

267/3813
Thursday, April 27, 2023
1:10 PM

पावटी

Original/Duplicate
सीरणी नं. : 39M
Regn.: 39M

पावटी नं.: 5510 दिनांक: 27/04/2023

पावटीचे नाव: Bhamali
इलकट्टेवजाबा अनुक्रमांक: सपल4-3813-2023
इलकट्टेवजाबा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: आरती विनाय निमसरकार

मोबल्टी बी
शुद्ध हाताळणी बी
पुस्तकी संख्या: 26

₹. 30000.00
₹. 560.00

DELIVERED

एकूण:

₹. 30560.00

सापगाम युक्त रस्त, संजवेल विठ, मुंबी-२ अंदाजे
1:29 PM ह्या वेळेत मिळेल.

NGR4
नागपूर शहर ज. व

बाजार मुल्य: ₹. 3247506.6 /-
सोवणला ₹. 6000000/-
घरजेले मुद्रांक मुल्य : ₹. 560000/-

- 1) देवळाचा प्रकार: DHC रकम: ₹. 560/-
सीरणी/पावटी/पि अंकीर क्रमांक: 2704202306248 दिनांक: 27/04/2023
विक्रीचे नाव व पत्ता:
- 2) देवळाचा प्रकार: eChalan रकम: ₹. 30000/-
सीरणी/पावटी/पि अंकीर क्रमांक: MH001238478202324E दिनांक: 27/04/2023
विक्रीचे नाव व पत्ता:

Shalika



CHALLAN
MTR Form Number-6



GRN	MH001238478202324E	BARCODE			Date	26/04/2023-18:25:31	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Payer Details		
Location				NAGPUR		TAX ID / TAN (If Any)		
Year				2023-2024 One Time		PAN No.(If Applicable)		
Account Head Details				Amount in Rs.		Full Name		
0030045401 Stamp Duty				580000.00		ARTI NINAD NIMSARKAR ✓		
0030063001 Registration Fee				30000.00		Flat/Block No.		
						Premises/Building		
						Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						4 4 0 0 2 2		
						Remarks (If Any)		
						SecondPartyName=JAYASHREE GIRISH KHOLKUTE- ✓		
						Amount in Words		
						Five Lakh Ninety Thousand Rupees Only		
Total				5,90,000.00				
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details						Bank CIN		Ref. No.
						69103332023042621452		2805215734
Cheque/DD No.						Bank Date		RBI Date
						26/04/2023-18:26:30		Not Verified with RBI
Name of Bank						Bank-Branch		
						IDBI BANK		
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.
अदर चालन केवल दुरुस्त लिखित कर्नामिकायत नोदणी कणवयवय दस्तकाणी राजु अरु. नोदणी न कणवयवय दस्तकाणी अदर चालन राजु नगी.

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SALE DEED FOR RS. 80,00,000.00 ONLY
(RUPEES EIGHTY LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 32,50,000.00 ONLY

Zone/Item No. 29.428/43 Page 710 @ Rs. 14,820/- Per Sq. Mtrs. (ASR 2023-24)

Shankar

THIS DEED OF SALE is made at NAGPUR on this 27th Day of APRIL, 2023
 BETWEEN : (1) MRS. JAYASHREE W/o GIRISH KHOLKUTE (Nee MISS. JAYASHREE D/o PRITAMLAL THAKARE), Aged 39 Years, Occupation - Service, PAN AHOPT7837M, AADHAR UID 6762 4874 1642, Mobile No. 9370906547; AND (2) SHRI. GIRISH S/o CHANDRASHEKHAR KHOLKUTE, Aged 39 Years, Occupation - Service, PAN BKHPK4440G, AADHAR UID 8949 8579 8948, Mobile 9371742298, Both Residents of Plot No. A-147, Savitri Vihar Colony, Behind Dominos, Somawada, Khamla, Nagpur-440025, Tahsil and District - NAGPUR, hereinafter both jointly called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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(1) MRS. ARTI W/o NINAD NIMSARKAR, Aged 32 Years, Occupation – Service, PAN AMFPL0800J, AADHAR UID 8772 4531 0220, Mobile 7722081106, (2) SHRI. ASHOK S/o VITHOBAJI NIMSARKAR, Aged 64 Years, Occupation – Retired, PAN ACAPN1996N, AADHAR UID 7667 1817 8534, Mobile 9890693329, Both Residents of Plot No. 80, Dambhare Layout, Behind Bank of India, Trimurti Nagpur, Nagpur-440022, 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 the Vendors named hereinabove are full and absolute Owners in possession of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 15 containing by admeasurement 219.13 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 50/2 of MOUZA – BHAMTI, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 4053/15, City Survey No. 177 and Sheet No. 43 of Mouza – Bhamti, situated at Tabhane Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, hereinafter referred to as 'said Property'; AND

WHEREAS ALL THAT piece and parcel of land having an area of 0.40 Hectares out of Khasra No. 50/2 of MOUZA – BHAMTI, P.S.K. 44 having a total area of 2.99 Hectares, bearing City Survey No. 177 and Sheet No. 43 of Mouza – Bhamti, situated at Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District - NAGPUR, Originally belonged to Shri. Keshavrao Ramchandra Tabhane and Shri. Govind Ramchandra Tabhane, being their separate property; AND

WHEREAS the aforesaid Shri. Govind Ramchandra Tabhane left for heavenly abode on 04-08-2013 leaving behind him, his Widow Smt. Jeejabai Govind Tabhane, only son namely Shri. Chandrashekhar Govind Tabhane and 2 married daughters namely Mrs. Meenakshi Barsagade and Mrs. Shalini Prasad Ghutke, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS the said Mrs. Meenakshi Barsagade and Mrs. Shalini Prasad Ghutke relinquished all their rights, title and interest in the said property in favour of Smt. Jeejabai Govind Tabhane and Shri. Chandrashekhar Govind Tabhane, by a Deed of Relinquishment Dated 13-01-2014, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 310 on even date; AND

WHEREAS the aforesaid Shri. Keshavrao Ramchandra Tabhane, Smt. Jeejabai Govind Tabhane and Shri. Chandrashekhar Govind Tabhane later on prepared a Plan of the layout for the said land having an area of 0.40 Hectares out of Kh. No.

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50/2 of MOUZA – BHAMTI, P.S.K. 44 consisting of various Plots of different sizes therein; AND

WHEREAS the aforesaid Plot No. 15 is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS for Regularisation and Development of the said Plot No. 15 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Smt. Jeejabai Govind Tabhane has applied to the Nagpur Improvement Trust, Nagpur for the same. She also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS consideration the application of the said Smt. Jeejabai Govind Tabhane and also on receipt of the Development charges as demanded by it from her, the Nagpur Improvement Trust, Nagpur later on regularised Plot No. 15 and accordingly the Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(WEST)-27 dated 16-07-2015. As per the said regularisation Letter, the area of the said Plot No. 15 is shown and declared as 219.1280 Sq. Mtrs.; AND

WHEREAS the aforesaid Smt. Jeejabai Govind Tabhane, Shri. Keshavrao Ramchandra Tabhane and Shri. Chandrashekhar Govind Tabhane lateron transferred the aforesaid Plot No. 15 by way of Sale to M/s. Sai Buildcon, a Partnership Firm, having its Office at Shop No. G-10, Beside Gandhi Gas Agency, Bharat Nagar, Nagpur, by a Sale Deed Dated 09-06-2015, which is duly Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3780 on even date; AND

WHEREAS the aforesaid M/s. Sai Buildcon later on in its turn transferred the aforesaid property comprising ALL THAT Piece and parcel of land bearing Plot No. 15 containing by admeasurement 219.13 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 50/2 of MOUZA – BHAMTI, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 4053/15, City Survey No. 177 and Sheet No. 43 of Mouza – Bhamti, situated at Tabhane Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Mrs. Jayashree Girish Kholkute and Shri. Girish Chandrashekhar Kholkute, the Vendors named hereinabove, by a Sale Deed Dated 29-12-2020, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 844 on even date. The said Sale Deed is duly signed by M/s. Sai Buildcon through its partner Mrs. Priti Rahul Tarekar, in the capacity of the Consignor. As a result therefore the Vendors have now become an exclusive, absolute and full Owners of the aforesaid property with heritable and

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transferable rights therein and the same is also mutated in their names in all relevant records; AND

WHEREAS the Vendors have availed a loan from HDFC Bank and mortgaged the said property towards security for repayment of loan; AND

WHEREAS during the course of time the Vendors have repaid the entire amount of Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee and got their property freed and discharged from its mortgage. As a result therefore the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and the aforesaid Vendors holds good, valid and marketable title thereto; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interest and for the benefits of their family members; AND

WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchasers hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendors have agreed to sell the same to the Purchasers for a total valuable consideration of Rs. 80,00,000/- (Rupees Eighty Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 80,00,000/- (Rupees Eighty Lakh) Only paid by the Purchasers to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASERS ALL THAT Piece and parcel of land bearing Plot No. 15 containing by admeasurement 219.13 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 50/2 of MOUZA - BHAMTI, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 4053/15, City Survey No. 177 and Sheet No. 43 of Mouza - Bhamti, situated at Tabhane Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASERS as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, outstanding Dues/Penalties and

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all other outgoings etc. levied thereon and payable by the Vendor upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT:-

Rs. 51,000=00	(Rupees Fifty One Thousand) Only paid by the Purchasers to the Vendors by IMPS Dated 22-03-2023, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 30,00,000=00	(Rupees Thirty Lakh) Only paid by the Purchasers to the Vendors by RTGS vide UTR No. UCBA423101536625 Dated 11-04-2023, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 48,69,000=00	(Rupees Forty Eight Lakh Sixty Nine Thousand) Only paid by the Purchasers to the Vendors by RTGS vide UTR No. <u>UCBAH23117120780</u> Dated 27-04-2023, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 80,000=00	(Rupees Eighty Thousand Only) deducted by the Purchasers from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
RS. 80,00,000=00	(TOTAL RUPEES EIGHTY LAKH ONLY).

Handwritten signatures and initials:
 1. A signature that appears to be "Dhruv".
 2. A signature that appears to be "Raj".
 3. A signature that appears to be "Chaitanya".
 4. A signature that appears to be "Sudh".

(2) THAT the VENDORS do hereby covenant with the PURCHASERS as follows :-

i) THAT the Vendors undertake and assure the Purchasers that they have good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchasers absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

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ii) THAT the Vendors do hereby assure the Purchasers that the property hereby sold to the Purchasers is separate property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendors undertake, agree and assure that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

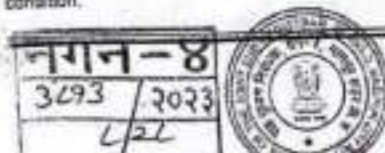
iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through under or in trust for the Vendors and without any lawful interruption or disturbance by any other person who-so-ever.

v) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any way or whereby the Vendors are debarred from transferring the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein. The Vendors hereby assures the Purchasers that there is no legal impediment of what-so-ever nature for transfer of the said property by them in favour of the Purchasers.

vi) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers and legal heirs, legal representatives, executors, successors and assigns etc. of the Purchasers as may reasonably be required.

vii) THAT the Vendors have paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Cesses, charges, rents, demands, claims, revenue, cesses, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertake to pay the same and keep the Purchasers always indemnified against such payments and the Vendors shall continue to pay the same till handing over the possession of the said Property to the Purchasers.

viii) THAT the Vendors hereby declares that they are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendors have this day delivered the actual physical possession of the property hereby sold/transferred to the Purchasers in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchasers hereby accepted the same in vacant condition.



ix) THAT the Vendors have delivered all the Original documents relating to the property hereby sold/transferred to the Purchasers at the time of Registration of this Sale Deed.

x) THAT the Vendors will support any application made by the Purchasers for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchasers in all relevant records.

xi) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

xii) THAT in case the Purchasers are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge on the same to which this sale is not subject, the Vendors will keep and hold the Purchasers indemnified.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchasers.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Plot No. 15 containing by admeasurement 219.13 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 50/2 of MOUZA - BHAMTI, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 4053/15, City Survey

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No. 177 and Sheet No. 43 of Mouza - Bhamti, situated at Tabhane Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST - BY PLOT NO. 14,
 ON THE WEST - BY ROAD,
 ON THE NORTH - BY PLOT NO. 1,
 ON THE SOUTH - BY ROAD AND AERODRAM BOUNDARY.

IN WITNESS WHEREOF the VENDORS and the PURCHASERS hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (MRS. JAYASHREE GIRISH KHOLKUTE) (Nee Miss. Jayashree Pritamjal Thakare)
02			2) (GIRISH CHANDRASHEKHAR KHOLKUTE) VENDORS
03			1) (MRS. ARTI NINAD NIMSARKAR)

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2)
(ASHOK VITHOBAJI NIMSARKAR)
PURCHASERS

WITNESSES :The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.



[Handwritten Signature]
WITNESS NO. 1



[Handwritten Signature]
WITNESS NO. 2

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महाराष्ट्र शासन

मौलिकी पत्रिके

आवृत्त १०४४ १५/०३/२०२३

दिनांक १५/०३/२०२३

क्र. क्रमांक १५३१३	श्री. अशोक जी. ए. वेंकटेश	श्री. ए. ए. वेंकटेश	आवृत्त १०४४ १५/०३/२०२३
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श्री. अशोक जी. ए. वेंकटेश	श्री. ए. ए. वेंकटेश
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क्र. क्रमांक	विवरण	श्री. अशोक जी. ए. वेंकटेश	श्री. ए. ए. वेंकटेश
१५३१३	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३१४	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३१५	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३१६	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३१७	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३१८	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३१९	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३२०	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३२१	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३
१५३२२	श्री. अशोक जी. ए. वेंकटेश	[श्री. अशोक जी. ए. वेंकटेश]	१५/०३/२०२३

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९३/२८





Nagpur Improvement Trust

(Regularisation of Unauthorised Construction/Plots/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthwart Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 10, 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. 9/1003 dated 2.4.2003.

Permit No. : BE West - 27
Case No. : 2007101715

Dated : 16 JUL 2015
Layout No. : 1500/Bha/4598

Name of Applicant / Plot Holder	Mrs. JOGATI GOVINDRAO YARRANE	
Address	9, VUJVA NAGAR, OPPOSITE V.R.C.E. ENGINEERING COLLEGE, BHAMTI, NAGPUR	
Application No. & Date	Application No. 10002626 dt. Oct 17, 2007	Details of Development Charges/Final Amount paid in Cash/Cheque/D.D. 12-04-2014 Rs 282064.2017-OCT-2007 Rs Rs 1500.00
Mouza & Kharsa	Bhamb-80/1,50/2	
Name of Layout	Malik Mahajua	
Plot Number	15	
Plot Area	As per Sale Deed, 249.6800 (Sq.m) Regularized Area 219.1280 (Sq.m)	
Built up Area Regularized as per	(Sq.m)	
User for which the plot is regularized:	Residential	
Plot Area to be surrendered to MIT	30.5520 (Sq.m)	Special permission for work and have to obtain N.O.C from Airport Authority
Area of Construction to be demolished	(Sq.m)	

Schematic Plot

Reference:-

- 1) Plot Boundary Shown Thus
- 2) Area Surrendered to N.I.T. for Road Widening

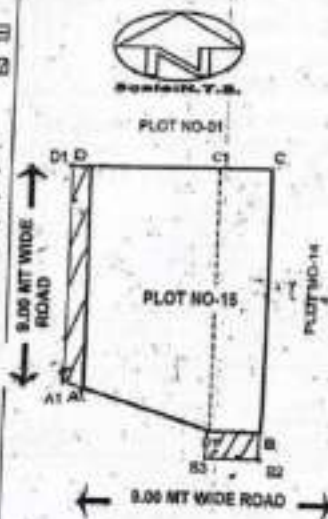
DIMENSIONS OF PLOT IN METERS :-

B1=B2 1.57 MT.	AB1 .000 ML.
B=B2 1.57 MT.	B1B 9.140 ML.
A=A2 0.78 MT.	BC 13.430 ML.
D=C2 0.78 MT.	CC1 9.140 ML.
	C1D ML.

नगन-३
०४४/२०२१
२२/४६



PLOT AREA AS PER SALEDEED	249.6800	Sq. M.
DEDUCT AREA FOR N. TANGENT		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	30.5520	Sq. M.
NET AREA REGULARIZED	219.1280	Sq. M.



नगन-४
३६३/२०२३
१५/२६



अर्जादारे दिनांक ११.१०.२०२१ पूर्वी पाठ्यात आलेले व इतरांद्वारे कराव्यात आलेले पुढीलप्रमाणे सुधार व सुधारणेबाबतचे आदेश

हे नियमितकरण खालील अटी व शर्तीवर करण्यात येत आहे.

- १) महाराष्ट्र पुढील विधान (नियमाधीन कामे, क्रेडीट व नियम) अधिनियम २०११ च्या कलम ५ (१) अन्वये व पुढील अध्यायानुसार अर्जादारे करून घेतले असल्याचे मानून घेतले जाई. महाराष्ट्र पुढील विधान अध्यायानुसार अर्जादारे करून घेतले असल्याचे मानून घेतले जाई. महाराष्ट्र पुढील विधान अध्यायानुसार अर्जादारे करून घेतले असल्याचे मानून घेतले जाई.
- २) हे नियमितकरण पुढील अटी व शर्तीवर करण्यात येत आहे. त्याचा व नियमितकरणाचा प्रभाव असा होई. अर्जादारे दिलेल्या माहितीने काही अतिरिक्त / सुधारणे विवेचन कराव्यात असा प्रभाव असा होई.
- ३) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- ४) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- ५) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- ६) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- ७) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- ८) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- ९) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.
- १०) अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई. अर्जादारे करताना सुधार अन्वये व इतर अटी व शर्तीवर अर्जादारे करून घेतले जाई.



Building Engineer (WEST)
Nagpur Improvement Trust

Copy to:
Executive officer, Nagpur Improvement Trust
The Divisional officer WEST
Nagpur Improvement Trust for information with a copy of regularised plans for record.

नगन-३
७४४/२०२१
२३/५६



नगन-४
३८९३/२०२३
९६/२८





नगन-२
८४४/२०२१
३६ ए



REFERENCE:
The Municipal Corporation, Jaipur, has issued the following reference for the purpose of the above mentioned project.

QUALIFICATION:

FILE NO.: नगन-३
PROJECT NO.: ३६०/२०११
DATE OF ISSUE: १४/२४

NAME OF SOCIETY: KJASHAKRA NO. ६०१/२०२
LOCAL NAME: SIDA TARBHAWA LAYOUT

NAME OF SOCIETY: SIDA TARBHAWA LAYOUT

LOCAL NAME:

NAME OF SOCIETY: SIDA TARBHAWA LAYOUT

LOCAL NAME:



नगन-४
३१३/२०२३
१७/२८





2022-2023

4822

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(दि तारीख 01/04/2022 पासून 31/03/2023 पर्यंतचे करमती जाईल. त्यापुढे कायदासहीत लेखणी समजावी)

सहीत क्रमांक: RCPT222313048E मोहल्ल्याचे नांव: KHAMLA BLOCK 3
 घर क्रमांक: 4053/15
 स्थान: 0750480656 इतिहास क्रमांक:
 घर मालकाचे नांव: MRS. JAYASHREE GIRISH KHOLKUTE AND SHRI. GIRISH CHANDRASHEKHAR
 KHOLKUTE
 इलेक्ट्रिकलचाचे नांव:
 घराचा पत्ता: 4053/15 KHAMLA NGPUR
 तारीख पासून: 01-04-2022 ते 31-03-2023 पर्यंत

कराचे नांव/ Details of Tax	बकाया Arrears	साद्य Current	टीप/ Remarks
सामान्य कर (General Tax)	0	2062	
पाणी कर (Water Tax)	0	0	
अन्यत्र कर (Sewerage Tax)	0	1138	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	0	94	
अग्नी सेवा कर (Fire Service Tax)	0	94	
नगरपालिका कर (Sewerage Bene. Tax)	0	94	
पाणी सेवा कर (Water Bene. Tax)	0	94	
रास्ता कर (Street Tax)	0	94	
विशेष सहाई कर (Special Contingency Tax)	0	0	
नगरपालिका शिक्षण कर (Municipal Education Tax)	0	94	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वॉरंट फी (Warrant Fee)	0	0	
विशेष (Misc.)	0	0	
शिक्षण कर (Educ. Cess)	0	598	
टी.जी.एस. सी.एस. (E.G.S. Cess)	0	0	
मोक्या निवासी इमारतीवरील आसनाचे कर (Tax on Loyal Residential Properties)	0	0	
सूट (Rebate)	0	100	
एकूण (Grand Total)	0	4100	

एकूण रक्कम शब्दात (In words total Rs.) FOUR THOUSAND ONE HUNDRED AND SIXTY RUPEES ONLY

Received Amount : ₹4,100.00

(Payment is made by cash)

दिनांक: 25/03/2022

Generated By: S-NAGRARE

बसून करणाराचे नाव

Full Signature of the Officer

This is a computer generated receipt. Please visit website <http://www.mncorporation.in>

नगन-8
3693/2023
96/26



आयकर विभाग
INCOME TAX DEPARTMENT
SHASHANK NIMSARKAR



भारत सरकार
GOVT. OF INDIA

ASHOK VITHOBAJI NIMSARKAR

07/10/1989

Permanent Account Number

ARDPN2998N

Signature
TAXATION



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Voter ID No. / Enrolment No.: 0000000001447

श्री
श्री. अशोक निमसर्कर
Shankar Ashok Nimsarkar
S/O Ashok Nimsarkar,
Flat No. 05,
Sri Shanti 1st, Gokhale Layout, Kumbhariya,
VTC, BANGALURU
Dist: Bengaluru,
Karnataka
PIN Code - 560022
Mobile: 9845400000



आपका आधर क्रमांक / Your Aadhaar No.:

4683 8160 6059

मेरा आधर, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

श्री अशोक निमसर्कर
Shankar Ashok Nimsarkar
आ.अ. क्र. (आ.अ. 07/10/1989)
पु.सं. 05

4683 8160 6059



नगन-४
३९३ / २०२३
१९/२८





PAN CARD

Name : ARTI NINAD NIMSARKAR
Gender : FEMALE
DOB : 11-11-1990
Pan Number : AMFPLO800J



Tap to Zoom



भारत सरकार

GOVERNMENT OF INDIA



आरती निनाद निमसरकार
 Arti Ninad Nimsarkar
 जन्म तारीख / DOB : 11/11/1990
 लिंग / FEMALE

8772 4531 0220



आधार - सामान्य माणसाचा अधिकार



भारतीय रिजिस्ट्रार जनरल प्राधिकरण
 GOVERNMENT REGISTRAR GENERAL OF INDIA

पत्ता
 आरती निनाद निमसरकार, प्लॉट नं. 80,
 टांभरे व्हे अड्डा, त्रिमूर्ती नगरीन कॉम्प्लेक्स, त्रिमूर्ती
 नगर, रामनेरुप नगर, नागपूर, महाराष्ट्र,
 440022

Address:
 W/O: Ninad Nimsarkar, plot no
 80, dambhare lay out, opposite
 NIT garden, trimurti nagar,
 Ramapurap Nagar, Nagpur,
 Maharashtra, 440022



1800 303 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No.1947, Bangalore-560 091

नगन-४
 3093 / 2023
 20/26



भारत सरकार
GOVERNMENT OF INDIA

श्री अशोक विठोबाजी निमसरकार
Ashok Vitthobaji Nimsarkar
जन्य तारीख / DOB: 05/11/1958
पुरुष / MALE

7667 1817 8534

आधार-माझे आधार, माझी बोकस

भारत सरकार
GOVERNMENT OF INDIA

श्री अशोक विठोबाजी निमसरकार
Ashok Vitthobaji Nimsarkar
जन्य तारीख / Year of Birth: 1958
पुरुष / Male

3140 5700 7167

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

श्री अशोक विठोबाजी निमसरकार
Ashok Vitthobaji Nimsarkar
आयकर आयडी / ITR ID: 1958

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

श्री अशोक विठोबाजी निमसरकार
Ashok Vitthobaji Nimsarkar
आयकर आयडी / ITR ID: 1958

श्री अशोक विठोबाजी निमसरकार
PERMANENT ACCOUNT NUMBER
ACAPN1958N

श्री अशोक विठोबाजी निमसरकार
ASHOK VITHOBAJI NIMSARKAR

श्री अशोक विठोबाजी निमसरकार
VITHOBAJI NIMSARKAR

जन्य तारीख / DATE OF BIRTH
05-11-1958

6949 8579 8948

आधार-माझे आधार, माझी बोकस

भारत सरकार
Government of India

श्री अशोक विठोबाजी निमसरकार
Ashok Vitthobaji Nimsarkar
जन्य तारीख / DOB: 05/11/1958
पुरुष / MALE

6949 8579 8948

आधार-माझे आधार, माझी बोकस

श्री अशोक विठोबाजी निमसरकार
Ashok Vitthobaji Nimsarkar
जन्य तारीख / DOB: 05/11/1958
पुरुष / MALE

6762 4874 1642

आधार-माझे आधार, माझी बोकस

नगन-8
3693/2023
29/26



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 2179, सेंटि वीर कॉलोनी, वेधा फ्लैट,
 सोमनादा, कर्णाट, महाराष्ट्र,
 महाराष्ट्र - 440028

Address:
 A/147, Senti Veer Colony, Wedha Flat,
 Somnada, Karna S.O, Nagpur,
 Maharashtra - 440028

8949 8579 8948
 VNO : 9128 1887 8579 8948

1800 1200 1200 | www.uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 2179, सेंटि वीर कॉलोनी, वेधा फ्लैट,
 सोमनादा, कर्णाट, महाराष्ट्र,
 महाराष्ट्र - 440028

Address:
 PLOT NO A-147 SENTI VEER COLONY,
 SOMNADA, KARNATAKA, M.H.
 NAGPUR,
 Maharashtra - 440028

6762 4874 1642
 VNO : 9128 2822 7891 8318

1800 1200 1200 | www.uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 वसिंतापेठेचे बांध,
 निडोबाजी निवासकार,
 प्लॉट नं.80, रिंग रोड,
 एलबार्डी गार्डन समीप,
 इंधारे मे गावठ, विठ्ठल
 नगर, राजवडगाव नगर,
 नागपूर,
 महाराष्ट्र - 440022

Address:
 80, Vinsata Petha, Nidobaji
 Ring Road, Okachhi 807 Garden,
 Indhara Me Gaath, Vitthal
 Nagar, Rajwade Nagar, Nagpur,
 Maharashtra - 440022

7587 1817 8534

Aadhaar-Mera Aadhaar, Meri Pehachan

नगन-8
 3693 / 2023
 22/06



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 50, विठ्ठल कुकर्ण,
 प्लॉट नं. 22, रिपब्लिकन लेआउट,
 राजवडे मंडळ, इंधारे मे गावठ,
 नागपूर, महाराष्ट्र, 440022

Address:
 50, Vitthal Kulkarni,
 Plot no 22, Ripa republican layout,
 Rajwade mandal, Indhara me
 Gaath, Rajwade Nagar S.O,
 Nagpur, Maharashtra, 440022

1800 1200 1200 | www.uidai.gov.in | www.uidai.gov.in | www.uidai.gov.in | www.uidai.gov.in

नगर - नगरी

नगर नगर नगर नगर

27 April 2023, 10:11:09 AM

Valuation ID : 28219427581

सूचना संख्या : 2023
 क्षेत्र : नगर
 नगर : नगर (नगर)
 नगर क्षेत्र : 29.43 हे. क्षेत्रीय अधिकार क्षेत्र नगर नगर नगर नगर
 नगर नगर : Nagar Municipal Corporation

नगर नगर नगर नगर

नगर नगर	नगर नगर	नगर नगर	नगर नगर	नगर नगर	नगर नगर
14820	13570	10310	41340	0	नगर नगर

नगर नगर : 219.13 नगर नगर Layout Plot

नगर नगर : 10 नगर

1. 219.134 नगर नगर नगर नगर 100% नगर नगर = 14820

219.134 नगर नगर नगर = 219.13 * 14820

= 3247506.61

नगर नगर नगर नगर = नगर नगर (1) नगर + नगर नगर (2) नगर

= 3247506.61 + 0

= **Rs.3247506.61**

= 0 नगर नगर नगर नगर नगर नगर

| Home || Post |

नगर-8
 3/93 / 2023
 23/26





CHALLAN
MTR Form Number-6

GRN	MH001238478202324E	BARCODE	[Barcode]		Date	26/04/2023-18:25:01	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NDPA_JT NAGPUR NO 4 SUB REGISTRAR			Full Name	ARTI MNAD NIMSARKAR			
Location	NAGPUR			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount in Rs.		Road/Street	MOUZA SHAMTI			
0030048401	Stamp Duty	58000.00		Area/Locality	NAGPUR			
0030063021	Registration Fee	30000.00		Town/City/District				
				Pin	4 4 0 0 2			
				Remarks (If Any)	SecondPartyName=JAYASHREE GRISH KHOLKITE-			
				Amount in Words	Five Lakh Ninety Thousand Rupees Only			
				Words	5,90,000.00			
Payment Details	ICBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69193332025040821452 2805215734		
Cheque/DD No.				Bank Date	RER Date	26/04/2023-18:26:30 Not Verified with RBI		
Name of Bank				Bank-Branch	ICBI BANK			
Name of Branch				Scrl No. , Date	Not Verified with Scrl			



Department ID: [Blank]
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7702081196
 नसुत ढरल ङरल दुडरल नरलर ङरलरल नरलर ङरलरल ढरलरल नरलर अरु अरु. ढरलर न ङरलरलर ढरलरल ढरल ढरल नरलर अरु।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Units	Defacement Amount
1	(SI)-267-3812	00030745802324	27/04/2023-13:13:07	IGR388	30000.00
2	(SI)-267-3812	00006745802324	27/04/2023-13:10:07	IGR388	58000.00
Total Defacement Amount					5,90,000.00

नगन-8
3693/2023
24/24



Date 27-04-2023 01:18:53

267/3813
मुस्ताद, 27 एप्रिल 2023 1:10 म.नं.

दस्त गोपवादा भाग-1

दस्ता नं. 28-22
दस्ता क्रमांक: 3813/2023

दस्ता क्रमांक: मामल 4 /3813/2023

बाजारा मुद्रांक: रु. 32,47,507/-

गोपवादा: रु. 80,00,000/-

बाजारी मुद्रांक शुल्क: रु. 5,00,000/-

दु. नि. नं. दु. नि. नं. नं. नं. बाजारी मुद्रांक
नं. नं. 3813 नं. दि. 27-04-2023
दिनांक 1:08 म.नं. बा. इतर केसा.

बाजारी: 5510

बाजारी दिनांक: 27/04/2023

बाजारी मुद्रांकाने बाजारी मुद्रांक निव्वरकार

गोपवादा रु. 30000.00

दस्त मुद्रांकाने रु. 560.00

मुद्रांक संख्या: 28

दस्त मुद्रांकाने बाजारी मुद्रांक

मुद्रांक: 30560.00

दस्त मुद्रांक निव्वरकार-2
बाजारी मुद्रांक नं. 2

दस्त मुद्रांक निव्वरकार
बाजारी मुद्रांक नं. 2

दस्ताचा प्रकार: विडीपत्र

मुद्रांक शुल्क: (एक) गोपवादाही महात्वादापानिकेच्या हद्दीत किंवा स्थानात असलेल्या गोपवादाही मुद्रांक केसाच्या हद्दीत किंवा उप-वॉर्ड (टीप) बाजारी मुद्रांक न केलेल्या गोपवादाही नागरी क्षेत्रात

मुद्रांक नं. 1 27 / 04 / 2023 01 : 08 : 22 PM ची वेळ (बाजारीकरण)

मुद्रांक नं. 2 27 / 04 / 2023 01 : 09 : 46 PM ची वेळ (पी)

