and parcel of land bearing Plot No. 98 out of layout of Shri Gajanan Nagar Housing Co-operative Society Limited, Nagpur, containing by admeasurement of about 2294 Sq. Ft. (OR 213.12 Sq. Mtrs.) {As Per Regularised Letter 1836.88 Sq. Ft. (OR 170.65 Sq. Mtrs.)}, being a portion of the entire land bearing P.H. No. 39, Kh. Nos. 75/2 & 75/3 of **MOUZA - BABULKHEDA**, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. 101**, covering a



Super Built up area of 67.811 Sq. Mtrs. (OR 729.917 Sq. Ft.), on the **FIRST FLOOR** of a building constructed thereon and known and styled as "**SR HARMONY**", bearing City Survey No. 4667, Sheet No. 63, Corporation House No. 5538A/98, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil & District – NAGPUR and bounded as under:-

ON THE EAST - BY PLOT NO. 58

ON THE WEST - BY ROAD OF OTHER SOCIETY

ON THE NORTH - BY PLOT NO. 97

ON THE SOUTH - BY ROAD

IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabovenamed have hereto set their respective hands and signed this **DEED OF SALE** at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

{Drafted by :- Adv. Ritesh C. Mahendra}

WITNESSES :

(1) 

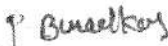


FOR SR INFRATECH

(1) 
(SANDEEP RAMDAS PENDKE)

Authorized Partner

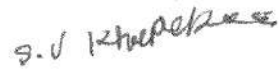
VENDOR

(2) 
P. Bhaalkar

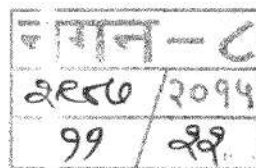


(1) 
(VINOD NARAYAN KHAPEKAR)



(2) 
(MRS. SUDHA VINOD KHAPEKAR)

PURCHASERS



नगन-
२९८७
११ ११



मालमत्ता पत्रक

विभाग/मंजूर :-

बाबुलखेडा

तालुका/न.भू.मा.का. -- न.भू.अ.का.२

जिल्हा -- नागपूर

नगर भूमापन
क्रमांक

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकरणांचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

४६६७

१७८५९.००
१४९१८.०० न.भू.क्र. ४६६८ चे
क्षेत्र
३२७७७.०२

[शेतीकडे]
क

सुविधाधिकार

मा.उप विभागिय अधिकारी नागपूर यांचे
रेजिस्ट्रार मा.क्र.७/६/आ-२/६८-६९
दि.२७/१२/६८ चे आदेशान्वये कास्तकारी
जमीन गैर कास्तकारी करण्यात आली

हक्काचा मुळ धारक

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कर्न
१२/०७/१९९३	फे.क्र.७९-मा.उप विभागिय अ.यांचे मामला क्र.६/आ-२/६८-६९ दि.२७/१२/६८ अन्वये स.न.७५/२,३ क्षेत्र (८-००एकर)३-२४हे.आर. गैरकृषी करण्यात आली. ७/१२प्रमाणे सत्ता प्रकार बदल	---	गजानन नगर हौसींग को.आपरेटीव्ह सोसायटी लि.नागपूर रजि.न.ह.ग.प/ H.S.G./१७५ ता.३०/४/१९६४ तर्फे सेक्रेटरी-विठ्ठल रामाजी खोब्रागडे. प्र.क्र.३१३२/९३	सही -
०४/०७/१९९४	फे.क्र.२०० खरेदी	रजि.क्र.८४७ दि.१७.८.८९	सौ.प्रमिलाबाई विठ्ठलराव कळवे प्लॉ.नं.६५	सही -
०४/०७/१९९४	फे.क्र.२०१ खरेदी प्र.क्र.५२६९/९४	रजि.क्र. ३३६६ दि.५.५.८८	गजराज सिंह शितलाबक्ष सिंह प्लॉ.नं.९३	सही -
०९/०७/२००३	खरेदीने र.नो.क्र.२९७२दि.२७/४/८८ रु.१०० प्लॉट न.७१ क्षेत्र २५०-८३ चौ.मी.	-----	धा. [वसंतराव डोमानी झोडे] फे.क्र.८२८दि.९/७/०३	फे रफार क्र. ८२ प्रमाणे सही - ०९/०७/२००३ न.भू.अ.क्र.२,नागपूर
०९/०७/२००३	खरेदीने र.नो.क्र.८५८दि.२४/३/९४ रु.४१०००/-प्लॉट न.७१ क्षेत्र २५०-८३ चौ.मी.	-----	धा. [शकुंतला वासुदेव व्यास] फे.क्र.८२९/९/७/०३	फे रफार क्र. ८२० प्रमाणे सही - ०९/०७/२००३ न.भू.अ.क्र.२,नागपूर
०९/०७/२००३	खरेदीने र.नो.क्र.३०९दि.५/२/९९ रु.८१,०००/- प्लॉट न.७१ क्षेत्र २५०-८३ चौ.मी.	-----	धा. श्रीकृष्ण सोपन भारवे	फे रफार क्र. ८२९ प्रमाणे सही - ०९/०७/२००३ न.भू.अ.क्र.२,नागपूर

नगन-८
२२८० २०१५
१३ २२



(पान नं. १)

मालमत्ता पत्रक

विभाग/मोजे -- बाबुलखेडा

तालुका/न.भु.मा.का. -- न.भु.अ.का.२

जिल्हा -- नागपूर

नगर भूमापन
क्रमांक

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भूच्या
तपशील आणि त्याच्या फेर तपासणीची निले (वेळ)

४६६७

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
०२/२८/२०११	खरेदीने र.नो.क्र. ७१३ दि. ०५/०५/८८ अन्वये र.रु. ९००/-मध्ये ख.न.७५/२-३ मधील भु.क्र. १० क्षेत्र २२२.९६ चौ.मी. जागा खरेदीने नोंद दर्ज		स.धा. [श्री.नंदुलाल गोपालसिंह बघेले] फे.क्र. ८०७७	फेरफार क्र. ८०७७प्रमाणे सही - २८/०२/२०११ न.भु.अ.क्र. २, नागपूर
०२/२८/२०११	खरेदीने र.नो.क्र. १३२६ दि. २७/०२/०७ अन्वये र.रु. ५,००,०००/-मध्ये ख.न.७५/२-३ मधील भु.क्र. १० क्षेत्र २२२.९६ चौ.मी. जागा खरेदीने नोंद दर्ज		स.धा. [कु.सेन्हा नंदुलाल बघेले] फे.क्र. ८०७८	फेरफार क्र. ८०७७प्रमाणे सही - २८/०२/२०११ न.भु.अ.क्र. २, नागपूर
०२/२८/२०११	खरेदीने र.नो.क्र. ३००१ दि. २८/१/१० अन्वये र.रु. ७०,००,०००/-मध्ये ख.न.७५/२-३ मधील भु.क्र. १० क्षेत्र २२२.९६ चौ.मी. जागा खरेदीने नोंद दर्ज		स.धा. सौ.प्रतिता दुधराम सव्वालाखे फे.क्र. १२०८४ अन्वये र.रु. ५०,००,०००/-मध्ये गहानाने बोझा नोंद दर्ज	फेरफार क्र. ८०७७प्रमाणे सही - २८/०२/२०११
०५/२६/२०११	बक्षिसपत्रान्वये र.नो.क्र. २३०७ दि. १९/४/११ अन्वये श्री.बाबुराव बकारामजी गणेश यांनी भु.क्र. १०१ क्षेत्र २२२.९६ चौ.मी. जागा बक्षिस करून दिल्याने नोंद दर्ज		स.धा. श्री.अनिलकुमार बाबुराव गणेश फे.क्र. ११९६४ अन्वये र.रु. १८,१३,४९० मध्ये गहाण करून दिल्याने बोझा नोंद दर्ज	फेरफार क्र. ८४ प्रमाणे सही - २६/०५/२०११ न.भु.अ.क्र. २, नागपूर
०८/२९/२०११	खरेदीने र.नो.क्र. १७११ दि. २८/३/११ अन्वये ख.न.७५/२, ७५/३ भु.क्र. ३ क्षेत्र २७१.११५ चौ.मी. जागा र.रु. ३५००,०००/-मध्ये सौ.लिलाबाई लक्ष्मण बेंडे यांचे पासून खरेदी केल्याने नावे नोंद दर्ज		धा. महेश पुंडलिकराव गायकवाड मनिष पुंडलिकराव गायकवाड	फेरफार क्र. ८७ प्रमाणे सही - २९/०८/२०११ न.भु.अ.क्र. २, नागपूर
०९/११/२०११	खरेदीने र.द.क्र. ४५९७ दि. ३०/०९/११ अन्वये र.रु. २७,००,०००/-मध्ये ख.न.७५/२ पैकी भु.क्र. ९८ क्षेत्र १७०.६५ चौ.मी. क्षेत्र श्री.अनिल घाटे यांचे पासून खरेदीने नाव नोंद दर्ज		एस.आर.इन्फाटेल तर्फे भागीदार श्री.संदीप रामदास पेंडके श्री.प्रदीप दिगांबर बान्ते सौ.गिता सुरेश बोभाटे सौ.प्रिती महेश सावरकर	फेरफार क्र. ८९७७प्रमाणे सही - ०९/११/२०११ न.भु.अ.क्र. २, नागपूर
१२/२७/२०११	खरेदीने र.द.क्र. ५४५४ दि. १६/११/११ अन्वये ख.न. ७५/२, ३ पैकी भु.क्र. ७ क्षेत्र २०४.५५८ चौ.मी. र.रु. ३०,००,०००/-मध्ये श्री.भारत परमेश्वर सोनी यांचे पासून खरेदी केल्याने नाव नोंद दर्ज		मे.बालाजी बिल्डर्स तर्फे श्री.कूलदीप सुभाष मलहोत्रा	फेरफार क्र. १०१ प्रमाणे सही - २७/१२/२०११ न.भु.अ.क्र. २, नागपूर
०९/०१/२०१२	बक्षिसपत्राने र.द.क्र. ५०५९ दि. १६/०९/११ अन्वये ख.न.७५/२ पैकी भु.क्र. ३४ क्षेत्र २१५.२५७ चौ.मी. श्री.कृष्णराव सिताराम मस्के यांनी बक्षिस पत्र करून दिल्याने नाव नोंद दर्ज		श्री.रवीकिरण कृष्णराव	फेरफार क्र. १०२ प्रमाणे सही - ०९/०१/२०१२ न.भु.अ.क्र. २, नागपूर

सत्यप्रतीलीपी
नगन-२ नागपूर

नगन-२
२९८७
१४ २९

अर्ज क्रमांक १५५२९
पाप्य दिनांक २८/०२/११
५३५५५९९



सत्यप्रतीलीपी
शिरकेदेवा
भूमापन अधिकारी द.४
नागपूर



Nagpur Improvement Trust

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2890/CR-356/09/UD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTD Act 1966)

PBX No. 2531431
2531432

APPENDIX 'D'

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

RECEIVED/574

19 DEC 2011

2011100432

ANIL WAMANRAO GHATE

267, JAWAHAR NAGAR, BEHIND
TACHUJINAGAR, POLICE QUARTER, NAGPUR

Plot No. : B-5 (SOUTH) Case No. : 2779/ Tracking No. 2011100432/

Date : 17-Dec-2011

Proposed

Plot No. : 98

Ward & Khasra : Babulkheda-75/2

Project Name : Shri Gajanan Co-Op Housing Society [572/Bab/193] Babulkheda-75/2,75/3

With reference to your application number 2779 dated 03-OCT-2011 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby granted 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. 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 allowed 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 overrule 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. The 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 Byelaws.

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.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced 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.

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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 the 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 to prosecution.

10. W.C., Bath & washing places shall conform to requirement contained in table 12 to 26 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 26 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 extent upon which permission has been sought to construct building or to any easementary rights connected therewith.

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 if 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 cause 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 4 Nos. of shady trees under the provisions of Maharashtra (Urban Area) 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. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956.

Enclosure : One Copy / One Set of Sanctioned Plan



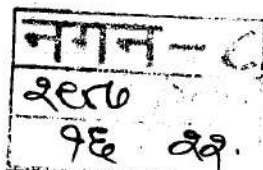
2011100432

Copy to :-

1. The Divisional Officer, South Division Hanuman Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record.

(N.B. Patil)
Building Engineer (S)
Nagpur Improvement Trust
Nagpur, Dated 28/08/2011

(N.B. Patil)
Building Engineer (S)
Nagpur Improvement Trust
Nagpur



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03/09/2015

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

सूची क्र.2

दुय्यम निबंधक : नागपूर 4

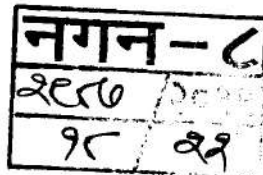
दस्त क्रमांक : 3267/2012

नोंदणी :

Regn:63m

गावाचे नाव : बाब

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला रु. 2600000
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 1400000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) पालिकेचे नाव: इतर वर्णन : मौजा बाबुलखेडा मधील शिट नं. 63 सिटी एस नं. 4667 प.ह.नं. 39 ख.नं. 75/2, 75/3 प्लॉट नं. 98 वरील एसआर हारमोनी मधील सद्दीका क्र. 101 पहिला माळा, बांधीव आराजी 67.811 चौ.मी. अविभक्त हिस्सा 25 टक्के.
- (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. नाव:- एस इन्फ्राटेक रर्फ भागीदार श्री संदिप रामदास पेंडके रा. साई नगर मानेवाडा रिंग रोड नागपूर - - ,
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. नाव:- सुधा विनोद खापेकर - - , श्री विनोद नारायण खापेकर - - ,
- (9) दस्तऐवज करून दिल्याचा दिनांक 25/06/2012
- (10) दस्त नोंदणी केल्याचा दिनांक 25/06/2012
- (11) अनुक्रमांक, खंड व पृष्ठ 3267/2012
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 143000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 26000



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANKAJ RAMDASJI BURADKAR
RAMDASJI DINDEOJI BURADKAR

20/02/1984

Permanent Account Number
AKUPB0219J

P. Bhaskar Rao

Signature



09052006

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDHA VINOD KHAPEKAR

GANPATIRAO TAKHAR

26/12/1978

Permanent Account Number
BHNPK1999M

S. V. Khapekar

Signature



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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADCPK2944A



नाम / NAME
VINOD NARAYANRAO KHAPEKAR

पति / HUSBAND
NARAYANRAO MAHADEORAO
KHAPEKAR

आयकर अधिकारी / SIGNATURE

[Signature]

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YOGESH VINODRAO KURBANIK

VINDORAO MANGHARAO KURBANIK

15/05/1981

Permanent Account Number

BYAPP4306B

[Signature]

Signature



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92 22



नागन-८
२९८७ / २०१५
२० / २३



271/2987

बुधवार, 30 सप्टेंबर 2015 12:31 म.नं.

दस्त गोषवारा भाग-1

नगन8

२९-२२

दस्त क्रमांक: 2987/2015

दस्त क्रमांक: नगन8 /2987/2015

बाजार मूल्य: रु. 14,00,000/-

मोबदला: रु. 26,00,000/-

भरलेले मुद्रांक शुल्क: रु.26,500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) मुद्रांक शुल्क माफी 5-G-a अनुसरून : नोट - दि. 6/7/10

दु. नि. सह. दु. नि. नगन8 यांचे कार्यालयात

पावती:3216

पावती दिनांक: 30/09/2015

अ. क्रं. 2987 वर दि.30-09-2015

सादरकरणाऱ्याचे नाव: श्री विनोद नारायण खापेकर . .

रोजी 12:30 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकुण: 540.00

दस्त हजर करणाऱ्याची सही:

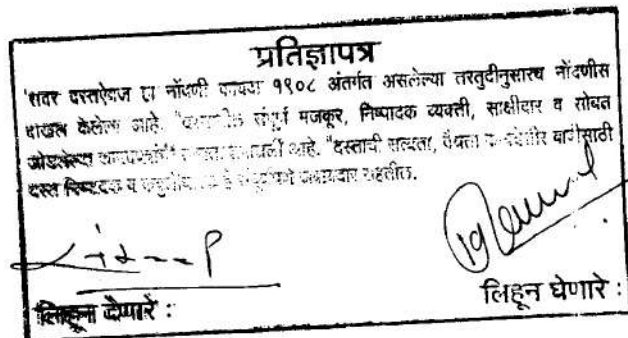
नगन8, वर्ग-२
नगन8, वर्ग-२सह दु. नि. सह. दु. नि. नगन8, वर्ग-२
नगन8, वर्ग-२

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 30 / 09 / 2015 12 : 29 : 09 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 09 / 2015 12 : 29 : 42 PM ची वेळ: (फी)



S.V. / Chavhanekar



30/09/2015 12:36:12 PM

दस्त गोषवारा भाग-2

नगन8

दस्त क्रमांक:2987/2015

दस्त क्रमांक:नगन8/2987/2015

दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री विनोद नारायण खापेकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: . . , रोड नं: गांधीबाग नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ADCPK2944A	लिहून घेणार वय :-47 स्वाक्षरी:- <i>(Signature)</i>		
2	नाव:सौ सुधा विनोद खापेकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: . . , रोड नं: गांधीबाग नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:BHNPK1999M	लिहून घेणार वय :-42 स्वाक्षरी:- <i>(Signature)</i>		
3	नाव:एस आर इन्फ्राटेक तर्फे भागीदार श्री संदीप रामदास पेंडके . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: . . , रोड नं: साई नगर, मानेवाडा रिंग रोड, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ABZFS9169A	लिहून देणार वय :-38 स्वाक्षरी:- <i>(Signature)</i>		

वरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 09 / 2015 12 : 31 : 24 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री योगेश विनोदराव पुराणिक . . वय:34 पत्ता:महाल नागपूर पिन कोड:440032		
2	नाव:श्री. पंकज रामदासजी बुरडकर . . वय:31 पत्ता:मंगळवारी, नागपूर पिन कोड:440017		

शिक्का क्र.4 ची वेळ:30 / 09 / 2015 12 : 34 : 21 PM

शिक्का क्र.5 ची वेळ:30 / 09 / 2015 12 : 34 : 32 PM नोंदणी पुस्तक 1 मध्ये

NGR89/2015, वर्ग-२

नागपूर शहर क्र. ८

EPayment Details

sr. Epayment Number
1 MH003857620201516E

Defacement Number
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2987 /2015

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

९ नंबराचे बुकाचे
२९८६ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्तऐवजात २९२ माने आहेत.

नबंधक, वर्ग-२,
नागपूर शहर क्र. ८,
२९० गा. २०१५