

267/9170

पावती

Original/Duplicate

Thursday, October 19, 2023

नोंदणी क्र. :39म

5:25 PM

Regn.:39M

पावती क्र.: 13977 दिनांक: 19/10/2023

गावाचे नाव: परसोडी

दस्तऐवजाचा अनुक्रमांक: नगन4-9170-2023

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: मे. लॅन्डमार्क ऑर्बिड इन्फ्रा तर्फे भागीदार श्री. विनोद दत्तात्रय नलमवार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

**DELIVERED**

एकूण:

रु. 500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:44 PM ह्या वेळेस मिळेल.

सद युवक निबंधक सहाय्यक  
पालघर वाहुर क्र. ३

बाजार मूल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023192409341 दिनांक: 19/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009759895202324P दिनांक: 19/10/2023

बँकेचे नाव व पत्ता:

G8S7rQXJI

10/19/2023





**CHALLAN**  
**MTR Form Number-6**



GRN	MH009759895202324P	BARCODE	[Barcode]		Date	19/10/2023-15:25:51	Form ID	48(f)	
Department				Inspector General Of Registration					
Type of Payment				Registration Fee					
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR					
Location				NAGPUR					
Year				2023-2024 One Time					
Account Head Details				Amount In Rs.		Premises/Bulding			
0030046401 Stamp Duty				500.00		Road/Street			
0030063301 Registration Fee				100.00		Area/Locality			
						Town/City/District			
						PIN			
						4 4 0 0 2 2			
				Remarks (If Any)					
				PAN2=AAJFL9267B-SecondPartyName=MS LANDMARKS ORCHID					
				INFRA-					
						Amount In			
						Six Hundred Rupees Only			
Total				600.00		Words			
Payment Details				STATE BANK OF INDIA					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		10000502023101905395	3587824206528
Cheque/DD No.				Bank Date		RBI Date		19/10/2023-15:26:05	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9767890622

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.

**नगन-४**  
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023192409341	Date 19/10/2023
Received from VASANT Y DESHPANDE, Mobile number 9767890622, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 19/10/2023
Bank CIN 10004152023101908789	REF No. 329239086956
This is computer generated receipt, hence no signature is required.	

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## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **VASANT S/o LATE SHRI. YADAORAO DESHPANDE**, Aged about 89 Years, Occupation - Retired, (Income Tax PAN AEAPD6720Q, Aadhar Card No. 9766 4701 0793 and Mobile No. 9767890622), Resident of Plot No. 58, State Bank Colony, Karim Layout, Gopal Nagar, Nagpur, Pin Code : 440022, Tahsil and District – NAGPUR (Maharashtra State), do hereby nominate, constitute and appoint M/s. **LANDMARKS ORCHID INFRA**, A Partnership Firm, having its Office at Flat No. 401, 4<sup>th</sup> Floor, 'Royal Orchid Apartments', Plot No. 38, Kachimet, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur-440033 (Income Tax PAN No. AAJFL9267B) and acting through its Authorized Partner **SHRI. VINOD S/o DATTATRAY NALAMWAR**, Aged about 53 Years, Occupation : Business, (Income Tax PAN No. ABYPN6448G, Aadhar Card No. 4790 0744 5228 and Mobile No. 09822200770 & Email ID [landmarkproperties.nagpur@yahoo.com](mailto:landmarkproperties.nagpur@yahoo.com)), Resident of Plot No Flat No. 401, Royal Orchid Apartment, Plot No. 38, Kachimet, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur Pin Code: 440033, Tahsil and District : Nagpur (Maharashtra State) as my True and Lawful Attorney in my name and on my behalf.



WHEREAS I own and possess the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 58 (FIFTY EIGHT) out of the sanctioned layout popularly known as "KARIM LAYOUT" containing by admeasurement 3000 Sq. Ft. (OR 278.70 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of Mouza – PARSODI, Mouza No. 239, P.S.K. 44, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1731, City Survey No. 465 and Sheet No. (205)16/II, situated at State Bank of India Society's Colony, Karim Layout, Gopal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR; AND

WHEREAS for various cogent reasons and good causes I have now decided to develop the aforesaid property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein through M/s. Landmarks Orchid Infra, the Attorney Holder hereto; AND

WHEREAS accordingly by an Agreement of Development Dated 19/10/2023, I have entrusted the entire work of Development of my aforesaid property to M/s. Landmarks Orchid Infra, upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 9169 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon; AND

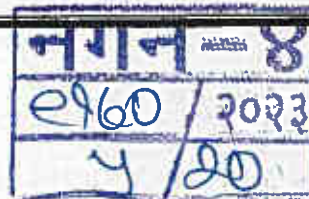
WHEREAS due to my old age and also I being pre-occupied in my assignments, it is neither possible, nor convenient for me to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development in all respects. It has therefore become expedient to appoint some one as my Attorney or Agent, who shall observe and fulfill all the obligations on my part. I therefore do hereby nominate, constitute and appoint my aforesaid Attorney and empower it and its Partner(s) to do all or any of the following acts, deeds and things for me and on my behalf that is to say –

- (1) To perform all the legal acts, deeds and things pertaining to my aforesaid property bearing Plot No. 58 (Fifty Eight), situated at Karim Layout, Gopal Nagar, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.
- (2) To represent me before the Competent Sub-Registrar, Nagpur regarding the said transaction of Development for Registration of various documents/papers regarding the said property and to do the needful.

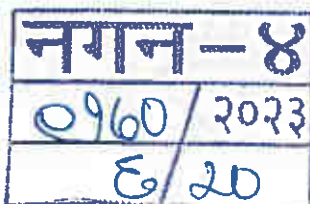
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- (3) To enter into an Agreement/s to Sell the said property with willing buyer(s) and to sign and execute such Agreement/s to Sell (Excluding two Apartments chosen to be retained by me and more specifically described in the Agreement of Development Dated 19/10/2023) and to get the same duly registered in accordance with the law in force, if considered necessary.
- (4) To receive the Earnest Money or Advance Sale Price from such buyer/s and to pass a valid receipt and discharge for the same. To receive balance sale consideration from such buyer/s and to pass a valid receipt and discharge for the same.
- (5) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot No. 58 (Fifty Eight) and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.
- (6) To deposit necessary sums in the Office of the Government/Semi-Government Department/Offices, Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur /Water Works Department, Nagpur/ M.S.E.D.C.L./Electricity Department, Nagpur in my name and to apply for refund thereof and to receive back such moneys as may be refunded to me by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur/Water Works Department/ M.S.E.D.C.L./Electricity Department, Nagpur and to pass a valid receipt and discharge for the same.
- (7) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.
- (8) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.
- (9) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds, (Excluding two Apartments chosen to be retained by me and more specifically described in the Agreement of Development Dated 19/10/2023), each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.
- (10) To sign and execute a Deed of Declaration under Section 2 of The Maharashtra Apartment Ownership Act, 1970 or to sign a Revised Deed of Declaration and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.



- (11) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).
- (12) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.
- (13) To obtain/purchase the Transferable Development Rights (TDR) for Construction of Multistoried building on the said Plot of land and sign and execute all the required deeds and documents in that regard. If the Transferable Development Rights so purchased could not be utilized in the said construction, then the Attorney shall have right to sell/transfer such Transferable Development Rights.
- (14) To apply to the Nagpur Improvement Trust/Nagpur Municipal Corporation/M.S.E.D.C.L./Water Works & Fire Department and all other Government and/or Semi Government Departments and Offices, Nagpur, The Pioneer Co-operative Housing Society Limited, Nagpur for obtaining various No Objection Certificates/Documents/Papers required for completion of the said transaction of Development and Sale and to receive such Certificates/Papers/Documents/Certified Copies etc.
- (15) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for me and on my behalf.
- (16) To sign Plaints, Written Statements, Replies, Returns etc. for me and on my behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent me in such Courts Civil/Criminal/Revenue etc. and to do the needful.
- (17) To sign and execute Correction Deed(s)/Supplementary Agreement(s)/Amendment Deeds/Assignment Deeds etc. regarding the aforesaid property and to get the same duly registered in accordance with the law in force, if considered necessary.
- (18) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices.
- (19) To obtain refund of moneys so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (20) To mortgage the aforesaid property or any part thereof (Excluding two Apartments chosen to be retained by me and more specifically described in the Agreement of Development Dated 19/10/2023) to any Financial Institution by way of security for the repayment of loan. To obtain/borrow the Project Finance from the Financial Institution and





to do the needful. To execute any Loan Agreement(s), Promissory Notes, Letter(s) of Declaration and indemnity or such other documents as may be required by such Financial Institutions or Banks in respect of the said Loan(s).

(21) To do all things necessary to complete the aforesaid development works/transaction relating only to the said property and to observe and perform all the obligations on my part in accordance with the Agreement to be made by me with any willing buyer/buyers.

(22) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

(23) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(24) Generally to act as my Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on my behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as I myself would do if personally present.

(25) I do hereby declares that I will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain Irrevocable.

(26) In performing the acts, deeds and things as mentioned hereinabove if any additional work duty is required to be done my attorney hereby authorized to do and performed all such acts, deeds and things which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding upon me and my successors.

(27) That the Power of Attorney holder hereby assures the Owner of the property (i.e. Executant hereinabovenamed) that it shall always indemnify her against any dispute/litigation regarding the Agreement to sell with willing buyer(s).

AND I hereby ratify, confirm and agree to confirm whatsoever my said Attorney shall do or purport to do by virtue of this General Power of Attorney.

(28) That the requisite Stamp Duty of Rs. 10,09,000/- and Registration Fees of Rs. 30,000/- is already paid at the time of Registration of Agreement of Development Dated 19/10/2023 Registered in the office of Sub Registrar Nagpur No. 4 at Sr. No. 9169 on even date and thus this instrument is exempted from payment of Stamp Duty and Registration Fees.






**SCHEDULE OF PROPERTY**  
**(RESIDENTIAL)**

ALL THAT Piece and Parcel of land bearing Plot No. 58 (FIFTY EIGHT) out of the sanctioned layout popularly known as "KARIM LAYOUT" containing by admeasurement 3000 Sq. Ft. (OR 278.70 Sq. Mtrs.), being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of Mouza – PARSODI, Mouza No. 239, P.S.K. 44, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1731, City Survey No. 465 and Sheet No. (205)16/II, situated at State Bank of India Society's Colony, Karim Layout, Gopal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST - BY HOUSE OF SHRI. CHIDLE.  
ON THE WEST - BY HOUSE OF SHRI. UDASI.  
ON THE NORTH - BY ROAD & GROUND THEREAFTER.  
ON THE SOUTH - BY HOUSE OF SHRI. PANDE & SHRI WAGHADE.

IN WITNESS WHEREOF I, VASANT YADAORAO DESHPANDE, the Executant hereinabovenamed, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per my 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 on this 19<sup>th</sup> Day of October, 2023 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			  (VASANT YADAORAO DESHPANDE) <u>EXECUTANT</u> <u>SIGNATURE</u>


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२१/१०/२०२३  
२०



02



FOR M/s. LANDMARK ORCHID INFRA

  
(VINOD DATTATRAY NALAMWAR)  
Authorized Partner  
**ATTORNEY**

**WITNESSES :-**



(1) \_\_\_\_\_

Mr. Yogesh S/o. Vasant Deshpande





(2) \_\_\_\_\_

Mr. Laxmikant S/o. Vasant Deshpande



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२१७०/२०२३  
२/२०



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९६०	२०२३
१०	२०





महाराष्ट्र शासन

## मालमत्ता पत्रक



73139754666

ULPIN: 73139754666

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : परसोडी		तालुका/न.मु.का. : न.मु.अ.३ नागपूर			जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६६५			२७७.५०	क	शासन ठरविलेला त्या दराने ब.सा.पा

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : १९७० [सय्यद हिक्रसुल करीम खाजाम महमद हुसेन फे, क्र.५१२ दि.४.४.९८]
पट्टेदार :
इतर मार :
इतर शेरें :

दिनांक	ध्ववहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा मार (झ)	साक्षांकन
07/06/1997	विक्रीमूळे प्लॉट नं.५४,५५,५६,५७ व ५८ रक्कम रु. ३७५००/- र.क्र.११३३ दि.२६.२.७० नुसार (नोंद)प्र.क्र. ३८२५/९८-९९		H [स्टेट बँक ऑफ इंडिया स्टॉफको.ऑ.डी.सोसायटी नागपूर फे.क्र.५१३ दि.४.४.९८]	फेरफार क्र. ५१२ प्रमाणे सही- 04/04/1998 न. मु. अ. क्र. ३ नागपूर
07/06/1997	विक्रीमूळे स्टेट बँके कडून रक्कम रु. २५०००/- रु.दि.२९.१२.८९ र.क्र. १०९२६ प्लॉट ५८ क्षेत्र ३००० चौ.फूट खरेदी केल्यामुळे प्र.क्र.३८२५/९८-९९		H श्री. पसंत यादवराव देशपांडे	फेरफार क्र. ५१३ प्रमाणे सही- 04/04/1998 न. मु. अ. क्र. ३ नागपूर
01/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प./अखरी नोंद/२०१५ पुणे दि.१२/२/२०१५ व इकडील आदेश क्र.न.मु.परसोडी/फे.क्र.८३३० दिनांक ०५/०६/२०१५अन्वये फेदळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र येळात असलेले मिळकत पत्रिकेवर नमूद अंकी २७७.५० चौ.मी क्षेत्रअखरी दोन शे सत्याहत्तर दशांश पन्नास चौ.मी दाखल केले.			फेरफार क्र. ८३३० प्रमाणे सही- 01/06/2015 न. मु. अ. क्र. ३ नागपूर

हि मिळकत पत्रिका (दिनांक 03/03/2021 10:03:25 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही मिळकाची आवश्यकता नाही.	8 2023 06 08 18 PM
मिळकत पत्रिका डाउनलोड दिनांक 18/08/2023 06:08:18 PM	
वैधता पडताळणी साठी <a href="https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard">https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard</a> या संकेत स्थळावर 0917100001612649 हा क्रमांक वापरावा.	

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११/२०





2023-2024  
नागपूर महानगरपालिका  
कर व कर आकारणी विभाग नागपूर



(हि रसिद 01/04/2023 पासून 31/03/2024 पावेतो वापरली जाईल. त्यापुढे  
वापरल्यास ती खोटी समजावी)

रसिद क्रमांक: RCPT2324273805 मोहल्याचे नांव: SHRADHANAND  
PETH BLOCK 2  
घर क्रमांक: 1731  
घुपीन: 0740280164 इंडेक्स क्रमांक: 74008153  
घर मालकाचे नांव: SHRI V. Y. DESHPANDE  
वहिवाटदाराचे नांव :  
घरचा पत्ता: 1731, SHRADHANAND PETH BLOCK, GOPAL NAGAR, MATE SAQR  
NAGPUR  
तारीख पासून : 01-04-2022 ता 31-03-2024 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	1796	1796	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	980	980	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	82	82	
अग्नी सेवा कर (Fire Service Tax)	82	82	
गलजल लाभ कर (Sewerage Bene. Tax)	82	82	
पाणी लाभ कर (Water Bene. Tax)	82	82	
पथ कर (Street Tax)	82	82	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर (Municipal Education Tax)	82	82	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	746	0	
रा.स.शी.कर (Educn. Cess)	490	490	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	328	
एकूण (Grand Total)	4504	3430	

एकूण रक्कम अक्षरी रू (In words total Rs.) SEVEN THOUSAND NINE HUNDRED AND THIRTY-FOUR RUPEES ONLY

Received Amount : ₹7,934.00

(Payment is made by Online)

Transaction No. : ZSBI1471940123

Transaction Date: 2023-10-18T15:17:06+05:30

दिनांक: 18/10/2023

वसूल करणाराची पूर्ण सही

Generated By: NMC-ONLINE

Full Signature of the Official

This is a computer generated receipt, signature is not required. Please visit website <http://www.nmcnagpur.gov.in>

नगन-४  
९१६०/२०२३  
१२/२०





19/10/2023

सूची क्र.2

दुयम निबंधक : मह दु.नि.नागपूर 4

दम्न क्रमांक : 9169/2023

नोंदणी :

Regn 63m

गावाचे नाव : परसोडी

(1) विलेखाचा प्रकार	इन्व्हलपमेंट अग्रिमेट
(2) मोवदना	7000000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	20175026
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नागपूर म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजा-परसोडी येथील प.ह.नं 44 खमरा नं 33/1 व 34/1 यात टाकलेल्या कमीम ले-आऊट मधील प्लॉट नं 58 याची एकूण आरगी 3000 चौ फुट(278.70 चौ मी)आहे.याचा कॉंपॉरिशन घर क्रं-1731 वार्ड नं 74 मिटी मर्वे न 465 शिट नं(205)16/2 मर्कल नं 20 डिव्हिजन नं 8 मौजा नं 239( ( C.T.S. Number : 465 and Sheet No. (205)16/II, ; )
(5) क्षेत्रफळ	1) 278.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वसंत यादवगव देशपांडे वय:-89; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आधार क्रं-9766 4701 0793 , रोड नं: प्लॉट क्र. 58, स्टेट बँक कॉलनी, कमीम लेआउट, गोपाल नगर, नागपूर 9767890622, महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं:-AEAPD6720Q
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. लॅन्डमार्क ऑर्चिड इन्फ्रा नॉफे भागीदार श्री. विनोद दत्तात्रय नलमवार वय:-53; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आधार क्रं-4790 0744 5228 , रोड नं: फ्लॉट क्रमांक 401, रॉयल ऑर्चिड अपार्टमेंट, प्लॉट क्रमांक 38, काचीमेट, स्कूल ऑफ स्कॉलरच्या मागे, न्यू युनिव्हर्सिटी कॅम्पसजवळ, अमरावती रोड, नागपूर 9822200770, महाराष्ट्र, नागपूर. पिन कोड:-440033 पॅन नं:-AAJFL9267B
(9) दम्नगेवज करून दिल्याचा दिनांक	19/10/2023
(10) दम्न नोंदणी केल्याचा दिनांक	19/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9169/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1009000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला नपथील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नगन-8  
9169/2023  
93/20



नगन-४  
९६०/२०२३  
१४/२०



~~नगन-४  
९६०/२०२३  
१४/२०~~





PERMANENT ACCOUNT NUMBER  
AEAPD6729Q

नाम (NAME)  
VASANT YADAV DESHPANDE

पिता का नाम (FATHER'S NAME)  
YADAV NILKANT DESHPANDE

जन्म तिथि (DATE OF BIRTH)  
31-03-1934

हस्ताक्षर (SIGNATURE)

आयकर आयुक्त, विदर्भ  
COMMISSIONER OF INCOME-TAX, VIDARBI

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VINOD DATTATRAY NALAMWAR

DATTATRAY NARAYAN NALAMWAR

28/07/1968

Permanent Account Number  
ABYPN6448G

हस्ताक्षर (Signature)

08082012

भारत सरकार  
Government of India

वसंत यदुवराव देशपांडे  
Vasant Yeduvrao Deshpande

जन्म तिथि / DOB 31/03/1934  
पुरुष / Male

9766 4701 0793

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India

विनोद दत्तत्रय नलमवार  
Vinod Dattatray Nalamwar

जन्म तिथि / DOB: 28/07/1968  
पुरुष / MALE

4790 0744 5228

VID : 9133 1499 4073 7671

संसाधन आधार, मेरी पहचान

भारत सरकार  
Unique Identification Authority of India

पता:  
स्टेट बैंक कॉलोनी, करीम ले आउट,  
गोपाल नगर, रानप्रताप नगर,  
रानप्रताप नगर, नागपुर, महाराष्ट्र,  
440022

Address:  
State Bank Colony, Karim Lay out  
Gopal Nagar, Ranapratalap Nagar,  
Ranapratalap Nagar, Nagpur,  
Maharashtra, 440022

9766 4701 0793

1947  
1099 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार  
Unique Identification Authority of India

पता:  
S/O दत्तत्रय नलमवार, प्लॉट नं.38, फ्लॉट नं.401, रॉयल  
ऑर्किड अपार्टमेंट, अमरावती रोड, विद्यमय ऑफ स्कॉलर्स  
के पीछे, काचिमेट, मुंबई सिटी कैंपस, नागपुर,  
महाराष्ट्र - 440033

Address:  
S/O Dattatray Nalamwar, Plot No.38, Flat  
No.401, Royal Orchid Apartment, Amravati  
Road, Behind School Of Scholars, Kachimet,  
University Campus, Nagpur,  
Maharashtra - 440033

4790 0744 5228

VID : 9133 1499 4073 7671

10-17 | help@uidai.gov.in | www.uidai.gov.in

*V. Deshpande*



नगन-8  
9766 / 2023  
95 / 20





भारतीय विधिष्ठ आळय प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नांशविष्णाना क्रमांक / Enrollment No 1104/3070-1/17621

17/01/2013

To,  
लक्ष्मीवसंत वसंत देशपांडे  
Laxmikant Vasant Deshpande  
S/O Vasant Deshpande  
Plot no. 58  
Near 1st bus stop SBI colony Gopal Nagar  
Ranapratalap Nagar  
Ranapratalap Nagar Naggur Naggur  
Maharashtra 440022  
9767890422

Ref 1537 / 049 / 330115 / 800161 / P



SH879998171P1



आपला आधार क्रमांक / Your Aadhaar No. :

6240 3101 8699

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



लक्ष्मीवसंत वसंत देशपांडे  
Laxmikant Vasant Deshpande  
जन्म वर्ष / DOB: 24/11/1970  
पुरुष / Male



6240 3101 8699

आधार - सामान्य माणसाचा अधिकार



भारतीय विधिष्ठ आळय प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नांशविष्णाना क्रमांक / Enrollment No 1104/3070-1/17621

14/01/2013

To,  
योगेश वसंत देशपांडे  
Yogesh Vasant Deshpande  
S/O Vasant Deshpande  
Plot Number 58  
SBI Colony Gopal Nagar  
Ranapratalap Nagar  
Ranapratalap Nagar Naggur Naggur  
Maharashtra 440022  
9765390578

Ref R30 / 18C / 726286 / 726543 / P



SH304549048DF



आपला आधार क्रमांक / Your Aadhaar No. :

7473 8463 2994

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

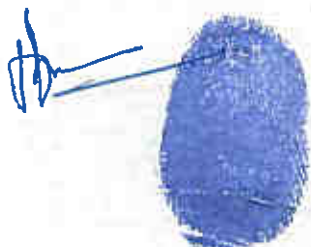


योगेश वसंत देशपांडे  
Yogesh Vasant Deshpande  
जन्म वर्ष / Year of Birth: 1975  
पुरुष / Male



7473 8463 2994

आधार - सामान्य माणसाचा अधिकार



*Yeshpande*



नगन 8  
e960/2023  
98/20





**CHALLAN**  
**MTR Form Number-6**



GRN	MH009759895202324P	BARCODE	[Barcode]		Date	19/10/2023-15.25.51	Form ID	48(f)				
Department Inspector General Of Registration					Payer Details							
Stamp Duty					TAX ID / TAN (If Any)							
Type of Payment Registration Fee					PAN No.(If Applicable)		AEAPD6720Q					
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		VASANT Y DESHPANDE					
Location NAGPUR					Flat/Block No.		PLOT NO 58					
Year 2023-2024 One Time					Premises/Building							
Account Head Details				Amount In Rs.	Road/Street		MOUZA PARSODI					
0030046401 Stamp Duty				500.00	Area/Locality		NAGPUR					
0030063301 Registration Fee				100.00	Town/City/District							
					PIN		4	4	0	0	2	2
					Remarks (If Any)		PAN2=AAJFL9267B-SecondPartyName=MS LANDMARKS ORCHID					
					INFRA-							
				Amount In	Six Hundred Rupees Only							
Total				600.00	Words							
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	10000502023101905395		3587824206528			
Cheque/DD No.					Bank Date	RBI Date	19/10/2023-15:26:05		Not Verified with RBI			
Name of Bank					Bank-Branch		STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9767890622

सदर चालन केवल दुस्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी वैध आहे. नकारात्मक नोंदणी करायच्या बाबत नकारात्मक नोंदणी लागू नाही.

**नगण 8**  
**१९/१०/२०२३**  
**१६/२०**



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-9170	0005122162202324	19/10/2023-17:25:01	IGR386	100.00
2	(IS)-267-9170	0005122162202324	19/10/2023-17:25:01	IGR386	500.00
Total Defacement Amount					600.00

नगन-४	
९६०	२०२३
१८	२०



267/9170

गुरुवार, 19 ऑक्टोबर 2023 5:25 म.नं.

दस्त गोपवारा भाग-1

नगन4

9170

दस्त क्रमांक: 9170/2023

दस्त क्रमांक: नगन4 /9170/2023

बाजार मूल्य: रु. 00/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

पावती:13977

पावती दिनांक: 19/10/2023

अ. क्रं. 9170 वर दि.19-10-2023

सादरकरणाराचे नाव: मे. लॅन्डमार्क ऑर्चिड इन्फ्रा तर्फे भागीदार  
श्री. विनोद दत्तात्रय नलमवार

रोजी 5:24 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृथांची संख्या: 20

एकुण: 500 00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२

नागपूर शहर क्र. ४

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 19 / 10 / 2023 05 : 24 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 10 / 2023 05 : 24 : 47 PM ची वेळ: (फी)





दस्त गोपवाग भाग-2

नगन4

20/20

दस्त क्रमांक:9170/2023

19/10/2023 5:27:02 PM

दस्त क्रमांक :नगन4/9170/2023

दस्ताचा प्रकार :-जनरल पाँवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:मे. लॅन्डमार्क ऑर्चिड इन्फ्रा रफे भागीदार श्री. विनोद दनात्रय नलमवार पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आधार क्रं-4790 0744 5228, गेड नं: फ्लॅट क्रमांक 401, गॅयल ऑर्चिड अपार्टमेंट, प्लॉट क्रमांक 38, काचीमेट, स्कूल ऑफ स्कॉलरच्या मागे, न्यू युनिव्हर्सिटी कॅम्पमजवळ, अमरावती गेड, नागपूर 9822200770, महाराष्ट्र, नागपूर. पिन नंबर:AAJFL9267B	पाँवर ऑफ अटॉर्नी होल्डर वय :-53 स्वाक्षरी:-		
2	नाव:वसंत यादवराव देशपांडे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आधार क्रं-9766 4701 0793, गेड नं: प्लॉट क्र. 58, स्टेट बँक कॉलनी, करीम लेआउट, गोपाल नगर, नागपूर 9767890622, महाराष्ट्र, नागपूर. पिन नंबर AEAPD6720Q	कुलमुखत्यार देणार वय :-89 स्वाक्षरी:-		

वरील दस्तगवेज करून देणार तथाकथित जनरल पाँवर ऑफ अॅटर्नी चा दस्त गेवज करून दिल्याचे कवळ करतात.  
शिक्का क्र.3 ची वेळ: 19 / 10 / 2023 05 : 26 : 15 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	ठसा प्रमाणित
1	नाव:योगेश वसंत देशपांडे . . वय:47 पत्ता:प्लॉट क्र. 58, स्टेट बँक कॉलनी, करीम लेआउट, गोपाल नगर, नागपूर, पिन कोड 440022		
2	नाव लक्ष्मीकान वसंत देशपांडे . . वय:53 पत्ता:प्लॉट क्र. 58, स्टेट बँक कॉलनी, करीम लेआउट, गोपाल नगर, नागपूर पिन कोड 440022		

शिक्का क्र.4 ची वेळ: 19 / 10 / 2023 05 : 26 : 51 PM

सह दुय्यम निबंधक वर्ग-२  
नागपूर शहर क्र. ४सह दुय्यम निबंधक वर्ग-२  
नागपूर शहर क्र. ४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VASANT Y DESHPANDE	eChallan	10000502023101905395	MH009759895202324P	500.00	SD	0005122162202324	19/10/2023
2		DHC		1023192409341	400	RF	1023192409341D	19/10/2023
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