

265/1340

पावती

Original/Duplicate

Monday, February 18, 2019

नोंदणी क्र.: 39M

6:01 PM

Regn.: 39M

पावती क्र.: 1815 दिनांक: 18/02/2019

गावाचे नाव: भानखेडा

दस्तऐवजाचा अनुक्रमांक: नगन2-1340-2019

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सावर करणाऱ्याचे नाव: विघ्नास उमेश चौकसे --

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 400.00

पृष्ठांनी संख्या: 20

एकूण:

₹. 30400.00

NGP2

बाजार मूल्य: ₹. 15000000/-

मोबदला ₹. 28500000/-

भरलेले मुद्रांक मूल्य : ₹. 2137500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH012076730201819R दिनांक: 18/02/2019

बँकेचे नाव व पत्ता: Punjab Nation Bank Nagpur

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 400/-

PAID



2/18/2019

9512-2

280/209e



CHALLAN
MTR Form Number-6



GRN	MH012076730201819R	BARCODE	[Barcode]		Date	18/02/2019-15:49:12	Form ID	A25		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Bank Portal - Simple Receipt			TAX ID (If Any)						
Office Name	NGP2_JT NAGPUR SUB REGISTRAR			PAN No.(If Applicable)	ACLPC1310Q					
Location	NAGPUR			Full Name	Vishwas Umesh Chouksey					
Year	2018-2019 One Time			Flat/Block No.	NIT P NO 15,PHAS SCHEME,House no 783,,City					
				Premises/Building	Survey 41					
Account Head Details		Amount In Rs.								
0030046401 Stamp Duty(Bank Portal)		2137500.00		Road/Street	Mouza Bhankheda					
0030083301 Registration Fee		30000.00		Area/Locality	Lashkari Bagh,Nagpur,Maharashtra					
				Town/City/District						
				PIN	4	4	0	0	1	7
				Remarks (If Any)	Prop movility=Immovable-Prop Amt=28500000.00-Prop area=12214.00-Prop area UDM=sq.feet-oth Prop ID=PAN-ADJPM4972B-oth Prop Name=JAYASHREE PURUSHOTTAM MOR-					
				Amount In	Twenty One Lakh Sixty Seven Thousand Five Hundred					
Total				21,67,500.00	Words	Rupees Only				
Payment Details			PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	03006172019021850264	180219M705237				
Cheque/DD No.			Bank Date	RBI Date	18/02/2019-02:41:22	Not Verified with RBI				
Name of Bank			Bank-Branch			PUNJAB NATIONAL BANK				
Name of Branch			Scroll No. , Date			Not Verified with Scroll				

Department ID :

Mobile No. : 9325422277

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

खदर चलन केवल दुर्योग निबंधक कार्यालयाने नोदणी करणवयाच्या दस्त्याखाती लागू आहे. नोदणी न करणवयाच्या दस्त्याखाती खदर चलन लागू नाही.



Jayashree Koo



SALE DEED

SALE CONSIDERATION OF Rs. 2,85,00,000/-

MARKET VALUE OF Rs. 1,50,00,000/-

STAMP DUTY PAID AT RS. 21,37,500/- & REG. FEE OF RS. 30,000/-

PLOT NO. 15, SITUATED AT MOUZA - BHANKHEDA,

CITY SURVEY NO. 41, SHEET NO. 4

ITEM NO. 2.97/4, PAGE NO. 232, RATE OF RS. 13,200/- SQ. MTRS.

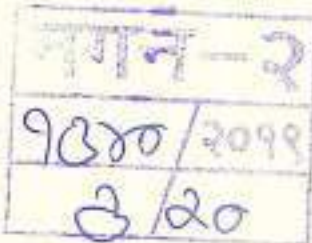
THIS DEED OF INDENTURE OF SALE IS MADE AND EXECUTED AT
NAGPUR ON THIS 18TH DAY OF FEBRUARY, 2019

BETWEEN

PARTY NO. 1 :-
(VENDOR)

Mrs. JAYASHREE W/o. PURUSHOTTAM MOR
Aged 64 years, Occu. : Business
R/o. Mor Bhawan, Bajaj Nagar, Tumsar,
Tah. Tumsar, Dist. Bhandara.
PAN - ADJPM4972B
Adhar Card No. 3555 7767 9229

Hereinafter called as the VENDOR / FIRST PART.



Cont. ----

**PARTY NO. 2 :-
(PURCHASER)**

Mr. VISHWAS S/o. UMESH CHOUKSEY
Aged 39 Years, Occ. : Business
R/o. Plot No. 28, Lashkaribagh, Nagpur.
Tah. and Dist. Nagpur- 440017.
PAN - ACLPC1310Q,
Adhar Card No. 4949 0042 9557

Hereinafter called as the PURCHASER / SECOND PART. AND

The expression **VENDOR AND PURCHASER** shall unless repugnant to the context shall always mean and includes their respective legal heirs, successors, executors, administrators, directors, Liquidators and assignees etc. and any person or body of persons acting on their behalf. **AND**

AND WHEREAS, the Vendor is absolute owner and possessor of **ALL THAT PIECE AND PARCEL OF BEARING N.I.T. LEASEHOLD PLOT NO. 15, MOUZA - BHANKHEDA,** Ward No. 53, Zone No. 9, House No. 783, Division - East, Khasra No. 6, Total Plot Admeasuring Area **1134.708 Sq. Mtrs. or 12214.00 Sq.Ft.,** situated at Pachpaoli Housing Accomodation Scheme of Nagpur Improvement Trust, Lashkaribagh Basti Layout, Nagpur, **City Survey No. 41, Sheet No. 4,** within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and Dist. Nagpur, including all rights, Easementary Rights, accruing arising or flowing thereof. **HEREINAFTER CALLED AS THE AFORESAID PROPETY.**

AND WHEREAS, the Vendor has purchased the Aforesaid property from **Smt. Shantirani W/o. Mulakraj Chhabra** Vide its Registered Sale Deed Dated **07.01.1993** in Add. Book No.1 and its presentaion Sr. No. **5,** in the office of the Joint Sub Registrar Nagpur No. **6 .**

AND WHEREAS Previous Vendor Namely **Smt. Shantirani W/o. Mulakraj Chhabra** having purchased the aforesaid property from Nagpur Improvement Trust, Nagpur through its Executive Officer on the lease hold rights. The said lease commencing from 25.03.1964 and ending on 24.03.1994 vide registered lease deed dated 11.12.1992 duly registered in the office of the Sub-Registrar Nagpur at Sr. No. 1984.

Thereafter the Vendor Namely **Mrs. Jayashree W/o. Purushottam Mor** through its Power of Attorney Mr. Kishor S/o. Mohanlal Shivhare has renewed the Lease Deed, Lease Deed dated **09.01.2013** at Serial No. **NGN 2 - 202 / 2013** in the office of the Sub Registrar, Nagpur No. **2.**



AND WHEREAS for cogent reasons and good causes the **VENDOR** has now decided to sell the Aforesaid Property to any interested Purchaser / Buyer and to utilize the Sale Proceeds thereof in her best interest and sweet will and for the benefits of her family members.

AND WHEREAS, the said property is free from any encumbrance, lien or mortgage and no litigation is pending with respect to the said land before any Court of Law. So also the Vendor hereby assures the Purchaser that she has not entered into any agreement to sale or transferred this property to any body else other than this Purchaser. So also the Vendor has absolute authority and right to transfer this property to this Purchaser.

AND WHEREAS the Party No. 2 had offered to purchase the aforesaid Property at a reasonable Purchase Consideration of **Rs. 2,85,00,000/- (Rs. Two Crore Eighty-five Lakh Only)** and the Vendor has accepted the offer of the Purchaser.

AND WHEREAS both the Parties hereunto have agreed that the above purchase consideration is reasonable and the Purchaser has paid to the Vendor an amount of **Rs. 2,85,00,000/- (Rs. Two Crore Eighty-five Lakh Only)** by Cheques / NEFT / IMPS / RTGS/ Demand Draft towards the Full and Final Sale Consideration of the Aforesaid Property.

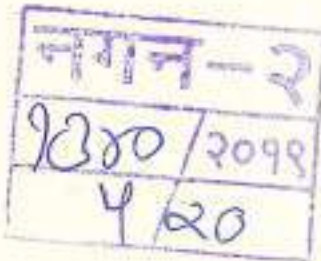
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1) That in pursuance of the above Contract of Sale in consideration of the Total Amount of **Rs. 2,85,00,000/- (Rs. Two Crore Eighty-five Lakh Only)** received by Vendor from the Purchaser in the manner appearing hereinbefore.

MODE OF PAYMENT OF PURCHASE CONSIDERATION

A. Rs. 2,00,000/- Rs. Two Lakh Only paid by Purchaser to the Vendor i.e. **Rs. 1,11,000/-** Rs. One Lakh Eleven Thousand Only through NEFT No. 001630931103 and **Rs. 89,000/-** Rs. Eighty-nine Thousand Only through IMPS No. 903115068149 through ICICI Bank, Branch New Itwari Road, Nagpur at the time of Token or Bayana.

B. Rs. 9,00,000/- Rs. Nine Lakh Only paid by Purchaser to the Vendor by Cheque No. 752969 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.



Cont. ----

- C. Rs. 49,00,000/- Rs. **Fourty-nine Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752971 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- D. Rs. 49,00,000/- Rs. **Fourty-nine Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752972 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- E. Rs. 27,00,000/- Rs. **Twenty-seven Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752974 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- F. Rs. 25,00,000/- Rs. **Twenty-five Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752983 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- G. Rs. 25,00,000/- Rs. **Twenty-five Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752984 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- H. Rs. 25,00,000/- Rs. **Twenty-five Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752986 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- I. Rs. 25,00,000/- Rs. **Twenty-five Lakh Only** paid by Purchaser to the Vendor by Cheque No. 752987 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- J. Rs. 6,15,000/- Rs. **Six Lakh Fifteen Thousand Only** paid by Purchaser to the Vendor through NEFT Ref. No. 000060407694 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- K. Rs. 5,00,000/- Rs. **Five Lakh Only** paid by Purchaser to the Vendor through RTGS with UTR No. ICICR 12019020800825349 THROUGH ICICI Bank, Branch New Itwari Road, Nagpur.
- L. Rs. 35,00,000/- Rs. **Thirty Five Lakh Only** paid by Purchaser to the Vendor by Demand Draft No. 004368 dated 18.02.2019 drawn on ICICI Bank, Branch New Itwari Road, Nagpur.
- M. Rs. 2,85,000/- Rs. **Two Lakh Eighty-five Thousand Only** paid by the Purchaser to the Vendor's at the time of Sale Deed in the A/c of Income Tax Department as TDS amount deducted from the account of Vendor and same has made by on line payment with Referance No. 001643971247 from ICICI Bank.
-
- Rs. 2,85,00,000/- Rs. Two Crore Eighty-five Lakh Only.**

Cont. -----



The Vendor do hereby acknowledges full and final payment of the Purchase / Sale Consideration of Rs. 2,85,00,000/- (Rs. Two Crore Eighty-five Lakh Only) the Vendor do hereby as absolute beneficial owner sells, conveys and transfers all the rights, title and interest, whatsoever in their property fully described hereunder in the Schedule of Property to the Purchaser.

That Cheques are Subject to Realisation. If any Cheques are not realised or cleared for any reason then the Vendor has right to Cancel this Sale Deed.

2. That, the Aforesaid property, hereby sold is Self Acquired property of the Vendor and the Purchaser shall be at full Liberty to use and enjoy the said property as his own and without any hindrance, claim or demand from the Vendor or any other persons claiming through her. The Vendor do hereby for herself, her legal heirs, legal representative, successors, executors, administrators, Liquidators, representatives and assigns covenants that the Vendor has full and absolute rights to sale and for transfer of all rights in the said property. No person whatsoever other than the Vendor has any rights, title or interest in the said property.

3. That, the property sold is free from all the encumbrances such as mortgage, burden, lien, whatsoever. The Vendor hereby agrees to indemnify the Purchaser against all losses and damages which might be caused to them on account of any defect in the Title of the Vendor. The property hereby sold and or transferred shall be subject to the terms and condition which may or may not be incorporated in this deed but are incorporated in the original Sale Deed.

4. That both the parties having complied and perform their part of Contract of Sale.

5. That, the Vendor has paid all the past dues in respect of the Corporation Taxes, MSEB Bills, Cesses, land revenues and any other govt. or semi govt. dues occurring up to the date of this Deed of Sale. No amount whatsoever is now due on any account on the property. If anything is found due for payment on account of the property for the period prior to the execution of this Sale Deed, then the Party No. 1 is responsible for that payment. However, the Purchaser shall pay the corporation Taxes, cesses, land revenues and any other govt. or semi govt. dues on the property from the date of this Sale Deed onwards.



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6. The Purchaser shall hereafter get his name mutated in all the relevant records wherever found necessary and for which the Vendor has undertaken to extend her full Cooperation, the VENDOR has No Objection if the Purchaser mutates his name over the aforesaid property hereby conveyed in all the relevant Government and Local body records. The Vendor will from time to time and all times to come hereafter at the request of the PURCHASER and execute all acts, deeds and things necessary for the beneficial use and enjoyment of the property.

7. The VENDOR has delivered actual physical vacant legal possession of the aforesaid Property to the Purchaser at the time of this Sale Deed, and the Purchaser has now become the full and absolute owner of the same, and the Purchaser hereby declares that he has received the actual physical vacant legal possession of the aforesaid Property from the Vendor.

8. The Purchaser shall individually pay the Corporation taxes, cesses as may be levied upon his Plot from time to time from the date of Sale Deed.

9. The Purchaser shall render all co-operation which is essential for maintaining the harmony and peaceful enjoyment of the property.

10. The Vendor has produced all the necessary documents at the time of registration of this Sale Deed.

11. That, the aforesaid property hereby sold shall be taken to be correctly described in the schedule hereunder written and if any misstatements, errors or omission discovered shall always be subject to the corrections by the parties hereto.

12. THAT, the aforesaid Plot is not the subject matter of any litigation or proceedings in any Court of law or before any other authority. There is no prohibitory Order appointing receiver in respect of the same. The aforesaid PLOT is also not given by the VENDOR by way of Security or Guarantee anywhere and there is no impediment for transfer of the same by VENDOR to the PURCHASER.

13. THAT, if at any time it is found that the right title and interest of the PURCHASER is challenged in respect of the aforesaid property which is the subject matter of this SALE DEED, then this VENDOR undertake to indemnify the PURCHASER in respect of the right title and interest, so created under this SALE DEED.



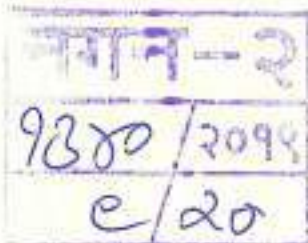
Cont. ----

14. THAT, VENDOR hereby covenants unto the PURCHASER that the aforesaid Apartment under sale are their Self Acquired Property and she is absolute Owner and it has not been hereinbefore Mortgaged, Gifted, Charged or Encumbered in any manner whatsoever and also that the aforesaid Apartment is not under any agreement to Sell or any such Agreement agreeing to create any Mortgage, Lien, Gift, Charge or Encumbrance, etc.
15. THAT, if it is found that the VENDOR suppressed any material information which adversely affect that the PURCHASER or the Property in any manner then the VENDOR shall be liable for all losses, damages, etc. as may be sustained by the PURCHASER directly or indirectly or any such losses or damages which are likely to be caused to the PROPERTY or the PURCHASER.
17. THAT, the terms and phrases used in this deed viz. The VENDOR and PURCHASER whether used in singular or plural, in feminine or masculine gender, shall besides themselves always mean and includes, their legal heirs, legal representatives, agents, assigns, successor in title etc. whom-so-ever claiming through or under them respectively unless repugnant to the context or meaning thereof.
18. The expenses on account of stamp duty, registration fees and other charges is borne and paid by the Purchaser only.

SCHEDULE OF THE PROPERTY SOLD TO PURCHASER

ALL THAT PIECE AND PARCEL OF BEARING N.I.T. LEASEHOLD PLOT NO. 15, MOUZA - BHANKHEDA, Ward No. 53, Zone No. 9, Mpl. House No. 783, Division - East, Khasra No. 6, Total Plot Admeasuring Area 1134.708 Sq. Mtrs. or 12214.00 Sq.Ft., situated at Pachpaoli Housing Accomodation Scheme of Nagpur Improvement Trust, Lashkaribagh Basti Layout, Nagpur, City Survey No. 41, Sheet No. 4, within the Local Limit of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil and Dist. Nagpur, including all rights, Easementary Rights, accruing arising or flowing thereof and bounded as under :-

ON THE EAST : PLOT NO. 16
ON THE WEST : ROAD.
ON THE NORTH : ROAD.
ON THE SOUTH : ROAD.



Cont. ----

IN WITNESS WHEREOF THE AFORESAID VENDOR AND PURCHASER HAVE PUT THEIR RESPECTIVE HANDS ON THIS DEED OF SALE OF PLOT AT NAGPUR, ON THE DAY DATE AND YEAR MENTIONED HERE IN ABOVE AND BEFORE THE SUBREGISTRAR NAGPUR.

Jayashree Mor
Mrs. JAYASHREE PURUSHOTTAM MOR
PARTY NO. 1 / VENDOR



Vishwas Umesh Chouksey
Mr. VISHWAS UMESH CHOUKSEY
PARTY NO. 2 / PURCHASER



WITNESSES :-

1) Umesh Chouksey
Umesh Cheditil Chouksey



2) Vishal Umesh Chouksey
Vishal Umesh Chouksey



9380 / 2019
90 / 20



श्री. वि. न. वि. क. ८९९६, दि. १६-९-२९.]

न. नु. मा. २० न.
२०१९

पौष - आश्विन भाखोव पत्रिका

005095

मुमापन क्रमांक ४९	क्षेत्र १०६५-५	सुधारणा पद्धती ८४	शासनाकडे भरव्याख्या महसुलाच्या अगार भाड्याच्या रकमेचा तपशील व ती पुनरीक्षणार्थ केव्हा पावू आहे. कोसले ठरविले त्याप्रमाणे न. क. सा. पाव
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सुविधाधिकार

घारक तर १९०१- नगर सुधार प्रव्यास
हप्ताने मूळ (उपलब्ध सात्याप्रमाणे)



फे. क्र २३४

घट्टार- मुल्कराज ज्योत्सनाज चावडा

इतर भार-

इतर घरे-

५१८/२००३ वास्तवते

[श्रीमती शांतीबाई वि. पु. अ. स. चावडा]
फे. ३-२३६ दि. ५१/८/०३

दिनांक	व्यवहार	शिक्की खर्च व क्रमांक	सवीन घारक (मा) इतर भार (मा)	घट्टार (व)	साक्षात्कार
५१८/२००३	खरेदिते	५	श्रीमती. ज्योत्सना. ज. पु. अ. स. म.		फे. क्र २३४
	दिनांक ७/१२/०३		मोर. रा. तुमसर जि. अडारी		न. नु. अ. क. २३
					नगर

सत्यप्रतीलीपी

अर्ज क्रमांक ३०२०१-
उत्तरा लिपीक प्राप्त दिनांक ६/१२/२०१९ शिरस्तेदार
न. नु. क. २, नागपूर पावती क्रमांक २०२४२०१ रमर मुमापन अधिकारी ड. ६
रुपये ४६८ मिळाले नागपूर
बायकल दिलेली दिनांक

पान-२
१३४०/२०१९
११/२०



CHALLAN NO. / ITNS		Tax Applicable		Assessment Year																												
ITNS 280		<input checked="" type="checkbox"/> (0021) INCOME-TAX (OTHER THAN COMPANIES)	<input type="checkbox"/> (0020) INCOME-TAX ON COMPANIES (CORPORATION TAX)	2019-20																												
PAN :		ACLPC1310Q																														
Full Name :		VISXXXX UMESH CHOUKSEY																														
Tel. No. :		28500000 16022019 ADJPM4972B AF9812632 NAGPUR MAHARASHTRA-440017																														
		Type of Payment																														
<input type="checkbox"/> (100) ADVANCE TAX		<input type="checkbox"/> (106) PROFITS OF DOMESTIC COMPANIES																														
<input type="checkbox"/> (300) SELF ASSESSMENT TAX		<input type="checkbox"/> (102) SURTAX																														
<input type="checkbox"/> (107) TAX ON DISTRIBUTED INCOME TO UNIT HOLDERS		<input type="checkbox"/> (400) TAX ON REGULAR ASSESSMENT																														
<input checked="" type="checkbox"/> (800) TDS ON SALE OF PROPERTY																																
Details of Payment Amount (in Rs. only) <table border="1"> <tr> <td>Income Tax:</td> <td>2,85,000.00</td> </tr> <tr> <td>Surcharge:</td> <td>0.00</td> </tr> <tr> <td>Education Cess:</td> <td>0.00</td> </tr> <tr> <td>Interest:</td> <td>0.00</td> </tr> <tr> <td>Penalty:</td> <td>0.00</td> </tr> <tr> <td>Others:</td> <td>0.00</td> </tr> <tr> <td>Fee:</td> <td>0.00</td> </tr> <tr> <td>Total:</td> <td>2,85,000.00</td> </tr> </table> Total (in words): <table border="1"> <tr> <th>Crores</th> <th>Lakhs</th> <th>Thousands</th> <th>Hundreds</th> <th>Tens</th> <th>Units</th> </tr> <tr> <td>Zero</td> <td>Two</td> <td>Eighty Five</td> <td>Zero</td> <td>Zero</td> <td>Zero</td> </tr> </table>		Income Tax:	2,85,000.00	Surcharge:	0.00	Education Cess:	0.00	Interest:	0.00	Penalty:	0.00	Others:	0.00	Fee:	0.00	Total:	2,85,000.00	Crores	Lakhs	Thousands	Hundreds	Tens	Units	Zero	Two	Eighty Five	Zero	Zero	Zero	FOR USE IN RECEIVING BANK Debit to A/c / Cheque credited on 16/02/2019 (dd/MM/yyyy) Payment Status : Success Bank Reference No. : 1643971247 SPACE FOR BANK SEAL ICICI Bank Uttam Nagar, New Delhi CIN BSR Code : 6390340 Tender Date : 160219 Challan Serial No. : 50937 Rs : 2,85,000.00		
Income Tax:	2,85,000.00																															
Surcharge:	0.00																															
Education Cess:	0.00																															
Interest:	0.00																															
Penalty:	0.00																															
Others:	0.00																															
Fee:	0.00																															
Total:	2,85,000.00																															
Crores	Lakhs	Thousands	Hundreds	Tens	Units																											
Zero	Two	Eighty Five	Zero	Zero	Zero																											
Taxpayers Counterfoil PAN: ACLPC1310Q Received From : VISXXXX UMESH CHOUKSEY Paid in Cash / Debit to A/c / Cheque No : 023101000087 For Rs. : 2,85,000.00 Rs (in words) : Rupees Two Lakh Eighty Five Thousand and Zero paise only Drawn On : Internet Banking Payment through ICICI Bank On Account of : (0021) INCOME-TAX (OTHER THAN COMPANIES) Type of Payment : (800) TDS ON SALE OF PROPERTY For the Assessment Year : 2019-20		Payment Status : Success Bank Reference No. : 1643971247 SPACE FOR BANK SEAL ICICI Bank Uttam Nagar, New Delhi CIN BSR Code : 6390340 Tender Date : 160219 Challan Serial No. : 50937 Rs : 2,85,000.00																														

TTT-2
9380 / 2099
98 / 20



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 201902184861			18 February 2019,05:36:55 PM		
मूल्यांकनाचे वर्ष :	2018				
जिल्हा :	नागपूर				
तालुका :	तालुका : नागपूर (ग्रामीण), मौजा : भानखेडा (नागपूर महानगरपालिका)				
उपमहस्य विभाग :	2.97/4-कलकत्ता रेल्वे मार्गाच्या उत्तरेकडील भानखेडा वस्ती, नोगार्केवटरी, मोतीबाग आदि विभाग, शिट नं.4				
क्षेत्राचे नांव :	Gherdegaon-Municipal-Compassion				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निकासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
13200	28600	32200	42000	0	चौ.मीटर
मिळकतीचे क्षेत्र 1134.708 चौ.मीटर Layout Plot					
1. 1134.708चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरद्वारे 100% मूल्य दर =13200/-					
1134.708चौ.मीटर क्षेत्रासाठी मूल्यांकन = 1134.708*13200					
=14978145.6/-					
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य					
=14978145.6 + 0					
= Rs.14978145.6/-					

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नगन-२
१३४०/२०१९
१७/२०



**Data of Bank Receipt for GRN MH012076730201819R
Bank - PUNJAB NATIONAL BANK**

Bank/Branch :
 Pmt Txn id : 180219M705237 Simple Receipt
 Pmt DtTime : 18/02/2019 14:41:22 Print DtTime :
 ChallanIdNo : 03006172019021850264 GRAS GRN : MH012076730201819R
 District : 4601 / NAGPUR GRN Date : 18/02/2019 15:49:12
 Office Name : IGR384 / NGP2_JT NAGPUR SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 21,37,500.00/- (Rs Twenty One Lakh Thirty Seven Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : A25
 Prop Mvblty : Immovable Consideration : 2,85,00,000.00/-
 Prop Descr : NIT P NO 15,PHAS SCHEME,House no 783.,City Survey 41 , Mouza Bhanheda
 : Lashkari Bagh,Nagpur,Maharashtra
 : 440017

Duty Payer : PAN-ACLPC1310Q Vishwas Umesh Chouksey
 Other Party : PAN-ADJPM4972B JAYASHREE PURUSHOTTAM MOR

Only for verification not to be printed and used

Bank Scroll No : 1
 Bank Scroll Date : 20/02/2019
 RBI Credit Date : --
 Mobile Number : 9325422277
₹ 2167500.00



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-265-1340	0006735267201819	18/02/2019-18:00:28	IGR384	30000.00
2	(IS)-265-1340	0006735267201819	18/02/2019-18:00:28	IGR384	2137500.00
Total Defacement Amount					21,67,500.00

नगन-२
 १३४०/२०१९
 १५/२०



265/1340

सोमवार, 18 फेब्रुवारी 2019 6:00 म.नं.

दस्त घोषवारा भाग-1

नगन2

98/20

दस्त क्रमांक: 1340/2019

दस्त क्रमांक: नगन2 /1340/2019

बाजार मूल्य: रु. 1,50,00,000/- मोबदला: रु. 2,85,00,000/-

भरलेले मुद्रांक शुल्क: रु.21,37,500/-

दु. नि. सह. दु. नि. नगन2 यांचे कार्यालयात

अ. क्र. 1340 वर दि.18-02-2019

रोजी 6:00 म.नं. वा. हजर केला.

पावती:1815

पावती दिनांक: 18/02/2019

सादरकारणाराचे नाव: विश्वास उमेश चौकसे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण: 30400.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग - रु.
नागपूर शहर कं. २.
NGP2

सह दुय्यम निबंधक वर्ग
नागपूर शहर कं. २.
NGP2

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिक्का क्र. 1 18 / 02 / 2019 06 : 00 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 02 / 2019 06 : 02 : 15 PM ची वेळ: (फी)





दस्त गोपबारा भाग-2

नगन2 20/20

दस्त क्रमांक:1340/2019

18/02/2019 6 02:47 PM

दस्त क्रमांक :नगन2/1340/2019

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जयश्री पुरुषोत्तम मोर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मोर भवन बजाज नगर, तुमसर, तहसील - तुमसर जिल्हा भंडारा, महाराष्ट्र, नागपूर. पिन नंबर:ADJPM4972B	लिहून देणार वय :-64 स्वाक्षरी:- Yayashree Mor		
2	नाव:विश्वास उमेश चौकसे - - पत्ता:प्लॉट नं: 28, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार लष्करीबाग, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ACLPC1310Q	लिहून देणार वय :-39 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:18 / 02 / 2019 06 : 03 : 44 PM

ओळख:-

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

सह दुय्यप निबंधक वर्ग-२.

नागपूर शहर कं. २.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री उमेश छेदीलाल चौकसे -- वय:65 पत्ता:राहणार लष्करीबाग, डॉ. आंबेडकर मार्ग, नागपूर पिन कोड:440017	स्वाक्षरी		
2	नाव:श्री विशाल उमेश चौकसे - - वय:40 पत्ता:लष्करीबाग, डॉ. आंबेडकर मार्ग, नागपूर पिन कोड:440017	स्वाक्षरी		

दस्तासोबत जोडलेले कागदपत्रे

कुलभुखत्यापत्रे, ओळखपत्रे, ठसकी

ईत्कादी, बनावट आढळून आल्यास

त्याची जबाबदारी निमादकारी राहिली

शिक्षा क्र.4 ची वेळ:18 / 02 / 2019 06 : 04 : 25 PM

शिक्षा क्र.5 ची वेळ:18 / 02 / 2019 06 : 04 : 36 PM नोंदणी पुस्तक 1 मध्ये

NGP2 सह दुय्यप निबंधक वर्ग-२.

नागपूर शहर कं. २. Payment Details.

sr.	Epayment Number
1	MH012076730201819R

Defacement Number
0006735267201819

1340 / 2019

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सह दुय्यप निबंधक वर्ग-२.
नागपूर शहर कं. २.