

266/3373

पावती

Original/Duplicate

Thursday, October 08, 2020

नोंदणी क्र.: 39M

4:01 PM

Regn.: 39M

पावती क्र.: 4612

दिनांक: 08/10/2020

गावाचे नाव: फुटाळा

दस्तऐवजाचा अनुक्रमांक: नगन3-3373-2020

दस्तऐवजाचा प्रकार: वक्षीसपत्र

सादर करणाऱ्याचे नाव: श्री. प्रशांत घनराज नेल्लिकवार . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

DELIVERED

एकूण:

रु. 30720.00

जापगास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे

4:19 PM ह्या वेळेस मिळेल.

सई दुय्यम निबंधक, वर्ग-२

बाजार मुल्य: रु.14155000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 424700/-

नागपूर शहर क्र. 3.

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0710202013792 दिनांक: 08/10/2020

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005279879202021M दिनांक: 08/10/2020

बँकेचे नाव व पत्ता:

P. D. Nellikwar



CHALLAN
MTR Form Number-6



GRN	MHD05279879202021M	BARCODE	[Barcode]		Date	07/10/2020-16:01:02	Form ID	34	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NGP3_JT NAGPUR NO 3 SUB REGISTRAR					
Location				NAGPUR					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030045401 Stamp Duty				424700.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						4 4 0 0 0 1			
				Remarks (If Any)					
				PAN2=AFHPP5538E-SecondPartyName=SANJAY NAGORAO					
				PAIDLEWAR--Marketval=14155000					
				Amount In		Four Lakh Fifty Four Thousand Seven Hundred Rupees			
Total				4,54,700.00		Words Only			
Payment Details				STATE BANK OF INDIA					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
				Bank Ctn		Ref. No.		00040572020100753947	CPAAIPLTX8
Cheque/DD No.				Bank Date		RBI Date		07/10/2020-16:01:05	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. : 8055780751
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर सातल कोडर दुसरा निवृत्त कारकिर्दीत नोंदणी कार्यालय वरवीरानी लागू आहे. नोंदणी व कार्यालय वरवीरानी सादर सातल लागू नाही.

नगपुर - 3
 3363 / 2020
 9 / 3E



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0710202013792	Date 07/10/2020
Received from PRASHANT DHANRAJ NELLIKWAR, Mobile number 8055780751, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 07/10/2020
Bank CIN 10004152020100712484	REF No. IGAJOTAAD8
This is computer generated receipt, hence no signature is required.	

नगपूर - ३	
3363	२०२०
२	३६



(Item No.12.236/47, Page No.415, Mouza-Futala, C.S. No.232, Sheet No.47,
Rate Rs.43,300/-per Sq.M.)

GIFT DEED

(WITHOUT CONSIDERATION)

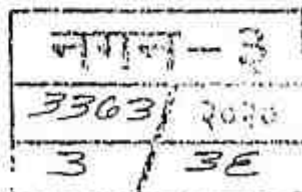
Market Value Rs.1,41,55,000/- Only

THIS DEED OF GIFT, is executed at Nagpur on this 8th day of October, 2020, BY-

(1) **SHRI. SANJAY S/O NAGORAO PAIDLEWAR**, aged 53 years, Occupation-Business, Resident of 140, Shivaji Nagar, Nagpur, Tahsil and District, Nagpur, hereinafter called the DONOR /PARTY NO.1, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said DONOR /PARTY NO.1 as well as, his legal heirs, legal representatives, assignees, administrators, successors of the FIRST PART.

IN FAVOUR OF

SHRI PRASHANT S/o. DHANRAJ NELLIKWAR, aged 36 years, Occupation-Service, resident of Flat No. 401, Royal Classic Apartment, Plot No. 44-45, Shilpa Housing Society, Near UCO Bank, Manish Nagar, Nagpur-440015, (PAN-AIYPN6355R, Aadhar No.445858498894, Mob.: 8055780751), hereinafter called the DONEE/PARTY NO.2, which expression shall, unless repugnant to the context or meaning thereof,



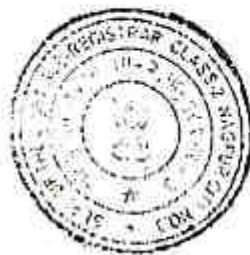
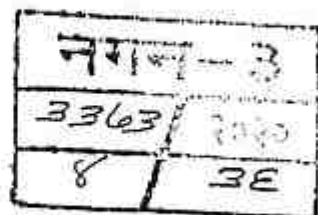
always mean and include the said DONEE /PARTY NO.2, as well as, his legal heirs, legal representatives, assignees, administrators, successors, etc., of the SECOND PART.

WHEREAS Shri Vishwasrao s/o Sheshrao Patil was the Owner of all that piece and parcel of land bearing **Plot No.7, containing by admeasurement 290 Sq.Mtrs. (i.e. 3120 Sq.Ft.)**, of Mouza-FUTALA, bearing Corporation House No. 281/G, City Survey No. 232, Sheet No. 47, situated at Zade Layout, Bharat Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, Tahsil and District, Nagpur. and the original owner Shri Vishwasrao s/o Sheshrao Patil had purchased the said property from Smt Leelabai Gangadharrao Zade vide registered Sale Deed dated 20-10-1975 at Serial No. 4566 registered at the office of Sub-Registrar, Nagpur.

AND WHEREAS, the original owner got the building plan of the said house constructed on Plot No.7 from Building Engineer, Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/5552/10902 dated 20-04-1976 and original owner had constructed a house on the said plot of land.

AND WHEREAS, M/s Concrete Developers acting through it's partner **SHRI. SANJAY NAGORAO PAIDLEWAR and SHRI. NITISH RAMESHCHANDRA CHORDIA** had acquired the abovesaid property from Shri Vishwasrao s/o Sheshrao Patil acting through his power of attorney holder Ms. Kaumudi Vishwarao Patil by way of registered Exchange Deed dated 15-10-2018 registered at Serial No. 3022/2018 registered at the office of Sub-Registrar-8, Nagpur.

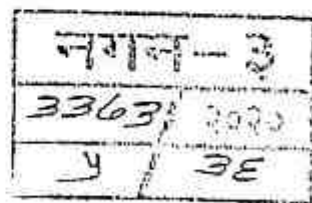
WHEREAS, the DONOR has acquired the said property described in Scheduled hereunder by way of Sale Deed dated- **05/10/2020**, which



is Registered at Sr. No. **NGN3-3232-2020** at Sub registrar No. **3**. Hence the owner become absolute owner and in possession of all that piece and parcel of land bearing **Plot No.7, containing by admeasurement 290 Sq.Mtrs. (i.e. 3120 Sq.Ft.)**, of Mouza-FUTALA, bearing Corporation House No. 281/G, City Survey No. 232, Sheet No. 47, togetherwith the house structure standing thereon admeasuring approx. 100 Sq.Mtrs., situated at Zade Layout, Bharat Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, Tahsil and District, Nagpur.

AND WHEREAS, the DONEE is the son-in-law of the Shri Sanjay Nagorao Paidlewar who is the DONOR and out of his love and affection towards his son-in-law towards DONEE, the DONOR hereby wants to gift the right, title and interest of all that piece and parcel of land bearing **Plot No.7, containing by admeasurement 290 Sq.Mtrs. (i.e. 3120 Sq.Ft.)**, of Mouza-FUTALA, bearing Corporation House No. 281/G, City Survey No. 232, Sheet No. 47, togetherwith the house structure standing thereon admeasuring approx. 100 Sq.Mtrs., situated at Zade Layout, Bharat Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, Tahsil and District, Nagpur and more particularly described in schedule of property mentioned herein below to the son-in-law /DONEE of Shri Sanjay Nagorao Paidlewar and hence the DONOR is executing this DEED OF GIFT in favour the son-in-law of DONOR which is witnesseth as under:

1) THAT, the DONOR out of natural love and affection towards son-in-law is gifting the right, title and interest of all that piece and parcel of land bearing **Plot No.7, containing by admeasurement 290 Sq.Mtrs. (i.e. 3120 Sq.Ft.)**, of Mouza-FUTALA, bearing Corporation House No. 281/G, City Survey No. 232, Sheet No. 47, togetherwith the house structure standing thereon admeasuring approx. 100 Sq.Mtrs., situated



at Zade Layout, Bharat Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, Tahsil and District, Nagpur, with all other easementary rights appurtenant and belonging thereto and more particularly described in the schedule written below to the DONEE who is son-in-law of DONOR and the DONEE is accepting the said gift from the DONOR.

- 2) THAT, the DONOR hereby assures that the title of the property is absolutely clear and marketable and there is no charge, mortgage, lien or interest of any third party in respect of said property hereby gifted.
- 3) THAT, the DONOR further assures that the firm has not transferred or agreed to transfer the said property by way of sale, gift or Lease or execute any agreement with any person/s, trust, firm, company or execute any power of attorney in favour of any person/s or in any other manner whatsoever to anybody else till date.
- 4) THAT, the possession of the said property is received by the DONEE from the DONOR today at the time of execution of this Gift Deed. The DONEE shall get his name mutated in Nagpur Municipal Corporation / City Survey Record or any concerned authority as owner in respect of the property hereby gifted to DONEE by the DONOR.
- 5) THAT, the DONEE shall be liable to pay the Corporation taxes, N.A. Taxes, or any other taxes levied on the property gifted to DONEE from the date of gift deed.
- 6) THAT, as the DONEE has become the true, legal and full owner of the said property hereby gifted by the DONOR to DONEE and the DONEE is entitled to receive all the benefits of the said property as true owner thereof for the property hereby gifted. After execution and registration of this Gift deed the DONEE will be the full and exclusive of the said property.



7) THAT, the property hereby gift is believed and shall be taken to be correctly described in the schedule of property given hereinafter and if any mis-statement, error or omissions is discovered the same shall not annul this deed nor shall any compensation be allowed in respect thereof but all the same such mis-statement, error or omission will always be subject to correction by all the parties.

8) THAT, the DONOR is gifting the said property to DONEE i.e. his son-in-law of and hence stamp duty and registration charges as applicable to said transaction is paid thereon.

9) THAT, the property gifted is irrevocable and in no circumstances it can be taken back to DONOR.

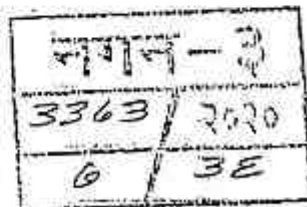
10) THAT, all expenses on account of preparation of this deed including the cost of Stamp Duty and payment of Registration Charges is paid by DONOR.

SCHEDULE OF PROPERTY

ALL THAT, piece and parcel of land bearing Plot No.7, containing by admeasurement 290 Sq.Mtrs. (i.e. 3120 Sq.Ft.), of Mouza-FUTALA, bearing Corporation House No. 281/G, City Survey No. 232, Sheet No. 47, togetherwith the house structure standing thereon admeasuring approx. 100 Sq.Mtrs., situated at Zade Layout, Bharat Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, Tahsil and District, Nagpur, and bounded as under:

TOWARDS EAST - PLOT NO.6.
TOWARDS WEST - ROAD.
TOWARDS NORTH - OPEN LAND.
TOWARDS SOUTH - ROAD.

B.D. Nelliwar



IN WITNESSES WHEREOF, the DONOR and the DONEE herein abovenamed have fully examined and read over the GIFT DEED before execution and the same is drafted as per their own say, instructions and documents supplied by them. The contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at Nagpur in presence of the attesting witnesses signing as such on the day first above written.



SANJAY NAGORAO PAIDLEWAR

DONOR / PARTY NO.1



PRASHANT DHANRAJ NELLIKWAR
DONEE / PARTY NO.2

WITNESSES:

1)



2)



नगन-३	
3363	2020
7	3E





नगर भूमापन अधिकारी क्र ३ नागपूर

फुटाळ
न.क्र. :- २३२

म.का.नं. :-

पु.मि.प.क्र. :-

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीनधारक (मा) पट्टेदार (प) इतर मार (मा)	साक्षात्कृत
		ब.सि.स.प.ना.पु.प. व.स.प. ३१३८ दिनांक २१/६/१८ अन्वये भू.क्र. १८ क्षेत्र १२८-०० चौ. मि. पेवणी ५० क्षेत्र २२-०० चौ. मि. स.ह. भ.सि. अ.म.ग. २५ व.स.प. पारिण - याणी-व.सि. म.प.प.न. क.म.ग. फुल्ले का.भा. सिंचे नाप व.प.	श्री. भाणंद अमल पारिण	४/१२/१९ न.सु.अ.क्र. ३ नागपूर
०६-०७-२०२०	अ.व.का.व.द.ली.च्या लेखात व.द.क्र. ३०२२ दि. १५-१०-१८ अन्वये श्री. विश्वासराव शीवराव पारिण यांनी भू.क्र. ६ क्षेत्र २९०-०० चौ. मि. वाढत अदला बदलीचा लेख ठरवून दिल्याने गांद वारपण		श्री. कां.श्री.रं. डेहते श्री. भागीदार श्री. संजय मांगोराव पेडले वारु श्री. नितीश रमेशचंद्र चोरडीया	७/७/२० न. भू. अ. क्र. ३ नागपूर

सत्यप्रतिलिखी

[Signature]
२१/०७/२०२०

शिस्तदार

२१/०७/२०२०
३१६४१२५
४०१

३३६३	२०२०
e	३६





232

मि. क्र. - २१६, वि. (१५ - २२६)

दालीय पत्रिका

दिनांक - १६/०३/७३

भूमापन क्रमांक

क्षेत्र

१५१३६.४

भूधारणा पत्रिका क्र.

शासनाकडे भरण्याच्या महसुलाच्या अन्वये गाड्यांच्या रकमेचा तपशील व ती पुनरीक्षणस मॅग्ना पात्र आहे. जे. का. सा. १५१३६

सुविधाधिकार

धारक सन १९५७--
हस्ताने मूळ (जगलक्ष
आस्थाप्रमाणे)

श्री. राजेश गोपीराम जाधव
श्री. राजेश गोपीराम जाधव
क. क्र. ७५६

पट्टेदार--

इतर भार--

इतर घेरे--

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर भार (ना)	साक्षात्कृत
१०३	रखनादि	N.P. 508	श्री. राजेश गोपीराम जाधव	
२०/२/७३	६२६७		श्री. राजेश गोपीराम जाधव	
१०४	रखनादि	६०००	श्री. पुण्यालाल शिरोडकर	
२०/२/७३	६०००	२१६	श्री. पुण्यालाल शिरोडकर	

सत्यप्रतिनिधी

नगर - ३
३३६३/२०७०
१०/३६





CHALLAN
MTR Form Number-6



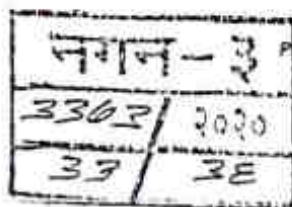
GRN	MH005279879202021M	BARCODE	Date		07/10/2020-16:01:02	Form ID	34
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				NGP3_JT NAGPUR NO 3 SUB REGISTRAR			
Location				NAGPUR			
Year				2020-2021 One Time			
Account Head Details				Amount in Rs.			
0030046401 Stamp Duty				424700.00			
0030063301 Registration Fee				30000.00			
Total				4,54,700.00			
Payer Details				Full Name			
TAX ID / TAN (If Any)				PAN No.(If Applicable)			
Premises/Building				Road/Street			
Area/Locality				Town/City/District			
PIN				4 4 0 0 0 1			
Remarks (If Any)				PAIDLEWAR--Marketval=14155000			
Amount In Words				Four Lakh Fifty Four Thousand Seven Hundred Rupees Only			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
Bank Date				RBI Date			
Name of Bank				Bank-Branch			
Name of Branch				Scroll No. , Date			



Department ID: Mobile No. : 8055780751
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचरे चालान कोचल दुय्यम निविदा कार्यालय नोंदणी कार्यालया दस्तऐवजी लागू आहे. नोंदणी न कार्यालया दस्तऐवजी खरेद घेता येणू शकत नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-256-3373	0002375390202021	08/10/2020-16:01:29	IGR385	30000.00
2	(IS)-256-3373	0002375390202021	08/10/2020-16:01:29	IGR385	424700.00
Total Defacement Amount					4,54,700.00



Print Date 08-10-2020 05:11:03

266/3373

गुरुवार, 08 अक्टोबर 2020 4:01 म.नं.

दस्त गोश्वारा भाग-1

नगन3

34/3E

दस्त क्रमांक: 3373/2020

दस्त क्रमांक: नगन3 /3373/2020

बाजार मूल्य: रु. 1,41,55,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.4,24,700/-

दु. नि. मह. दु. नि. नगन3 यांचे कार्यालयात

अ. क्र. 3373 वर दि.08-10-2020

रोजी 3:58 म.नं. वा. हजर केला.

पावती:4612

पावती दिनांक: 08/10/2020

सादरकरणागचे नाव: श्री. प्रशांत चतुराज नेल्लिकवार ...

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 30720.00

P.D. Nellikwar

दस्त हजर करणाऱ्याची सही:

(Signature)

सहसुध्याम निबंधक, वर्ग-२

नागपूर शहर क्र. 3.

दस्ताचा प्रकार: वक्षीमपत्र

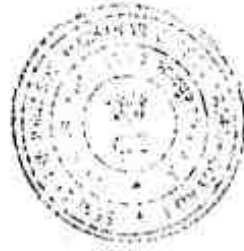
मुद्रांक शुल्क: within family

शिक्षा क्र. 1 08 / 10 / 2020 03 : 58 : 29 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 10 / 2020 03 : 59 : 11 PM ची वेळ: (फी)

(Signature)
सहसुध्याम निबंधक, वर्ग-२

नागपूर शहर क्र. 3.



Summary-2(दस्त गोषवारा भाग - २)



08/10/2020 4 03:58 PM

दस्त गोषवारा भाग-2

नमन 3 **38/38**
दस्त क्रमांक: 3373/2020

दस्त क्रमांक : नमन3/3373/2020
दस्तावा प्रकार :- वधीनपत्र

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांना प्रकार	घायाचित्र	अंगठ्याचा दृश
1	ना.धी, प्रधान प्रवराज सेनितकवार पत्ता: प्लॉट नं. .. माळा नं: .. इमारतीचे नाव: .. अंका नं: .8055780751, गेट नं: ग. माळा क्र. 401 गं कपड वला गिका अपार्टमेंट प्लॉट नं. 44-45 शिवा हाऊसिंग गां माधवी युवा ईक जवळ सनिप नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर: AIYPN6355R	निवृत्त पेशार वय :- 36 स्वाधरी:-		
2	ना.धी, मंत्रा मागा रव वैदलेवार तर्फे कपुली जवाच देशार धी, अत्रा विमनजी इटवार पत्ता: प्लॉट नं. .. माळा नं: .. इमारतीचे नाव: .. अंका नं: .9823032502, गेट नं: ग. हिंणा गं ड टी पाउंड नागपूर, महाराष्ट्र, नागपूर, पिन नंबर: AFHPP5638E	निवृत्त देशार वय :- 49 स्वाधरी:-		

P.S. Nellikwar

Mantra Maga Rav Vaidlewar

दगीत दस्तावेज करण देवात संधाकारीत वधीनपत्र चा दस्त ऐयज करण दिग्ग्राचे कवुत करवात,
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सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. 3.
अंगठ्याचा दृश

अनु क्र.	पक्षकारांचे नाव व पत्ता	घायाचित्र	अंगठ्याचा दृश
1	ना.ध.सुनरीगज माधव वय: 43 पत्ता: 151/152 अंकाची अपार्टमेंट गांधि नगर नागपूर पिन कोड: 440010		
2	ना.ध.प्रवराज कपुली सेलकीवार वय: 67 पत्ता: Nagaper पिन कोड: 441911		

Sunari Gaj Madhav

Pravraj Kapule Selkivar

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शिक्रा क्र. 5 ची वेळ: 08 / 10 / 2020 04 : 01 : 36 PM नोंदणी पुस्तक 1 मध्ये

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Mantra Maga Rav Vaidlewar