

271/3922

पावती

Original/Duplicate

Monday, May 29, 2023

नोंदणी क्र.: 39M

4:50 PM

Regn.: 39M

पावती क्र.: 5991 दिनांक: 29/05/2023

गावाचे नाव: जैताला

दस्तऐवजाचा अनुक्रमांक: नगन8-3922-2023

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: तुमी समीर पाटील (लक्षाआधीचे नाव - तुमी पंजाबराव गुरुदेव)

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 30480.00

आपणाम मूळ दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे

5:07 PM ह्या वेळेस मिलेल.

*Shawade*  
 सह दुय्यम निदेशक, वी-२,  
 नागपूर शहर क्र.८,

वाजार मूल्य: रु. 3485768.16 /-

मोबदला रु. 5250000/-

भरवलेले मुद्रांक शुल्क: रु. 36750 /-

**DELIVERED**

1) देयकाचा प्रकार: DHC रकम: रु. 480/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2905202310933 दिनांक: 29/05/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH002711549202324E दिनांक: 29/05/2023

बँकेचे नाव व पत्ता:

*Spentil*



CHALLAN  
MTR Form Number-6



GRN	MH002711549202324E	BARCODE			Date	29/05/2023-11:22:32	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)		BNLPG0435L		
Office Name NGP8_JT NAGPUR NO 8 SUB REGISTRAR				Full Name		SMT TRUPTI SAMIR PATIL		
Location NAGPUR				Flat/Block No.		PLOT NO. 56		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			MOUZA 86 JAITALA
0030046401	Stamp Duty		367500.00		Area/Locality		NAGPUR	
0030063301	Registration Fee		30000.00		Town/City/District			
				PIN		4 4 0 0 2 2		
				Remarks (If Any)				
				PAN2=ACOPJ2856M--SecondPartyName=MISS DEVIKA MAHADEO DHAWNE-				
				Amount In		Three Lakh Ninety Seven Thousand Five Hundred Rupe		
Total				3,97,500.00		Words es Only		
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02202292023052905324	151059983	
Cheque/DD No.				Bank Date	RBI Date	29/05/2023-11:22:32	Not Verified with RBI	
Name of Bank				Bank-Branch		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. : 8657537102

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

नगन-८  
3529/2023  
9/28



*Patil*

**SALE DEED**  
**FOR RS.52,50,000 ONLY**

**(RUPEES FIFTY TWO LAKHS FIFTY THOUSAND ONLY)**

**MARKET VALUE RS.34,86,000**

**ITEM NO. 30.432/19,Page No.726 @ 26320 PER SQ MTRS**

This "SALE DEED" is executed at NAGPUR on this 29<sup>th</sup> Day of

**MAY, 2023,**

**BETWEEN**

**MISS DEVIKA MAHADEO DHAWNE (AFTER MARRIAGE DEVIKA MADHUKAR JIWANE)**, Aged About 75 years, Occupation - Housewife, (PAN NO. ACOPJ2856M), (ADHAAR NO. 2339 6649 7063) (MOB. NO. 9850325978), Resident of 303, Karunashil Apartment, Opp Handicap School Untkhana Hanuman Nagar Nagpur, Pin Code No. 440009 hereinafter referred to as the "VENDOR", which expression shall unless repugnant to the context or meaning thereof always mean and include the said "VENDOR" as well as his respective heirs, legal representatives, executors, administrators, successors and assigns of the FIRST PART.

**AND**

1. **SMT TRUPTI W/o SAMIR PATIL(BEFORE MARRIAGE TRUPTI PANJABRAO GURUDEO)**, Aged About 36 years, Occupation - Service, (PAN NO. BNLPG0435L) (ADHAAR NO. 3967 2937 7802) (MOB. NO. 8657537102),
2. **SHRI SAMIR S/o KUSHABRAO PATIL**, Aged About 35 years, Occupation - Service, (PAN NO. CIDPP9718B) (ADHAAR NO. 2067 8514 4672) (MOB. NO. 9021091626),

Both Resident of 1<sup>ST</sup> BUS STOP, Near Vitthal Rukmini Mandir, Gopal Nagar, Nagpur-440022, hereinafter referred to as 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 OTHER PART.

<b>नगन-८</b>	
३९२२	२०२३
२	२४



*(Handwritten Signature)*  
*(Handwritten Signature)*

xvi) **THAT** the PURCHASER shall pay the Water charges as per Departmental Bills, and shall transfer the said Water Meter along with Water Meter Deposit in their name, to which the VENDOR has no-objection.

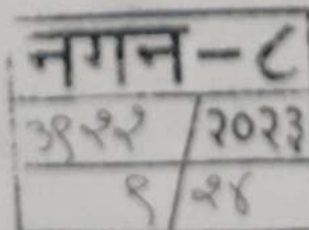
3) **THAT** the VENDOR and the PURCHASER confirm and declare that they have read and understood each and every covenants of this Sale Deed and each and every content and covenants of this Sale Deed are also read over and explained to them in vernacular and thereafter they have voluntarily and willingly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

4) **THAT** all expenses incurred on account of preparation of this Sale Deed, including the cost of Stamp duty, Registration charges payable thereon and the Lawyer's fees has been borne and paid by the PURCHASER.

**SCHEDULE OF PROPERTY REFERRED HEREINABOVE**

ALL THAT piece and parcel of land bearing **PLOT NO. 56** containing by total admeasurements 139.2930 Sq. Mtrs. as per Sale Deed and 132.4380 Sq mtrs as per NIT Regularization Letter, out of Khasra No. 54,55,56,57,58 of Mouza -**JAITALA**, bearing NMC House No. 553/56, Ward No.74, City Survey No.55, Sheet No. 602/19 of **MOUZA - JAITALA**, situated at **Jaitala** Nagpur, within the limits of NMC, in Thasil And District Nagpur and bounded as under:

ON THE EAST	Road
ON THE WEST	Plot No. 67
ON THE NORTH	Plot No. 57
ON THE SOUTH	Plot No. 55



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*Jaital*

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witness on the day first above written.

**VENDOR**

**MISS DEVIKA MAHADEO DHAWNE (AFTER MARRIAGE DEVIKA MADHUKAR JIWANE)**



*Devika Jiwane*

**PURCHASER**

**SMT TRUPTI W/o SAMIR PATIL (BEFORE MARRIAGE TRUPTI PANJABRAO GURUDEO),**



*Patil*

**SHRI SAMIR S/o KUSHABRAO PATIL**



*Patil*

नगन-८  
३९२२ / २०२३  
१० / २४



*Patil*

*Patil*



# Nagpur Municipal Corporation

(Regularisation of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003. NMC as a Planning Authority as per G.R. TPS-2419-1419/SrNo 154/UD-9-2019 Dt.27.08.2019.



Permit No. : NMC ADT/AE/796  
Case No. : 200304231965

Dated : 3/10/2021  
Layout No. : 572/Jail/3692

Name of Applicant / Plot Holder	DEVIKABAI MAHADEO DHAVNE	
Address	AT-274 DAHIPURA LAYOUT UNTKHANA NAGPUR	
Application No. & Date	Application No.119290 dt. Jul 30,2002	
Mouza & Khasra	Jaitala-54,55,56,57,58	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 30-JUL-2002 > Rs. 1000.00 28-SEP-2016 => Rs 76861.00
Name of Layout	Bandhu G.N.S.S.	
Plot Number	56	
Plot Area	As per Sale Deed 139.2930 (Sq.m)	
Regularized Area	132.4380 (Sq.m)	
Built up Area Regularised	(Sq.m)	
User for which the plot is regularised.	Residential	
Plot Area surrendered to NMC	6.8550 (Sq.m)	
Area of Construction to be demolished	(Sq.m)	

### Schematic Plan

#### Reference :-

- 1) Plot Boundary Shown Thus 
- 2) Area Surrendered to N.M.C. For Road Widening 



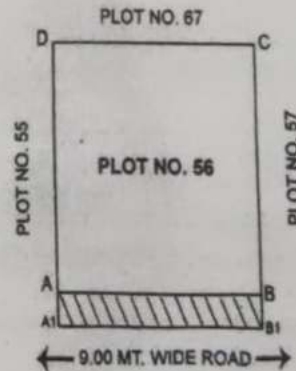
#### DIMENSIONS OF PLOT IN METERS :-

AB	9.140	Mt.
BC	14.490	Mt.
CD	9.140	Mt.
DA	14.490	Mt.

A'A1 = 0.75 MT.

B'B1 = 0.75 MT.

PLOT AREA AS PER SALE DEED	139.2930	Sq. M.
DEDUCT AREA FOR M. TANGENT		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	6.855	Sq. M.
NET AREA REGULARIZED	132.438	Sq. M.



**नगन-८**  
3999/2023  
94/98



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