

237/4563

Monday, September 07, 2026

5:43 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7833 दिनांक: 07/09/2026

गावाचे नाव: खडकी बु.

दस्तऐवजाचा अनुक्रमांक: अकन-4563-2026

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रामदास महादेव गवई

नोंदणी फी

रु. 26000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 25

रु. 27000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:02 PM ह्या वेळेस मिळेल.

मह. दु. नि. अ. काला 1

बाजार मुल्य: रु. 1502615.4 /-

मोबदला रु. 2600000/-

भरलेले मुद्रांक शुल्क : रु. 156000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926070817760 दिनांक: 07/09/2026

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 26000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009776403202627E दिनांक: 07/09/2026

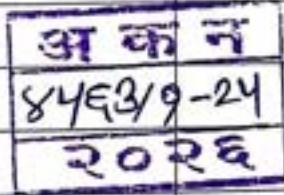
वैकेचे नाव व पत्ता:

Praveen

CHALLAN
MTR Form Number-6



3RN	MHC09776403202627E	BARCODE	Date 07/09/2026-16:41:25		Form ID	25.1
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty and Registration Fee together Registration Fee		TAX ID / TAN (If Any)			
Office Name	AKN_HQR SUB REGISTRAR AKOLA 1		PAN No.(If Applicable)	AWZXXXXXXB		
Location	AKOLA		Full Name	MAHAJAN INFRASTRUCTURE THROUGH PROP SHRADDHA MANOJ MAHAJAN		
Year	2026-2027 One Time		Flat/Block No.	MOUJE KHADKI BU FS NO 5 PART LAYOUT		
			Premises/Building	PLOT NO 23/24 SHRI GANESH SERENITY 1st FLOOR FLAT NO 102		
Account Head Details		Amount In Rs.	Road/Street	TOTAL SUPER BUILT UP AREA 64.74 SQMT		
1030046401 Stamp Duty		156000.00	Area/Locality	AKOLA		
1030063301 Registration Fee		26000.00	Town/City/District			
			PIN	4 4 4 0 0 1		
			Remarks (If Any)	PAN2=ALEPG8198E-SecondPartyName=RAMDAS MAHADEO GAWAI AND OTHER-		
			Amount In	One Lakh Eighty Two Thousand Rupees Only		
			Words			
Total	182000.00		FOR USE IN RECEIVING BANK			
Payment Details	CENTRAL BANK OF INDIA		Bank CIN	Ref. No.	02810672026090776137	296070492
Cheque-DD Details			Bank Date	RBI Date	07/09/2026-16:42:38	Not Verified with RBI
Cheque/DD No			Bank-Branch	CENTRAL BANK OF INDIA		
Name of Bank			Scroll No. , Date	Not Verified with Scroll		
Name of Branch						



Department ID: XXXXXX3330
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(S)-237-4563	0005504698202627	07/09/2026-17:43:49	IGR490	26000.00



CHALLAN
MTR Form Number-6



GRN	MH009776403202627E	BARCODE	Date		07/09/2026-16:41:25	Form ID	25.1	
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty and Registration Fee together Registration Fee		TAX ID / TAN (If Any)					
Office Name	AKN_HQR SUB REGISTRAR AKOLA 1		PAN No.(If Applicable)	AWZXXXXXXB				
Location	AKOLA		Full Name	MAHAJAN INFRASTRUCTURE THROUGH PROP SHRADDHA MANOJ MAHAJAN				
Year	2026-2027 One Time		Flat/Block No.	MOUJE KHADKI BU FS NO 6 PART LAYOUT				
			Premises/Building	PLOT NO 23/24 SHRI GANESH SERENITY 1st FLOOR FLAT NO 102				
Account Head Details			Amount in Rs.	Road/Street				
0030046401 Stamp Duty			156000.00	TOTAL SUPER BUILT UP AREA 64.74 SQMT				
0030063301 Registration Fee			26000.00	Area/Locality				
				AKOLA				
			Town/City/District					
			PIN	4 4 4 0 0 1				
			Remarks (If Any)	PAN2=ALEPG8198E-SecondPartyName=RAMDAS MAHADEO GAWAI AND OTHER-				
			Amount in	One Lakh Eighty Two Thousand Rupees Only				
Total			1,82,000.00	Words				
Payment Details			CENTRAL BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	Ref. No.	02810672026090776137		296070492	
Cheque/DD No.			Bank Date	RBI Date	07/09/2026-16:42:38		Not Verified with RBI	
Name of Bank			Bank-Branch	CENTRAL BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : XXXXXX3330

सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चालन लागू नाही.

Subj

MP

MR Gawai



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926070817760 Payment Date : 07/09/2026

Received from MAHAJAN INFRASTRUCTURE THROUGH PROP SHRADDHA MANOJ MAHAJAN, Mobile number 8805103330, an amount of Rs.1000/- towards Document Handling Charges for the ISARITA 1.9 in the Joint District Registrar office of the District Akola.

Payment Details

Bank Name : CBIR Receipt Date : 07/09/2026
Bank CIN : 10029762026090717081 REF No. : 6225602283915

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

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MP Grewal : *MR Rawai*

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8483/3-24
2026



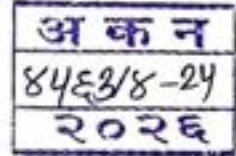
Zone No. 7.241.4
URBAN AREA
SALE DEED OF RESIDENTIAL FLAT WITH UNDIVIDED
SHARE OF LAND

Govt. Valuation Rs. 15,02,620/-

For Rs.26,00,000/-

Stamp Duty Rs.1,56,000/-

Registration fees.Rs.26,000/-



THIS SALE OF FLAT is executed on this 07 day of September, 2024
BETWEEN:-

Party No. 1 : **Mahajan Infrastructure through Prop.**
Mrs.Shraddha Manoj Mahajan, Pan No.AWZPM8379B
Age. 44 Years, O/c. Civil Engineer,
Office add : Mayureshwar Heighvts, Bisen Layout , Madhav Nagar,
Gaurakshan Road, Akola

(hereinafter called the "LAND OWNER / GRANTOR / BUILDER AND DEVELOPER", a term which by expression shall mean and include his heirs, successors, executors and assigns) of the FIRST PART;

AND

Party No. 2 **Mr. Ramdas Mahadeo Gawai** Pan :-ALEPG8198E
Aged about 41 years, O/c. Service
Mrs. Mira Ramdas Gawai Pan :-EGEPG4131E
Aged about 36 years, O/c. Housewife
Both R/o.Kapashi Talav,PO Kapsi,Dist Akola.

(hereinafter referred as the "PURCHASER", which expression shall mean and include his/her heirs, legal representatives, successors, executors, assigns etc.) of the SECOND PART;

WHEREAS the party No.1 is the absolute owner of Layout Plot No. Plot No. 23 & 24 (23/24 After Amalgamation) of F.S.No. 6/Part (6/B as per 7/12) of Mouje Khadki (Bk) Tq. & Dist. Akola Within Municipal Corporation Akola. The area of the said plot is admeasuring admeasuring 4879.22.00 sq.ft. i.e. 453.46 sq.mt (453.21 sq.mt as per section plan) and the said plot had been duly converted for residential purposes as per the order of the S.D.O. Akola in Rev. case No. N.A.P.34/Khadki Bk/62/1987-1988 Date.28/12/1987.

The above said plots are amalgamated as per the order of Municipal Corporation Akola by which the said Plot no. Plot No. 23 & 24 (23+24 After Amalgamation)

WHEREAS the party no. 1 has purchased the above referred plot, the area admeasuring admeasuring 4879.22.00 sq.ft. i.e. 453.46 sq.mt (453.21 sq.mt as per section plan) as per Registered Sale Deed date 03/03/2024 bearing document No.947-2024.

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WHEREAS the Party No. 1 has sponsored the apartment scheme on the said plot as per the provisions of Maharashtra Apartment ownership act and sanctioned the map from Municipal Corporation Akola as per letter DDMCO/B/2024/APL/05353 Dated 01/01/2025 and thereafter started the work of the construction.

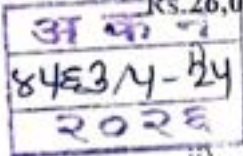
WHEREAS according to that sanctioned plan the party no. 1 has sponsored the flat scheme under the name as "SHREE GANESH SERENITY" on the above referred Plot.

WHEREAS the Party No.1 has sponsored the flat scheme under the provisions of Maharashtra Apartment Ownership Act 1970 and the party no. 1 has also executed the Deed of Declaration bearing document no. 688-2025 registration date. 01/02/2025.

WHEREAS the party no. 2 has approached to the party No.1 for the booking of the flat in the said scheme and according to it the party no. 2 has verified all the title documents and the necessary sanction flat of the said scheme and after going through it confirm himself in that regard and booked the flat in the said scheme known as "SHREE GANESH SERENITY" at Mouje Khadki Bk, Akola

WHEREAS, the party No. 1 had also advertise the said scheme and according to it the party No. 2 has approached to the party No. 1 and had shown his willingness to purchase Flat No. 102 on First Floor in the said scheme and according to it the total cost of construction of the said flat kept by party no. 2 is

Rs.26,00,000/- is received by following manner.



- i) Rs.33,000/- Received by UTR No.944382156220 Drawn on. State Bank of India On dtd. 24/10/2025
- ii) Rs.50,000/- Received by UTR No.186704777907 Drawn on. State Bank of India On dtd. 21/03/2026
- iii) Rs.77,000/- Received by UTR No.979586440437 Drawn on. State Bank of India On dtd. 06/07/2026
- iv) Rs.90,000/- Received by UTR No. 658574962139 Drawn on. State Bank of India On dtd.03/09/2026
- v) Rs.1,00,000/- Received by IMPS No. 624619915016 Drawn on. State Bank of India On dtd. 03/09/2026
- vi) Rs.61,337/- Received by UTR No. 624716518638 Drawn on. State Bank of India On dtd.04/09/2026
- vii) Rs.30/- Received by UTR No.430821542191 Drawn on. State Bank of India On dtd. 05/09/2026
- viii) Rs.21,88,633/- Received by D.D No. 884728 Drawn on. State Bank of India On dtd. 27/08/2026 through Hiduja Housing Finance Limited. the above mentioned cheque are subject to realization.

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WHEREAS, the party No. 2 has verified all the titled Documents of the said plot owned by the party no. 1 and also verified the sanctioned copy of map and agreed to keep the above referred flat. The super built up area of the flat is as per drawing 64.74. sq.mt area with Carpet area.50.56. Sq mt. And the work of the flat will be carried out as per the land and working drawing provided to the party no. 2.

WHEREAS, the Party No. 2 has paid Rs.26,00,000/- entire consideration to the Party No.1 and the party No.1 have acknowledged that they have received the same and therefore the Party No 1 is executing this sale deed in favor of Party no 2.

WHEREAS the Party No. 1 is executing the sale deed of the flat and undivided share of land which is free from all encumbrances and marketable and the Party No 1 has not created any kind of charge on it by any manner or mode.

WHEREAS the Party No. 1 is already delivered as per possession receipt the legal title and possession of the ready Flat No.102 on First Floor to the Party No. 2 is given on today and the Party No. 2 will enjoy the same as a owner of it without any kind of obstruction from the Party No.1 or his legal heirs or assignees.

WHEREAS till the date of execution of possession receipt the, Party No. 1 is entitled to pay the Government Taxes, Nazul Taxes and Semi Government Taxes and from today the Party No.2 is entitled to pay all the Govt. and Semi Govt. Taxes and the Nazul Taxes and Municipal Taxes which will be levied from time to time by the said authorities or government and semi government agencies.

WHEREAS the Party No. 2 will apply for necessary mutation before the Nazul department and other Municipal Agencies for mutation of his name and the Party No.1 has no objection in respect of it and the Party No.1 will give NOC if necessary whenever required from the Government Authority.

That the Vendors do hereby convenient with the purchaser as follows:-

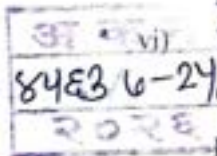
- i) That the proportionate undivided share and interest in the said Plot No. 23 & 24 (23+24 After Amalgamation) hereby sold shall subject to the terms and conditions appearing herein below be quietly entered into and upon and held and enjoyed and the rents and profits as received therefore by the purchaser without any interruption of disturbance by the vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other persons whosoever.

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- ii) That the interest hereby transferred to the Purchaser, subsists and the vendors have absolute power to transfer it.
- iii) That the vendors have done no act whereby the property hereby transferred sold is encumbered in any way or whereby they are debarred from transferring the same, by way of sale to the purchaser absolutely forever.
- iv) That there vendors have paid upto this date all dues with Taxes and Cesses etc. levied on the property hereby sold and in the event, if it is discovered that there remain any arrears to be paid the consent or firm undertakes to pay the same to the purchaser accruing payable only upto the date of this deed of sale.
- v) That the vendors have this day delivered the actual physical possession of the property hereby sold to the purchaser in vacant condition.



vi) That the vendors will support any application made by the purchaser for mutation of names on the property hereby sold and will render necessary assistance to the purchaser for obtaining the mutation there of in her/his favour in all relevant records.



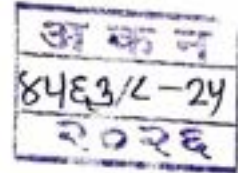
The PURCHASER does hereby covenant with the VENDORS as follows

- That the purchaser shall here with always pay regularly, the common expenses, taxes, rates rents and Cesses etc. and other outgoing whatsoever, assessed on her/his undivided share and interest in the said plot of land.
- ii) That the purchaser shall abstain from doing any act or thing which would cause annoyance, inconvenience or obstruction to the other purchasers of individual share and interest in the said plot of land and owners/occupants of other Apartments in the said Building and shall always abide by the Rules and Zonal Regulations of the Akola. Municipal Council as the case may be.
 - iii) That although the purchaser will be the owner of the proportionate undivided share and interest in the said plot of land, and **Flat no. 102 on First Floor.**
 - iv) It will be accessible to other apartment owners in the building standing here on.

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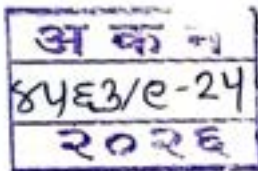
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- v) That the purchaser having agreed to provide and contribute the cost of construction of Apartment Flat No.102 on the First Floor of the Building standing on the said plot she/he will become full owner thereof with heritable and transferable rights therein. However, she/he has full knowledge that right, interest and ownership of the undivided share in the said plot is not divisible by meets and bounds and for all times it shall remain joint with other co-owner there of, and that under no circumstances she/he will construct a structure whether permanent or temporary on the available open space left out in the said plot of land or on the Terrace of the Building.
- vi) That the open space available in the said plot of land shall always be of common use of all the apartment owners in the said estate/ complex.
- vii) That the gates provided to the compound will be accessible to all the apartment owners for their ingress and egress.
- viii) That the responsibility of carrying out the repairs and maintenance of the apartment chosen by the purchaser shall wholly rest on her/him and the costs of repair of common facilities and amenities provided there to shall be borne proportionately by the purchaser and the other Apartment owners in the said Building.
- ix) That the purchaser shall be liable to pay proportionate land revenue / Non-Agricultural assessment levied on the said plot of land from time to time and so on for all times to come.
- x) That the purchaser shall individually pay the corporation taxes and cesses etc. as may be levied on the apartment chosen by her/him
- xi) That the purchaser shall use the said apartment chosen by her/him for residential purposes only and shall not do or cause to be done any act or thing to the annoyance of the other apartment owners and shall give drainage, water pipe line and inspection chambers, provided for lavatory and bath units at all reasonable hours during the day.

- xii) That the purchaser shall not use the open space on the said plot of land and/or terrace on the top of the building for keeping cattle poultry or other pet animals.
- xiii) That the leakage of bath room or W.C. provided in her/his apartment shall be repaired by the purchaser in good time immediately.
- xiv) That the cost of the repairs of common service like electric (From the pole to the meter board) drainage and rain water pipes etc. shall be borne and paid by the purchasers jointly with the other apartment owners in proportion to their respective share of land,
- xiv) It is understood by the purchaser that the cost of general maintenance of the outer building and common portions including periodical paintings, white washing, or colour washing and repairs etc. shall be the 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 respective shares in land Similarly the underground water storage tank, , and the pump installed thereon shall be maintained and repaired at the proportionate expenses of all the apartment owners. It is also further understood by the purchaser that all charges incurred on the consumption of electricity over the common facilities and replacement of lights/fixtures and fittings in the common facilities/amenities shall be borne and paid by the purchaser and other apartment owners in proportion to their share in land.
- xvi) That the purchaser shall not throw any garbage dirt, or water on the open space, nor shall she/he use the balconies for washing and/or urinating to the announce of the other apartment owners and a co-operation that is essential to maintain harmony and peaceful enjoyment of apartment without any reservations be extended by the purchaser towards there apartment owners. She/he shall abstain from doing any act of thing which may cause inconvenience, nuisance or annoyance to other apartment owners.

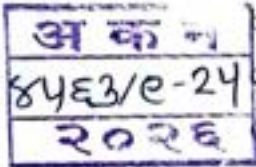


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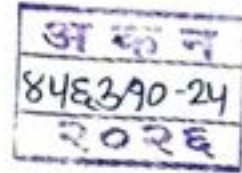
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- xvii) It is clearly understood and agreed by the purchaser that she/he shall have no right in the balance and/or additional F.S.I, that may now be available or that may hereafter become available at anytime in future in respect of the said Plot No. 23 & 24 (23+24 After Amalgamation) and the purchaser shall not obstruct or present the consensor firm from commencing, carrying on and completing such additional construction, in order to utilize and deal with the same. In such case the buyers of such additional built-up spaced! Apartments shall have all the rights and privileges in respect of the common areas and facilities provided in the said complex.. For further clarification it is clearly understood by the purchaser that the undivided percentage and proportionate share and intent in the said plot of land hereby sold is always subject to proportionate reduction without any right to claim the proportionate difference in the price either from the vendors,
- xviii) Whereas, the Party No. 2 has confirmed himself and also verified that the flat is ready for possession and constructed as per the specification provided to the party no. 2 by Party No. 1 and there is no dispute in that regard.

SCHEDULE OF THE PROPERTY

Layout Plot no. Plot No. 23 & 24 (23/24 After Amalgamation) F.S. No. 6/Part (6/B as per 7/12) of Mouje Khadki Bk. Tq. and Dist. Akola. Within Municipal Corporation Akola. The area of the said plot is admeasuring 4879.22.00 sq.ft. i.e. 453.46 sq.mt (453.21 sq.mt as per section plan) and the boundaries of the said plot is as under.

To the East	:	Layout Plot no.25
To the West	:	Layout Plot no.22
To the North	:	Layout Plot no.15 & 16
To the South	:	Layout Road 9 mt.

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THE SCHEDULE OF THE FLAT

All the RCC super structure comprising of Flat No. 102 on First Floor, having Super built up area 64.74.sq.mt. area with Carpet area.50.56.sq.mt.in the Apartment known as "SHREE GANESH SERENITY" consisting of one Drawing Room, 2 bed rooms, passage, kitchen, one W.C. bath and balconies measuring total super built up area of flat 64.74.sq.mt. along with proportionate undivided share of land 21.82. sq .mt. and which is bounded by :

To the East	:-	Marginal Dist
To the West	:-	Flat no.103
To the North	:-	Flat no.101
To the South	:-	Marginal Dist-Layout Road

In witness whereof the parties hereto have affixed their respective hands and sign this agreement at Akola on 07 day of September, 2026 in presence of witnesses.

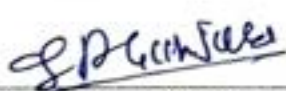
Witness

1. 
Mr. Yuvraj Ambhore
Akola.



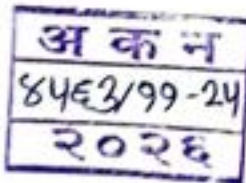
1. 

**Mahajan Infrastructure through Prop.
Mrs. Shraddha Manoj Mahajan
(Party No.1)**

2. 
Mr. Gajanan D. Ganjare
Akola.



2. 
**Mr. Ramdas Mahadeo Gawai
(Party No. 2)
(Flat Purchaser)**



2. 
**Mrs. Mira Ramdas Gawai
(Party No. 2)
(Flat Purchaser)**



मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग
क्षेत्राचे नांव

2026

अकोला

तालुका : अकोला (7)मौजे : खडकी बु (अकोला महानगर पालिका क्षेत्र)

7,241.4-रहिवास क्षेत्रातील उर्वरित विकसीत भूखंड

Akola Municipal Corporation

सर्व्हे नंबर न. भू क्रमांक :

सर्व्हे नंबर#6

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-

बांधकामाचे वर्गीकरण-

उडकहन सुविधा -

64.74 चौ. मीटर

1-आर सी सी

नाही

मिळकतीचा वापर-

मिळकतीचे वय -

मजला -

निवासी सदनिका

0 TO 18 वर्षे

Ground Floor-Silt Floor

मिळकतीचा प्रकार-

बांधकामाचा दर-

बांधीव

Rs.22869/-

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.23210/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) / खुल्या जमिनीचा दर

= ((23210-4180) * (100 / 100)) - 4180

= Rs.23210/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 23210 * 64.74

= Rs.1502615.4/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य - तळधराचे मूल्य - मिहनाईन मजला क्षेत्र मूल्य - लागतधा गळीचे मूल्य - खुली बांधकाम - बांधीव मोजमापनाचे एकक - बांधीव वाहन तळाचे मूल्य - खुल्या जमिनीवरील बांधकाम तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बांधीव बांधकाम - बांधीव वाहन तळाचे मूल्य

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

= 1502615.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.1502615/-

= १ पंधरा लाख दोन हजार सहा शे पंधरा :-

Home

Print

Sufi

Greeni

MR Rawai



Akola Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 253243
Proposal Code : DOMCO-24-27613

Permit No. : DDMCO/B/2024/APL/05353
Date : 01/01/2025

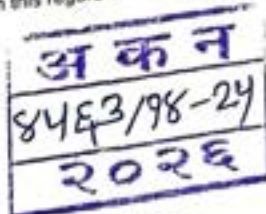
Building Name : MAHAJAN
INFRASTRUCTURE (Residential) Floors : GROUND FLOOR, TYPICAL FLOOR

To,
i) Shradha Manoj Mahajan,
KHADKI, AKOLA
ii) Shradha Mahajan (Engineer)

Sir/Madam,

With reference to your application No DDMCO202400497, dated 22-03-2024 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 23 AND 24, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 8, Final Plot No. , Sector No. , Mouje KHADKI situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170, TC-2, shall be followed, if applicable.
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.





Akola Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 253243
Proposal Code : DDMCO-24-27613

Permit No. : DDMCO/B/2024/APU/033
Date : 01/01/2025

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

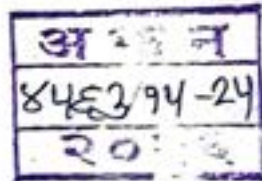
Signature valid

Digitally signed by Shreshth Singh
Date: 2025.01.01 17:54:15 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location : Akola Municipal Corporation
Project Code : DDMCO-24-27613
Application Number : DDMCO-24-27613
Proposal Number : 20243
Certificate Number : DDMCO/B/2024/APU/033



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Akola Municipal Corporation,



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

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SECOND

That the GRANTOR has started to construct the building on the land described above in the name and style "SHREE GANESH SERENITY" according to the plan attached hereto as exh. 'A' which is approved by the Municipal Corporation Akola vide commencement certificate No. DDMCO/B/2024/APL/05353 Dated 01/01/2025.

THIRD

That the GRANTOR has started to construct a building upon the said property at the above referred F. S No. 6/B described in clause First above, consisting of 20 Residential units as per the plans attached hereto at Exh.-A. The plans of the construction work were approved and sanctioned by the Akola Municipal Corporation under the Commencement Certificate No. DDMCO/B/2024/APL/05353 Dated 01/01/2025

FOURTH

The building shall be known as "SHREE GANESH SERENITY" and this Condominium shall be known as "SHREE GANESH SERENITY" owners Condominium. The Postal address of the building is "SHREE GANESH SERENITY" Plot No. 23 & 24, (23+24 After Amalgamation) Sanjiv Nagar, Kadhi (Bk) Akola, Tq. Dist. Akola.

FIFTH

And under the said scheme the undivided share in the said plot would be allotted to the scheme members as under :-

Sr. No.	Apartment Owner	Flat No.	Floor	Carpet area in sq.mt.	B/up area in sq.mt. (deducting common areas)	Super built up area Sq.mt.	Undivided share of land
1		101	First	55.40	69.96	70.94	23.91
2		102	First	50.56	63.85	64.74	21.82
3		103	First	48.53	61.29	62.14	20.95
4		104	First	55.52	70.11	71.09	23.96
5		201	Second	55.40	69.96	70.94	23.91
6		202	Second	50.56	63.85	64.74	21.82
7		203	Second	48.53	61.29	62.14	20.95
8		204	Second	55.52	70.11	71.09	23.96
9		301	Third	55.40	69.96	70.94	23.91
10		302	Third	50.56	63.85	64.74	21.82
11		303	Third	48.53	61.29	62.14	20.95
12		304	Third	55.52	70.11	71.09	23.96
13		401	Fourth	55.40	69.96	70.94	23.91
14		402	Fourth	50.56	63.85	64.74	21.82
15		403	Fourth	48.53	61.29	62.14	20.95
16		404	Fourth	55.52	70.11	71.09	23.96
17		501	Fifth	55.40	69.96	70.94	23.91
18		502	Fifth	50.56	63.85	64.74	21.82
19		503	Fifth	48.53	61.29	62.14	20.95
20		504	Fifth	55.52	70.11	71.09	23.96

अंक - 2
ECC/4-34
दिनांक 13

न
3/9/24
2024



Sul

Sul

Praveen

Mr. Rawai



Akola Municipal Corporation
APPENDIX 'H'
FOR FULL OCCUPANCY CERTIFICATE



Approval No. : DDMCO/FO/2026/APL/00402
Proposal Code : DDMCO-26-ENTRY-37128

Building Proposal Number - 1599469
Date : 02/05/2026

Building Name	MAHAJAN INFRASTRUCTURE (Residential) Floor	GROUND FLOOR:18.88 Sq.m(TYPICAL FLOOR:1325.88 Sq.m(Typical Floor)
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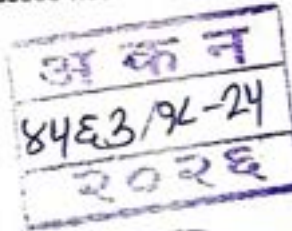
To,
① Shradha Manoj Mahajan,
KHADKI, AKOLA
② SHRADHA MAHAJAN (Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **MAHAJAN INFRASTRUCTURE(Residential)** Plot No **23 AND 24**, Final Plot No , City Survey No./Survey No./Khasara No./ **Gut No. 6**, Village Name/Mouje **KHADKI**, Sector No. , completed under the supervision of Engineer, License No as per approved plan vide Permission No. **253243** Date **01/03/2025** may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter since the work carried out as per sanction plan.Hence,Please refer approved plan issued vide Permission No. **253243** Date **01/03/2025**



Signature valid

Digitally signed by RAJAY NARAYAN SABLE
Date: 2026.05.02 08:53:04 IST
Reason: Approved Certificate
Designation : Assistant Town Planning
Location: Akola Municipal Corporation
Project Code : DDMCO-26-ENTRY-37128
Approval Number : DDMCO/FO/2026/1599469/125773
Proposal Number : 1599469
Certificate Number : DDMCO/FO/2026/APL/00402



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Assistant Director Town Planning,
Akola Municipal Corporation,

Sulgi

MP Sable

MP Rawai

अकोला शाखा (0699) Akola Branch

Ref : Akola/BO/100/2026-27

Dated- 03-09-2026

To
Mahaja Infrastructure,
Prop. Shraddha Manoj Mahajan,
Akola

Re: Release of Bank Charge on Flat No. 102 on First Floor in Shree Ganesh Serenity.

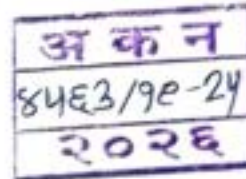
Dear Sir,

This is to inform you that you have availed Project Finance to Construct apartment in the name of "Shree Ganesh Serenity" from our branch for amount of Rs. 2,50,00,000/-, for this bank has created charge by Registered Mortgage on the property situated at Plot No. 23+24, Field Survey No. 6, Mouje Khadki Bk. Akola.

As per Non Registered Agreement to sale, Flat No. 102 on First Floor in Shree Ganesh Serenity, apartment constructed on above said property is sold to Mr. Ramdas mahadeo gawai & Mrs. Mira Ramdas Gawai.

Hence, We have No Objection to sale the property. However, Sale proceeding to be deposited in the UCO Bank current account as follows.

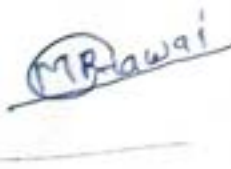
Account Number - 06990210002124
IFSC Number - UCBA0000699



Regards..


Branch Head,
UCO Bank,
Akola branch



यूको बैंक, अकोला शाखा (0699) UCO Bank, Akola Branch
विशाल टॉवर, एच जी रोड, अकोला, जिला अकोला - 444001 (महाराष्ट्र)
Nishant Tower, M G Road, Akola Dist Akola - 444001 (M.S.)
दूरभाष Tel No. 0724-2430114, मोबाइल नं० Mobile No - 9230500699 ई-मेल पता Email Add - akolam@uco.bank.in
राजभाषा में काम - राष्ट्र का सम्मान

Through Prop
Shraddha Manoj
Mahajan

RF

26000

26000

eChallan

Veracement No.:
0005504698202627
Deface Date:
07/09/2026

BT Local Body Tax



Sulj

भारत सरकार
GOVERNMENT OF INDIA

आधार नंबर
Aadhaar No. 8805050314

श्रद्धा मनीष महजन
Shraddha Manoj Mahajan
जन्म तिथि/DOB: 10/05/1982
लिंग/ GENDER: FEMALE

आधार पहचान का प्रमाण है, नागरिकता का जमावर्तन नहीं।
इसका उपयोग सरकार (ऑनलाइन प्रमाणीकरण, या स्टेशन कोड/
ऑनलाइन एकराज की स्थिति) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

8402 2450 3395
मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

आधार नंबर
Aadhaar No. 8805050314

श्रद्धा मनीष महजन
Shraddha Manoj Mahajan
जन्म तिथि/DOB: 10/05/1982
लिंग/ GENDER: FEMALE

Address:
W/O: Manoj Mahajan, plot no 25, tukaram
chok, near saraswati vidyalay somr,
nityanand nagar, Chandur, PO:
Gandhinagar, DIST: Akola,
Maharashtra - 444004

8402 2450 3395
VID : 9135 9434 8579 1768

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

अ क न
8463/20-24
2026



26000

eChallan

Relacement No.:
0005504698202627
Deface Date:

Through Pro...

85

26000



अकन
84E3/29-24
2026



MR Gawai

Through Prop Shraddha Manoj Mahajan	RF	26000	26000	eChallan	Permanence No.: 0005504698202627 Deface Date: 07/09/2026
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भारत सरकार
GOVERNMENT OF INDIA

युवराज भरत अंधोरे
Yuvraj Bharat Ambhore
जन्म तारीख/DOB: 27/06/1970
पुरुष/ MALE

2373 2009 8893
VID : 9128 1848 4905 1490

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता:
का.रा. युवराज भरत अंधोरे, विरायक रेसिडेंसी फ्लॅट नं. 001, माकपुर, अकोला, महाराष्ट्र - 444001

Address:
C/O. Yuvraj Bharat Ambhore, Virayak Residency Flat No. 001, Makapur, Akola, Maharashtra - 444001

2373 2009 8893
VID : 9128 1848 4905 1490

1847 | Email: uidai@gov.in | www.uidai.gov.in

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अ क न
84E3/22-24
२०२६



भारत सरकार
GOVERNMENT OF INDIA

गजानन दिगांबर गांजरे
Gajanan Digambar Ganjare
जन्म तारीख/DOB: 12/07/1993
पुरुष / MALE

6100 7678 5034

आधार-मामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: दिगांबर गांजरे, नागेंगे नं. 44, चंदूर, अकोला, महाराष्ट्र - 444004

Address:
S/O: Digambar Ganjare, Nagenge N. 44, Chandur, Akola, Maharashtra - 444004

Aadhaar-Aam Admi ka Adhar

[Handwritten signature]

गुण 4563
मोबा, 07 सप्टेंबर 2026 17:44

अवकाश 23/24
दस्त क्रमांक : 4563/2026

दस्त प्रकार : अभिज्ञांतरणपत्र
मातृमूल्य : ₹ 15,02,615/-
मातृमूल्य मुद्रांक शुल्क : ₹ 1,56,000/-
मोदणी की माफी असल्याची तपशील :
मुद्रांक शुल्क माफी असल्याची तपशील :

मोदना : ₹ 26,00,000/-

दस्त सादर करणारा आहेले सह दुय्यम
निदेशक कार्यालय : सह दु.नि.अकोला 1
अ. नं. 4563 दिनांक : 07-09-2026
वेळ : 17:42 वा. सादर केला

पावती क्रमांक : 7833
पावती दिनांक : 07/09/2026
मादरकत्यांचे नाव : रामदास महादेव गवई

मोदणी की : ₹ 26,000
दस्त हाताळणी की : ₹ 1,000
पुढाची मर्यादा : 25

एकूण : ₹ 27,000/-

रामदास महादेव गवई
दस्त सादर करणाऱ्याचे नाव व सही

सचिव ज्योती विराम देशपांडे
सह दु.नि.अकोला 1
शिक्का क्रमांक 1 (मादरीकरण)
तारीख: 07-09-2026, वेळ : 17:42



सचिव ज्योती विराम देशपांडे
सह दु.नि.अकोला 1
शिक्का क्रमांक 2 (की)
तारीख: 07-09-2026, वेळ : 17:42

मुद्रांक शुल्क: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर -- (दोन) कोषाव्याही नगरपालिका किंवा नगर पंचायत किंवा
पालक असलेल्या कोषाव्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोषाव्याही ग्रामीण क्षेत्रात,
किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव
पाव.

Payment Details:

Sr. No.	Purchaser Name	Payment Head	Amount to be Paid	Paid Amount	Payment Mode	Reference No.
1	Mahajan Infrastructure Through Prop Shradha Manoj Mahajan	SD SD LBT	130000 (5%) 26000 (1%)	156000	eChallan	GRN Number: MH009776403202627E Defacement No.: 0005504698202627 Deface Date: 07/09/2026
2		DHC	1000	1000	DHC	PRN No.: 0926070817760 Defacement No.: 0926070817760D Deface Date: 07/09/2026
3	Mahajan Infrastructure Through Prop Shradha Manoj Mahajan	RF	26000	26000	eChallan	GRN No.: MH009776403202627E Defacement No.: 0005504698202627 Deface Date: 07/09/2026

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



07-09-2026 17:48

अक्रमांक: 4563/2026
अभिज्ञानांतरणपत्र

दग्व गोपवारा भाग-2

सक्रा 28/24

दग्व क्रमांक: 4563/2026

क्र.सं.	पक्षकाराचा प्रकार	पक्षकाराचे नाव, पत्ता व वय	स्वाक्षरी	छायाचित्र	ठप्पा प्रमाणित
1	विहून देणार	नाव: महाजन इंद्रास्तुक्कर तर्फे प्रोधा. श्रद्धा मनोज महाजन पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: , अर्वाक नं. , रोड नं. , महाराष्ट्र, अकोला, पिन नंबर: AWZPM8379B वय: 44			
2	विहून देणार	नाव: रामदास महादेव गवई पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: , अर्वाक नं. , रोड नं. कापशी तलाव, कापशी, अकोला, महाराष्ट्र, अकोला, पिन नंबर: ALEPG8198E वय: 41			
3	विहून देणार	नाव: मीरा रामदास गवई पत्ता: प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: , अर्वाक नं. , रोड नं. कापशी तलाव, कापशी, अकोला, महाराष्ट्र, अकोला, पिन नंबर: EGEPG4131E वय: 36			

होत ठसोवर करून देणार तयारकथित अभिज्ञानांतरणपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.

सविन मंडळीकराभाडे
सह ई.मि. अकोला 1

दि. 03 (कडुनीजवाव)

मार्गक्रम - 07-09-2026 वेळ : 17:45



नमूना -

विहून देणाराचा कडुनीजवाव देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याचाबत घान माहिती सादर केले.

क्र.सं.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून देणार महाजन इंद्रास्तुक्कर तर्फे प्रोधा. श्रद्धा मनोज महाजन	07-09-2026 05:47:18 म.न.	श्रद्धा मनोज महाजन F 1229685452451696640
2	विहून देणार रामदास महादेव गवई	07-09-2026 05:46:05 म.न.	रामदास महादेव गवई M 1289540035487027200
3	विहून देणार मीरा रामदास गवई	07-09-2026 05:45:41 म.न.	मीरा रामदास गवई F 1305959365950857216

संचित दफ्तरी धर्म देवपाटे
सह द. नि. वि. नि. नि.
शि. नि. नि. (ओळख)
तारीख:- 07-09-2026 वेळ : 17:47

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४५६३/२५/२५
२०२६



पुस्तक क्रमांक.....९..... व अनुक्रमांक.....
बर दिनांक ---०७--- माहे ---२२--- सन २०२६
चेजी नोंदला दस्तास एकुल २५..... पाने आहेत

सह द. नि. वि. नि. नि.
अ. नि. नि. - १