

Item No. 22.348/29. City Survey No. BII, Sheet No. 29, Mouza PANCHARABODI, @ Rs. 34,400/- Per Sq. Mtrs.

## SALE DEED.

VALUED AT RS. 2,28,00,000=00

(RUPEES. TWO CRORE TWENTY EIGHT LAKH ONLY)

Ready Recknor Rate:- Rs. 99,25,500=00

THIS DEED OF SALE is executed on this 13<sup>TH</sup> Day of FEBRUARY, 2023 at NAGPUR, BETWEEN

- (1) **SHRI. PRAKASH S/o VISHNU GORE (PAN ABWPG9373R & AADHAR No. 3209 3838 0434)**, aged about 65 years, Occ:- Retired, Resident of Serena, C-404, Palava Casa Bella, Kalyan Shil Road, Kalyan, Dist:- THANE-421204 AND
- (2) **SHRI. DILIP S/o RAMCHANDRA GORE (PAN ABQPG7856B & AADHAR No. 3932 5731 0507)**, aged about 76 years, Occ:- Retired, Resident 201, Lane No. 5/A, Signoria Apartment, Opposite Anand Vatika Garden, Bavdhan, PUNE-411021.

(hereinafter Jointly called the **VENDORS** which expression shall, unless repugnant to the context and / or meaning thereof always mean and include the said **VENDORS** as well as their respective legal heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART )

AND

**M/S. NIRMAN INFRASTRUCTURES (PAN AAQFN6940C)** a Partnership Firm having it's Office situated at Plot No.7, High Court Ministerial Co-op Housing Society, Near Jaiprakash Nagar, Govind Nagar, NAGPUR-440025 acting through it's Partners

- (1) **SHRI. HEMANT S/o A. S. VAIDHYANAYTHAN IYER**, Aged about 45 years, Occupation – Business, Resident of Plot No. 18A, Shrinath Sainagar, NAGPUR-440027. **AND /OR**
- (2) **SHRI. SAMEER KAMLAKAR DESHPANDE**, Aged about 55 years, Occupation – Business, Resident of 109, Surendra Nagar, NAGPUR-440015.

hereinafter called the **PURCHASER**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** as well as its Partners their respective legal heirs, legal representatives, executors, administrators, successors & assigns of the **SECOND PART**,



**WHEREAS**, ALL THAT Piece and Parcel of N.I.T Leasehold Plot No. 217 containing by admeasurements **222.967 Sq. Mtrs (OR 2400 Sq. Feet)** in the Civil Station Expansion Scheme of the N.I.T Telinkhedhi Precinct, Circle No. 20, Division 8 being a portion of the entire land bearing **Khasra No. 51 of MOUZA PANDHARABODI**, having **City Survey No. 811** bearing **Municipal Corporation House No. 369**, within the limits of Nagpur Municipal Corporation, **WARD NO. 69** situated at Ramnagar, Nagpur in Tahsil and District – **NAGPUR** originally belonged to Shri. Ramchandra Mahadeo Gore having acquired the same by him from the Nagpur Improvement Trust on Leasehold rights for a period of 30 years commencing from 19-07-1954 till 31-03-1985 by way of an Indenture of Lease dated 5<sup>th</sup> Day of February, 1957 which is duly registered in Book No-1, Volume 367 on Pages 80 to 82 at Serial No. 134 before the Sub Registrar, Nagpur City on 7-02-1957; AND

**WHEREAS**, the said Shri. Ramchandra Mahadeo Gore later on constructed a House consisting of Ground and First Floor bearing **Municipal Corporation House No. 369** admeasuring **84.60 Sq. Mtrs Built Up** on the said Plot no. 217 vide Building Sanction Map approved and sanctioned by the Building Engineer, Nagpur Improvement Trust vide its Building Permit No. CS/1885/2257 DATED 9-11-1973 AND

**WHEREAS**, Shri. Ramchandra Mahadeo Gore have thus become the absolute and lawful owner of the said Plot No. 217 and his name was also accordingly mutated in all the relevant records; AND

**WHEREAS**, the Shri. Ramchandra Mahadeo Gore executed his last Will and Testamant dated 14-10-1980 whereby he has bequeathed the said entire property Comprising Plot No. 217 along with the House constructed there on to his wife Smt. Sitabai Ramchandra Gore; AND

**WHEREAS**, Shri. Ramchandra Mahadeo Gore expired on 27-09-1984 and as per his aforesaid Will dated 14-10-1980 the said entire property devolved upon his widow Smt. Sitabai Ramchandra Gore who had become the absolute and legal owner thereof and her name was also accordingly mutated in the relevant revenue records; AND

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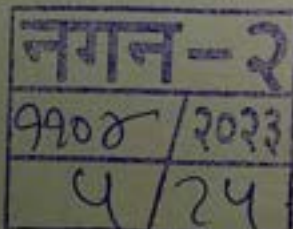


**WHEREAS**, later on Smt. Sitabai Ramchandra Gore also executed her last Will and Testament dated 9-10-1996 which is duly registered in Addl Book No.3, Volume No. 3 on Pages 14 to 16 at Serial No. 26 before the Sub Registrar-3, Nagpur whereby she has bequeathed the said entire property comprising Plot No. 217 along with the House constructed there on to her son Shri. Dilip Ramchandra Gore and grandson Shri. Prakash Vishnu Gore; AND

**WHEREAS**, Smt. Sitabai Ramchandra Gore expired on 14-05-2002 and as per her aforesaid Will dated 9-10-1996 the said entire property devolved upon his son Shri. Dilip Ramchandra Gore and Grandson Shri. Prakash Vishnu Gore who have become the Joint Co-Owners of the said property with transferable and heritable rights there in and their names are also accordingly mutated in the relevant revenue records; AND

**WHEREAS**, after expiry of the term of the lease of the property the Nagpur Improvement Trust have further renewed the Lease of the said Plot No. 217 in favor of (i) Shri. Prakash Vishnu Gore and (ii) Shri. Dilip Ramchandra Gore by an Indenture of Lease dated 7-10-2016 for a period of 30 years commencing from 1-04-1985 to 31<sup>st</sup> March 2045 which is duly registered in Book No. 1 at Serial No. 5503/2016 in the Office of the Joint Sub Registrar-4, Nagpur; AND

**WHEREAS**, during the course of time Smt. Mugdha Wd/O Shri. Mohan Oak and Smt. Usha Vishnu Gore, the step mother of Shri. Prakash Vishnu Gore filed a suit bearing Special Suit No. 151/2021 for Partition and Separate Possession in respect of the said property i.e Plot No. 217 against (i) Shri. Prakash Vishnu Gore and (ii) Shri. Dilip Ramchandra Gore and the said (i) Shri. Prakash Vishnu Gore and (ii) Shri. Dilip Ramchandra Gore have appeared and also filed their return statement. That the said Smt. Mugdha Wd/O Shri. Mohan Oak and Smt. Usha Vishnu Gore made reference of the Will executed by Smt. Sitabai Ramchandra Gore, copy of which has been supplied to them. That the said Smt. Mugdha Wd/O Shri. Mohan Oak and Smt. Usha Vishnu Gore made enquiry to the attesting witnesses and the person who drafted the Will, the draft of which is made by the sitting judge of Hon'ble Highcourt Judge, Nagpur Bench. Having confirmed about the genuineness of the aforesaid Will, the Smt. Mugdha Wd/O Shri. Mohan Oak and Smt. Usha Vishnu Gore do not claim right, title and interest in the said Plot No. 217; AND



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**WHEREAS**, the during the pendency of the said suit, the parties therein have amicably resolved their disputes out of the court in pursuance of which the said Plaintiffs therein Smt. Mugdha Wd/O Shri. Mohan Oak and Smt. Usha Vishnu Gore has filed an Application for Unconditional Withdrawal of Suit in view of the mutual compromise between the parties on such term and conditions stated in the said Application dated 13-02-2023 as such the suit came to disposed off as withdrawn by virtue of the order dated 13-02-2023 passed by the 18<sup>th</sup> Joint Civil Judge, Senior Division, Nagpur in S.C.S No. 151/2021; AND

**WHEREAS**, by virtue of the said Will Deed dated 9-10-1996, the said (i) Shri. Prakash Vishnu Gore and (ii) Shri. Dilip Ramchandra Gore have thus become the absolute and lawful owners in possession of the said entire property comprising ALL THAT Piece and Parcel of N.I.T Leasehold **Plot No. 217** containing by admeasurements **222.967 Sq. Mtrs (OR 2400 Sq. Feet)** as per the N.I.T Lease Deed and 217.80 Sq. Mtrs as per the City Survey Property Card, in the Civil Station Expansion Scheme of the N.I.T Telinkhedi Precinct, Circle No. 20, Division 8 TOGETHER WITH the R.C.C Super Structure House constructed thereon admeasuring 84.60 Sq. Mtrs being a portion of the entire land bearing **Khasra No. 51 of MOUZA PANDHARABODI**, having **City Survey No. 811** bearing **Municipal Corporation House No. 369**, within the limits of Nagpur Municipal Corporation, **WARD NO. 69** situated at Ramnagar, Nagpur in Tahsil and District – NAGPUR; AND herein after referred to as "**SAID PROPERTY**" with transferable and heritable rights therein; AND

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

**WHEREAS** the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of **Rs. 2,28,00,000=00 ( Rupees. Two Crore Twenty Eight Lakh Only)** upon the following terms and conditions.



**NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-**

- (1) THAT in pursuance of the said Agreement and in consideration of total sum of **Rs. 2,28,00,000=00 ( Rupees. Two Crore Twenty Eight Lakh Only)** paid by the Purchaser to the Vendors in the manner herein below mentioned, the receipt whereof the Vendors does hereby acknowledge, the Vendors as the exclusive absolute and full Owners of the said Property does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and Parcel of N.I.T Leasehold Plot No. 217 containing by admeasurements **222.967 Sq. Mtrs (OR 2400 Sq. Feet)** as per the N.I.T Lease Deed and 217.80 Sq. Mtrs as per the City Survey Property Card, in the Civil Station Expansion Scheme of the N.I.T Telinkhedi Precinct, Circle No. 20, Division 8 TOGETHER WITH the R.C.C Super Structure House constructed thereon admeasuring 84.60 Sq. Mtrs Built Up Area being a portion of the entire land bearing **Khasra No. 51 of MOUZA PANDHARABODI**, having City Survey No. 811 bearing **Municipal Corporation House No. 369**, within the limits of Nagpur Municipal Corporation, **WARD NO. 69** situated at Ramnagar, Nagpur in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER, as the absolute and full owner thereon forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, cesses, Ground rent and all other outgoings etc. levied thereon and payable upto date.

**MANNER OF PAYMENT.**

Rs. 41,51,500=00

(Rupees. Forty One Lakh Fifty One Thousand Five Hundred Only) paid by the Purchaser in favor of (i) Smt. Mugdha Wd/o Shri. Mohan Oak and (ii) Smt. Usha Vishnu Gore through Pay Order No. 930200 dated 8-02-2023 drawn on Shikshak Sahakari Bank Ltd, Khamla Branch, Nagpur for and on behalf of the Vendors towards the settlement amount in S.C.S 151/2021, the payment thereof the Vendors does hereby admit, acknowledge and confirm.



Rs. 14,34,500=00

(Rupees. Fourteen Lakh Thirty Four Thousand Five Hundred Only) paid by the Purchaser in favor of Shri. Prakash Vishnu Gore through Pay Order No. 930205 dated 10-02-2023 drawn on Shikshak Sahakari Bank Ltd, Khamla Branch, Nagpur the receipt whereof the said Vendor does hereby admit, acknowledge and confirm.

Rs. 55,86,000=00

(Rupees. Fifty Five Lakh Eighty Six Thousand Only) paid by the Purchaser in favor of Shri. Dilip Ramchandra Gore Pay Order No. 930206 dated 10-02-2023 drawn on Shikshak Sahakari Bank Ltd, Khamla Branch, Nagpur the receipt whereof the said Vendor does hereby admit, acknowledge and confirm.

Rs. 57,00,000=00

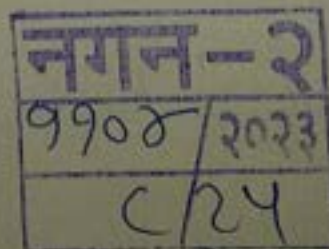
(Rupees. Fifty Seven Lakh Only) paid by the Purchaser in favor of Shri. Prakash Vishnu Gore through Post Dated Cheque No. 025689 dated 13-05-2023 drawn on Shikshak Sahakari Bank Ltd, Khamla Branch, Nagpur the receipt whereof the said Vendor does hereby admit, acknowledge and confirm.

Rs. 57,00,000=00

(Rupees. Fifty Seven Lakh Only) paid by the Purchaser in favor of Shri. Dilip Ramchandra Gore through Post Dated Cheque No. 025688 dated 13-05-2023 drawn on Shikshak Sahakari Bank Ltd, Khamla Branch, Nagpur, the receipt whereof the said Vendor does hereby admit, acknowledge and confirm.

Rs. 1,14,000=00

(Rupees. One Lakh Fourteen Thousand Only) agreed to be paid by the Purchaser to the Income Tax department towards Tax Deducted at Source (TDS) within the stipulated period as per the Income Tax Act.



Rs. 1,14,000=00

(Rupees. One Lakh Fourteen Thousand Only)  
agreed to be paid by the Purchaser to the Income  
Tax department towards Tax Deducted at Source  
(TDS) within the stipulated period as per the Income  
Tax Act.

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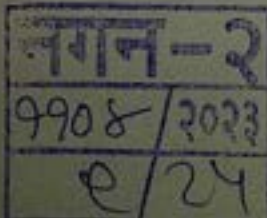
Rs. 2,28,00,000=00

**TOTAL (RUPEES. TWO CRORE TWENT EIGHT  
LAKH ONLY )**

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The Validity of this Sale Deed is subject to realization and clearance of the Post  
dated Cheques issued by the Purchaser.

- (3) **THAT the VENDORS does hereby assure, declare, confirm undertake and covenant with the PURCHASER as follows :-**
- (1) THAT the Vendors undertakes and assures the Purchaser 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-pendence 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.
- (2) THAT the Vendors further assure the Purchaser that the said property hereby sold is their separate property belonging to them alone and that none except the Vendors have acquired any manner of right, title and/or interest whatsoever in respect of the same and this Sale Deed shall be binding to their legal heirs, successor, assigns, Liquidators, Administrators, and any person or body of persons acting on their behalf, etc.



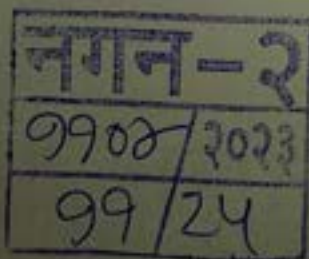
- (3) THAT the said Property hereby sold shall be subject to the terms and conditions appearing here in below be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whatsoever.
- (4) THAT the interest hereby transferred to the Purchaser subsists and the Vendors have absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.
- (5) THAT the Vendors have paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Societies Dues, Cesses 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 undertakes to pay the same and keep the Purchaser 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 Purchaser.
- (6) THAT the Vendors hereby declare 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 Purchaser in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.
- (7) THAT the Vendors have handed over all the original documents with respect to the property hereby sold to the Purchaser today.
- (8) THAT the Vendors will support any application made by the Purchaser for mutation of name on the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser in all relevant records.

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- (9) THAT, the Vendors specifically covenant that there are no outstanding encumbrances, mortgages, charges, claims, liens, notices for acquisition, requisition, set-back, rights of tenants or outstanding interest in or claim by any parties other than the Vendors in respect of the said property nor the said property is subject matter of any pending litigation or attachment.
- (10) THAT, there is no prohibitory Order appointing receiver in respect of the said property. The said Property is also not given by the Vendors by way of Security or Guarantee anywhere and there is no impediment for transfer of the same by Vendors to the Purchaser, If it observe hereafter the Vendors shall remain responsible for every loss, damages to the Purchaser.
- (11) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this sale nor shall any compensation be allowed in respect thereof to the purchaser but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- (12) THAT if the Purchaser are deprived of the whole or any part of the said 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 pay to the Purchaser by way of damages the whole amount of sale price and reimburse the same from his other properties, movable or immovable towards consequential losses and damages.
- (13) The Vendors hereby declare and assure that hereafter the Purchaser shall enjoy the property hereby sold to it peacefully and without any hindrance or objection and shall continue to enjoy the same absolutely forever as an exclusive, absolute and full owner thereof.
- (14) THAT this Sale Deed has been executed by the Vendors of their own free will after understanding import and implication of all terms and conditions of this deed and which shall bind their legal heirs and successors.

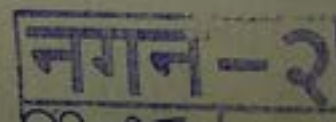


- (15) That whatever rights, privileges and interest in the soil or sub soil in the said property hitherto enjoyed by the Vendors are specifically conveyed, transferred and assigned in favour of the Purchaser in amplification of any such rights and/or privileges to which the Vendors are entitled to by virtue of any law, usage and/or customs.
- (16) THAT the Vendors undertakes to execute and do every such assurance or thing necessary for further and more perfectly assuring the title of the said property to the Purchaser and its successors etc. as may reasonably be required.
- (17) The Purchasers have issued a Public Notice in Daily Newspaper Lokmat and Hitavada dated      through Advocate Pravin G Patil calling upon any objections, claim, disputes, litigations, charges, mortgages or any kind of encumbrances in respect of the said property, however the Purchasers have not received any objections to the said Public Notice from any person / body / entities.
- (18) THAT the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

**SCHEDULE OF THE DESCRIPTION OF THE PROPERTY.**

ALL THAT Piece and Parcel of N.I.T Leasehold **Plot No. 217** containing by admeasurements **222.967 Sq. Mtrs** (OR 2400 Sq. Feet) as per the N.I.T Lease Deed and 217.80 Sq. Mtrs as per the City Survey Property Card, in the Civil Station Expansion Scheme of the N.I.T Telinkhedi Precinct, Circle No. 20, Division 8 TOGETHER WITH the R.C.C Super Structure House constructed thereon admeasuring 84.60 Sq. Mtrs Built Up Area, being a portion of the entire land bearing **Khasra No. 51 of MOUZA PANDHARABODI**, having **City Survey No. 811** bearing **Municipal Corporation House No. 369**, within the limits of Nagpur Municipal Corporation, **WARD NO. 69** situated at Ramnagar, Nagpur in Tahsil and District - NAGPUR and bounded as under:-

EAST : By Road.  
 WEST : By Plot No. 216.  
 NORTH : By Plot No. 204.  
 SOUTH : By Road.



IN WITNESS WHEREOF the aforesaid VENDORS, and the PURCHASER hereinabove named hereto set their respective hands and signed this SALE DEED at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

*Drafted by Pravin G Patil (Advocate)*

WITNESSES :



1. N.K. Mohankar



*P.V. Gore*

SHRI. PRAKASH VISHNU GORE.



*Dilip Ramchandra Gore*

SHRI. DILIP RAMCHANDRA GORE  
(VENDOR)



2. *[Signature]*



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M/S. NIRMAN INFRASTRUCTURES  
Through its Partners



A handwritten signature in blue ink, appearing to read 'H. Vaidhyanaythan'.

SHRI. HEMANT VAIDHYANAYTHAN IYER



A handwritten signature in blue ink, appearing to read 'S. Kamalakar'.

SHRI. SAMEER KAMLA KAR DESHPANDE  
(PURCHASER)

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महाराष्ट्र शासन

मालमत्ता पत्रक

U.PIN: 03014626521

[महाराष्ट्र जमीन महसूल (गाव, पनर व शहर मूलापन) विद्यम, १९६९ यादीत विद्यम ३ नमुना "ब"]



जिल्हा : नागपूर

गाव/पेठ : पांडराबोडी

तालुका/न.मु.का. : न.मु.अ.३ नागपूर

नगर मूलापन क्रमांक	फ्लिट नंबर	प्लॉट नंबर	खेत्र चौ.मी.	धारमाधिकार	सासपाला दिलेल्या आकाराचीच किंवा सासपाला तपशील आणि रचण्या केरतपासणीची विद्यत वेळ
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सुविधाधिकार :

हक्काचा मूळ धारक :	H
वर्ष : १९७१	नागपूर मुद्रण प्रणाली
पट्टेधार :	L
इतर धार :	[श्री. रामचंद्र महादेव गोरे]
इतर गोरे :	[धरमदेव गुरु विभागीय सहकारी संस्था, के.अ. ३४१० अन्वये] [के.अ. ३४१० अन्वये]

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दिनांक	घडणुका	खंड क्रमांक	नविन धारक(पट्टेधार) किंवा धार (H)	संदर्भक व
05/09/1989	धारक हक्काचे - मूळ-रामचंद्र महादेव गोरे दि. २०.१.८४ अन्वये - हक्क सोडल्यामुळे - ही मंगला धारकर राहते ही जयश्री वित्तमल पंडीत - हक्क सोडल्या. मुळे नोंद कमी.	H	[श्रीमती. शिताबई रामचंद्र गोरे के.अ. ३४१० अन्वये] [श्री. विष्णु रामचंद्र गोरे के.अ. २५८३ अन्वये] श्री. दिलीप रामचंद्र गोरे [श्री. मंगला धारकर राहते] [श्री. जयश्री वित्तमल पंडीत]	किरादार के. ३४१० प्रमाणे सही- 29/09/1989 न.मु.अ.अ.३ नागपूर
07/06/2010	धारकाने मूळ धारकता दि. २०/१२/०२ या व प्रक्रियेत के.अ. दि. ०२/०३/१० अन्वये श्री विष्णु रामचंद्र गोरे हे दि. १५/१२/०२ ला मरणा घडल्याने प्रतिज्ञापत्र प्रमाणे त्यांचे धारकते नव दार.	H	[श्रीमती. उषा विष्णु गोरे] [श्री. प्रकाश विष्णु गोरे] [श्री. मुक्ता मोहन जोश के.अ. ३४१० अन्वये]	किरादार के. २५८३ प्रमाणे सही- 07/06/2010 न.मु.अ.अ.३ नागपूर
20/06/2015	श्री. जयश्री अयुक्ता आणि संपालक भूमि अधिकार (न.राज्य पुणे चौकरीतील परिपत्रक के.न.मु.५/मि.र./अधारी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इतरातील आदेश के.न.मु.पांडराबोडी/के.अ.३३३३ दिनांक ३०/०५/२०१५ अन्वये केवळ चौकरी नोंदवहीवरील खेत्र व मिळकत पत्रिकेवरील खेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी खेत्रअधारी नोंद हो लागत दर्जान ऐसी चौ.मी दाखल केले.			किरादार के. ४३३३ प्रमाणे सही- 30/06/2015 न.मु.अ.अ.३ नागपूर
31/12/2015	मूळधारका लेख- र.द.अ. ३६ दि. १/१०/१६ अन्वये श्रीमती. शिताबई रामचंद्र गोरे यांनी आपल्या हक्कातील मिळकतीचे मू.अ. २१० पैकी प्रत्येकी ५० हिस्सा व प्रकटा ला तब मजला व दितीस ला पहिला व दुसरा भागा यांचे मूळधर मूळधर केलन ठेवल्याने व रथ दि. १६/०५/२००२ रोजी मजला प्रामध्ये त्यांचे नव कमी व लागवडीचे नव दार.	H	श्री. प्रकाश विष्णु गोरे श्री. दिलीप रामचंद्र गोरे	किरादार के. ३४१० प्रमाणे सही- 29/12/2015 न.मु.अ.अ.३ नागपूर
31/08/2016	खेळ नोंद कमी- र.द.अ. ५४१ दि. ०६/०६/१९७१ अन्वये श्री. रामचंद्र महादेव गोरे यांनी धरमदेव गुरु विभागीय सहकारी संस्था घेतलेल्या कर्जाची परतफेड केल्याने खेळ नोंदवही नोंद कमी.		नहाय खेळाची नोंद कमी.	किरादार के. ३४१० प्रमाणे सही- 31/08/2016 न.मु.अ.अ.३ नागपूर

हे मालमत्ता पत्रक (दिनांक 03/03/2021 11:03:51 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही मिळवणी आवश्यक नाही.

मालमत्ता पत्रक जातनांद दिनांक 11/02/2023 10:02:03 AM

मालमत्ता पत्रक जातनांद <https://digitalsathara.mahabhumi.gov.in/D5LR/Login/VerifyPropertyCard> या संकेत स्थळावर 0917100001612990 हा क्रमांक वापरत.

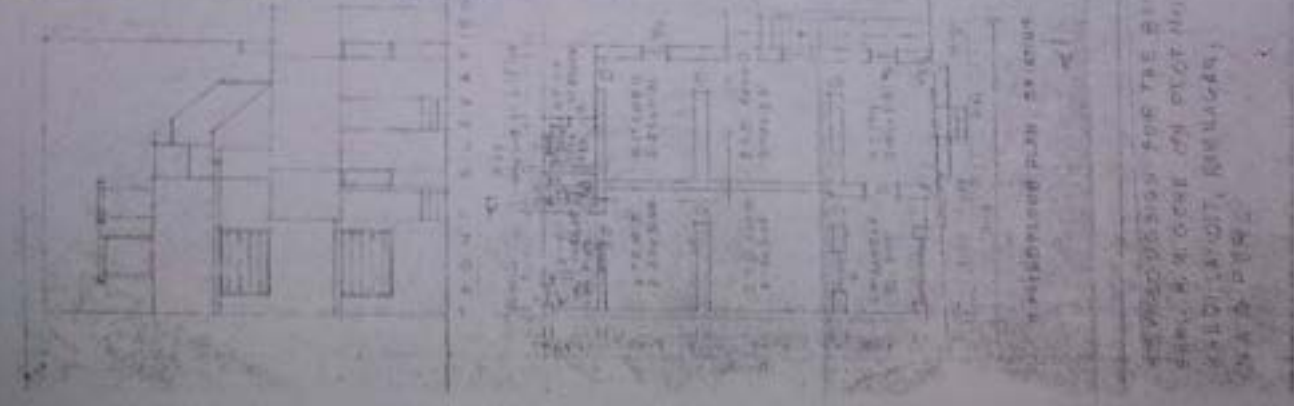




**नंगन-२**  
 ११०४/२०२३  
 १६/२५



**SANCTIONED**  
 ११/११/२३  
 ११/११/२३



**UNION TERRITORY AUTHORITY OF INDIA**  
 Name: S/O JAYDEVI MOHANKAR, नंगन-२ - Address: S/O Krishnanto Mohankar, Plot N - B, House N - 116, Narsala road, Near Radhakrishna Mandir Infront Punyadharm Mandir, Nikunjal Housing Society, Narsala, Narsala, Nagpur, Maharashtra, 440034

**DR 21-05-1984 80**  
 Name: JAYDEVI MOHANKAR  
 S/O of KRISHNACHANDRA  
 A/E S/O NO. 224/3 BOMBAKRETH WIL WATEREAM, NAGPUR, 440014  
 JPN AGENT  
 20/05/2023  
 Signature/Thumb Impression of Holder



CHALLAN  
MTR Form Number-6



TAN	MH015219370202225E	BARCODE			Date	13/02/2023-13:52:23	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)				
Office Name	NGP2_JT NAGPUR SUB REGISTRAR			PAN No.(if Applicable)	AAQFN6940C			
Location	NAGPUR			Full Name	MS NIRMAN INFRASTRUCTURES			
Year	2022-2023 One Time			Flat/Block No.	PLOT NO.217			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	1596000.00		Road/Street	PANDHARABODI			
0030063301	Registration Fee	30000.00		Area/Locality	NAGPUR			
				Town/City/District				
				PIN	4 4 0 0 1 0			
				Remarks (if Any)	PAN2=ABWPG9373R-SecondPartyName=PRAKASH V GORE-			
				Amount In	Sixteen Lakh Twenty Six Thousand Rupees Only			
Total			16,26,000.00	Words				
Payment Details	CANARA BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	02400412023021300548	1061302202302400548			
Cheque/DD No.		Bank Date	RBI Date	13/02/2023-13:53:37	Not Verified with RBI			
Name of Bank		Bank-Branch	CANARA 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.  
संदर्भ चालान कोवल दुरवान निवचक कार्यालयान भोदणी कार्यालयान दरदारादी वरगु अर्ह. सोदणी न कार्यालयान दरदारादी चंदर चालान वरगु नदी.  
Mobile No. : 9145911435

नगन-२  
९९०४/२०२३  
९/२५



265/1104

पावती

Original/Duplicate

Monday, February 13, 2023

नोंदणी क्र.: 39म

3:56 PM

Regn.: 39M

पावती क्र.: 2052

दिनांक: 13/02/2023

शावाचे नाव: पांढराबोरी

दस्तऐवजाचा अनुक्रमांक: नगन2-1104-2023

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. निर्माण इन्फ्रास्ट्रक्चर तर्फे पार्टनर हेमंत वैद्यनाथन अय्यर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पुस्तकी संख्या: 25

एकूण:

रु. 30500.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:13 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 9925500/-

मोबदला रु. 22800000/-

भरलेले मुद्रांक शुल्क: रु. 1596000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 500/-

टीडी/घनादेश/पि ऑर्डर क्रमांक: 1302202304082 दिनांक: 13/02/2023

बँकेचे नाव व पत्ता:

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

टीडी/घनादेश/पि ऑर्डर क्रमांक: MH015219370202223E दिनांक: 13/02/2023

बँकेचे नाव व पत्ता:

HVFes

सह दुय्यम निबंधक बर्ग-२  
NGP2  
नागापूर शहर क्र.२

2/13/2023