

Receipt (Post)

28096649

Wednesday, September 13, 2023

12:00 PM

पावली

Original/Duplicate

नारणी क्र. 39M

Regn 39M

पावली क्र. 10702 दिनांक 13/09/2023

गावाचे नाव: वैनाला

दस्तावेज नावा अन्वक्रमांक: नगर6-6649-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: प्रथमेश अभिमान शेटे

नोंदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 320.00

पुण्यांची संख्या: 16

₹. 30320.00

**DELIVERED**

एकूण:

आपणाय मूळ दस्त, थंबनेल प्रिंट, मूर्ची-२ अंदाजे  
12:20 PM ह्या वेळेस मिळेल.

*S. M. ...*  
MGRB-2

वाजार मूल्य: ₹. 1600000/-

मावदना ₹. 4500000/-

भरलेले मुद्रांक शुल्क: ₹. 315000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 320/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0923121012764 दिनांक: 13/09/2023

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH008002722202324E दिनांक: 13/09/2023

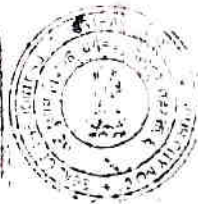
विक्रेते नाव व पत्ता:

Mstale



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923121012764	Date 12/09/2023
Received from Purchaser, Mobile number 0000000000, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 6 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 12/09/2023
Bank CIN 10004152023091212079	REF No. IGAGEAZIU1
This is computer generated receipt, hence no signature is required.	

10/11/23  
 ESR 2023  
 2/92



## SALE DEED

For Plot no.25, Kh. No. 74/3 of Mouza: Jaitala, City survey no.185

**Valued at Rs.45,00,000/- Rs. Forty Five Lakhs only)**

Market Value Rs.Rs.10,420/- per sq.mtr Item no.30.434/35 (561)B

**Stamp Duty of Rs.3,15,000/- & Registration Fees of Rs.30,000/-**

This Deed of Sale is made and executed on 12th September 2023 at Nagpur

### BETWEEN

**Smt. Mahalaxmi Madhusudanan**, age : 61 years, Occupation : Housewife, R/O Plot no.71, Chaitanya, Trimurti Nagar, Near Yash Super Bazar Nagpur-440022, PAN NO.ANOPM0063C, Adaar No.6249-9683-3274 herein after called as "**VENDOR/SELLER**" which expression shall unless repugnant to the context or meaning thereof always mean and include the said SELLER as well as her legal heirs, representatives, administrators, Executors, Successors-in-title and assigns etc of the **FIRST PART**

### IN FAVOUR OF

1. **Shri. Prathmesh Abhiman Shete**, age 25 years, Occupation: Chartered Accountant Member in Service, PAN NO.KHGPS0715H, Adhaar no.5122-6120-4776
2. **Mrs. Ranjana Abhiman Shete**, age: 48 years, Occu : Housewife, PAN NO. OCUPS2291P, Adhaar No. 3454-5677-1419 and
3. **Shri. Abhiman Jagorao Shete** age 61 years, PAN no.AENPS2596E, Adhaar no.4668-8897-3586 All 1 to 3 R/o Plot no.104, Ward.no.2, Dhangarpura, Hingna, Nagpur-44110 hereinafter referred to as **PURCHASERS/BUYERS** which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASERS as well as their legal heirs, representatives, administrators, Executors, Successors-in-title and assigns etc of the **SECOND PART**

That, Plot no.25, Kh. No. 74/3 of Mouza: Jaitala in the layout of Shri Sant Gajanan Grih Nirmaan Sahakari Society, Maryadit, Nagpur, admeasuring 126.8085 sq.mtrs. was purchased by Smt. Mahalaxmi Madhusudanan vide Sale Deed dated 31.12.1999 from said Society and Smt. Mahalaxmi Madhusudanan became owner of Plot no.25 and her name is mutated on Akhiv Patrika.

जस्ता - ३
२२९२/२०२३
३/१२





That Plot no.25 comes under Maharashtra Gunthewari Development Act and is regularized vide Regularisation Letter dated 17.12.2011 for regularised area of 119.8710 sq.mtrs. The Plot no.25 is converted for Non-Agriculture residential use vide Order dated 06.03.2012 passed by Tahsildar Nagpur.

WHEREAS Smt. Mahalaxmi Madhusudanan /VENDOR being desirous of selling **Plot no.25** and the Purchasers herein above named having also offered a fairly good price for it after availing Loan from Central Bank of India, Pratap Nagar Branch, Nagpur, the Seller has agreed to sell the same to Purchasers for a total consideration of **Rs.45,00,000/- (Rs. Forty Five Lakhs only)** upon following Terms and conditions :

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

- 1) That in valuable consideration amount of **Rs.45,00,000/- (Rs. Forty Five Lakhs only)** the VENDOR/SELLER does hereby grant, convey and transfer in favour of the PURCHASERS/BUYERS ALL that piece and parcel of **Plot no.25** having regularised area as per RL of NIT of 119.8710 sq.mtrs. of Khasra no. 74/3, City Survey no.185, Sheet no.561/35 of mouza : Jaitala, more specifically described in the Schedule herein, TO HAVE AND HOLD the same, TO AND UNTO the PURCHASERS as absolute and full owners thereof absolutely forever, with heritable and transferable rights there in free from encumbrances etc.
- 2) The SELLER AND PURCHASERS have agreed to the following manner of Payment by the PURCHASERS :

**MANNER OF PAYMENT**

- i. Rs. 11,000/- (Rs. Eleven Thousand ) by Cheque no.164190 on 10.06.2023 drawn on Union Bank of India, Hingna Branch which the Seller acknowledges to have received;
- ii. Rs.44,89,000/- ( Rs. Forty Four Lakhs Eighty Nine Thousand only) after availing Loan from Central Bank of India, Pratap Nagar Branch, Nagpur vide D.D. no.004320 dated 23.08.2023 at the time of Sale Deed to be paid by Purchasers;

.....  
**Rs.45,00,000/- (Rs. Forty Five Lakhs only) Total**

नगण - ९	
९९४२	२०२३
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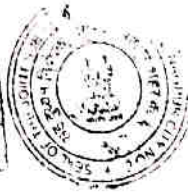
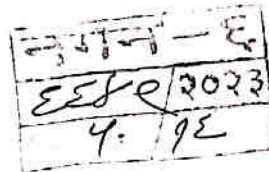
- 3) The Vendor has good, Valid and marketable title and absolute right and full authority to convey, assign and transfer the said property described in the schedule to the PURCHASERS by way of Sale. The Vendor hereby assures the Purchasers that the property hereby agreed to be sold is her separate property belonging to her alone none except her has acquired any right, title or interest of any kind whatsoever in respect of the same.
- 4) 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 occurs that will always be subject to correction by the parties hereto.
- 5) That the Vendor has delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition today at the time of executing this Deed of Sale and the Seller has also delivered original Sale Deed and Original documents relating to the property hereby sold to the Purchasers at the time of registration of this Sale Deed.
- 6) The VENDOR will support any application made by the PURCHASERS for mutation of names regarding the property hereby sold and shall render necessary assistance to the PURCHASERS. However, all kinds of expenses including Stamp Duty, Registration charges and Advocate Fees in this behalf shall be borne and paid by the PURCHASERS.

#### SCHEDULE OF PROPERTY

All that piece and parcel of Open **Plot no.25** admeasuring as per Sale Deed 126.8085 and as per RL of NIT regularised area 119.8710 sq.mtrs. of **Mouza: Jaitala** in the layout of Shri Sant Gajanan Grih Nirmaan Sahakari Society, Maryadit, Nagpur, Khasra No.74/3, Corporation House no.640/B/25, City Survey no.185, Sheet no.561/35/B within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust and is bounded as under :

East : Land of other Layout;

West : 25 ft Road;



North : Plot no.26;

South : Plot no.24.

IN WITNESS WHEREOF THE PARTIES hereto have signed hereunder at  
Nagpur on 12th September 2023

Mahalakshmy.

Smt. Mahalaxmi Madhusudan  
Vendor/Seller



A. Shete

1. Shri. Prathmesh Abhiman Shete



श्री. रंजना अभिमान शेटे

2. Mrs. Ranjana Abhiman Shete



श्री. अभिमान जागराव शेटे

2. Shri. Abhiman Jagorao Shete

PURCHASERS



WITNESSES

1. Devpratap S. Tiwari

Devpratap S. Tiwari  
Adhar no.8490-2937-7403



2. Ajay Dnyaneshwar Kshirsagar

Ajay Dnyaneshwar Kshirsagar  
Adhar no.7445-5365-0077



नगन-६  
६६६२/२०२३  
६/१६







# Nagpur Improvement Trust

(Regularization of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : BECWJ/1900(W/L)/18762-2375 Dated : 17/12/11  
Case No. : 200304231159 Layout No. : 1900/Jait/1958

Name of Applicant / Plot Holder		MAHALAXMI MADHUSUDANAN	
Address		71 CHETAYA TRIMURTI NAGAR NAGPUR-440022	
Application No. & Date		Application No.78331 dt. Jul 24,2002	
Mouza & Khasra		Jaitala-74/3	
Name of Layout		Shri Sant Gajanan Maharaj Sahakari Sansath	
Plot Number		25	
Plot Area	As per Sale Deed	126.8085 (Sq.m)	
	Regularized Area	119.8710 (Sq.m)	
Built up Area Regularised		(Sq.m)	
User for which the plot is regularised.		Residential	
Plot Area to be surrendered to NIT		6.9375 (Sq.m)	
Area of Construction to be demolished		(Sq.m)	

Details of Development Charges/Penal Amount paid in Cash/Cheque/D D. INITIAL DEPOSIT 24-JUL-2002 > Rs. 1000 00 19-NOV-2011 => Rs. 19645 00

**Subject to condition that N.O.C. be obtained from Airport Authority.**

### Schematic Plan

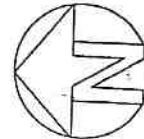
#### Reference :-

- 1) Plot boundary Shown Thus
- 2) Area Surrendered To NIT For Road Widening

#### DIAMENSIONS OF PLOT IN METERS :-

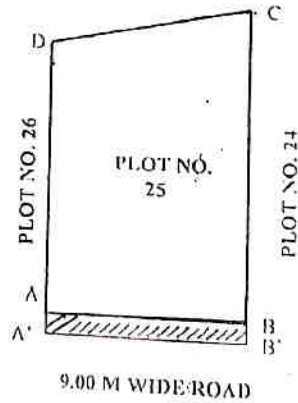
- AA' 0.75 Ml.
- BB' 0.75 Ml.
- CC' ---- Ml.
- DD' ---- Ml.
- AB 9.14 Ml.
- BC 13.27 Ml.
- CD ---- Ml.
- DA 12.96 Ml.

- PLOT AREA AS PER SALEDEED :- 126.8085 Sq. Ml.
- DEDUCT AREA FOR ---- M. TANGENT :- ---- Sq.M.
- DEDUCT AREA UNDER ROAD WIDENING :- 6.9375 Sq.M.
- NIT AREA REGULARIZED :- 119.871 Sq.M.



Scale : N.T.S.

#### OTHER LAYOUT



Handwritten signatures and dates: 22/12/2011, 22/12/2011, 22/12/2011







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: RCPT2324120166 मोहल्याचे नांव: SHRADHANAND PETH  
BLOCK 2

घर क्रमांक: 640/B/25 इंडेक्स क्रमांक: 074033691

घर मालकाचे नांव: SMT MAHALAXMI MADHUSUDANAN

वहिवाटदाराचे नांव:

घरचा पत्ता:

तारीख पासून : 01-04-2023 ता 31-03-2024 पावेतो

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0	1138	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	0	621	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	0	52	
अग्नी सेवा कर (Fire Service Tax)	0	52	
मलजल लाभ कर (Sewerage Bene. Tax)	0	52	
पाणी लाभ कर (Water Bene. Tax)	0	52	
पथ कर (Street Tax)	0	52	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर (Municipal Education Tax)	0	52	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	0	0	
रा.स.शी.कर (Educn. Cess)	0	259	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	207	
एकूण (Grand Total)	0	2123	

एकूण रक्कम अक्षरी रु (In words total Rs.) TWO THOUSAND ONE HUNDRED AND TWENTY-THREE RUPEES ONLY

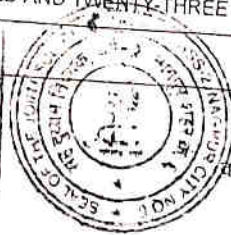
Received Amount : ₹ 2,123.00

(Payment is made by cash)

दिनांक: 21/06/2023

Generated By: RAHUL\_K15853

नागपूर - ६  
६६६६ २०२३  
१०/१६



मसल करपाराची पूर्ण सही

Full Signature of the Official

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