

270364
Thursday, January 05, 2023
3:23 PM

वारी

Original/Original
वारी २ - 304
Page 001

वारी २ - 199 Page 001/002

वारी २ - 199
वारी २ - 199
वारी २ - 199
वारी २ - 199

वारी २ - 199
वारी २ - 199
वारी २ - 199
वारी २ - 199

DELIVERED

वारी २ - 199
2:24 PM up via text

वारी २ - 199
वारी २ - 199

वारी २ - 199
वारी २ - 199
वारी २ - 199

वारी २ - 199
वारी २ - 199
वारी २ - 199
वारी २ - 199
वारी २ - 199

वारी २ - 199
वारी २ - 199

वारी २ - 199

वारी २ - 199



समन-७
५६४/२०२३
२९/५



**SALE DEED FOR RS. 27,12,000.00 ONLY
 (RUPEES TWENTY SEVEN LAKH TWELVE THOUSAND ONLY)
 VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)
 RS. 11,80,000.00 ONLY**

THIS DEED OF SALE is made and executed at MUMBAI on the 21st Day of JANUARY, 2002 BETWEEN:

SHRI. JAMES B. SHARADAL CHAVAN (aged 55 Years, Occupier - Sole and Proprietor of B.S. SHARADAL CONSTRUCTIONS, Firm Registered & Active till 2001 NOT DIT, Successor of Late T. N. Chavan, Regd. No. 10212, Fardul and Shree - SHREE, Beneficial interest is as the "SELLER", (which expression shall unless it be required to the contrary in meaning thereof shall mean and include their legal heirs, executors, administrators, assigns, heirs, successors etc.) of the FIRST PART

AND

SHRI. SACHIN B. SHIRHADKAR,
 (aged about 42 Years, Occupation - Banker,
 Income Tax Permanent Account No. ACP/0000000, Current A/c No. 00000000000,
 Address: Unit No. 401, 1100, COO EDAR,
 Road No. 1, Sakinaka Nagar, Thane, District - 400005.

hereafter called the "ALLOTTEE / PURCHASER", which expression shall unless required to the contrary in meaning thereof shall mean and include the said "ALLOTTEE / PURCHASER", as well as their heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

(1) **The Premises:**
 All, THREE (3) Acres and Part of 1/4th of Acre Land bearing Khata No. 64 and 72 and Khata No. 22, MUMBAI - SHARADAL, P. O. A2, having an area of 18.75 Hectares and 0.25 Hectares respectively, including all kinds of Trees, Shrub, Passage, Right of Way, Water Courses, Fairs, Ways and all other accessories, rights, easements and adjoining Tenure situated at Village - SHARADAL, within the limits of the Grampanchayat - SHARADAL in Taluk - RAJUR (PUNE) and District - MUMBAI, Originally allotted to SHRI. MUKESH BHAJI CHAVAN/SHRI. CHAVAN, Sultani, the said said Trust formed over the aforesaid property in SHRI. General Sahay/Kalyani for culture in the year 1984-85.
 Consequently upon the death of the said SHRI. General Sahay/Kalyani, the said Trust further amended culture the aforesaid property to legal heirs of Late SHRI. General Sahay/Kalyani namely, SHRI. Shrinani General Sahay/Kalyani and SHRI. Raju General Sahay/Kalyani, as a trust for the said said SHRI. General Sahay/Kalyani and SHRI. Raju General Sahay/Kalyani was in the said aforesaid possession of the aforesaid property since 21-01-1988.



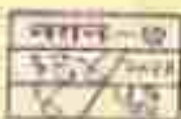
in the year of 1974/75, the Government, Nagpur issued the following proceedings for giving the Certificate upon the said land to Shri. Shambhu Ganesh Kulkarni and Shri. Ramji Ganesh Kulkarni in the Certificate No. 104 dated 20/11/2007 issued in Revenue Case No. 47224/1974/75.

In order to modify the said and 2422 Revenue Cases, the concerned Shri. Shambhu Ganesh Kulkarni and Shri. Ramji Ganesh Kulkarni entered an Agreement of Development with the Revenue Officers and Deputies on 20/10/2008 under certain terms and conditions contained therein. By the same agreement the said Shri. Shambhu Ganesh Kulkarni and Shri. Ramji Ganesh Kulkarni have further specifically agreed to execute a 384 Certificate relating to the said property at Sector of the M/s. Krishna Builders and Developers in the revenue Area No. 12.

The said Shri. Shambhu Ganesh Kulkarni and Shambhu Ganesh Kulkarni have agreed on the basis of the said agreement and the same have been recorded in the revenue case No. 47224/1974/75.

Shri. Shambhu Ganesh Kulkarni and Shri. Ramji Ganesh Kulkarni have jointly transferred the aforesaid entire property comprising the 1.027 Hectare and parcel of Agricultural Land bearing No. No. 2014/2015 No. 241 of 2002-03 - 2014/2015, P.R. 4C lying in an area of 14.94 Hectare under the 2002-03 Yearly, 1st in Stoppage Class 1 Rights, including all kinds of Taxes, Duties, Passage, Right of Way, Water Courses, Path Way and all other accessories rights, easement and benefiting there, situated at Village - Chakradhar, within the limits of the Development - Chakradhar in Ward - Nagpur (Urban) and District - M.P./G.P. by way of Sale in Revenue Revenue Case No. 104 dated 20/11/2007, which is being registered at the Office of the Joint Sub-Registrar, Nagpur 1 in Book No. 1 in Pt. No. 2007 of entry 104. The said Sale Deed is signed by Shri. Krishna Builders and Developers in the capacity of Receiver.

The aforesaid registered Revenue Case No. 104 dated 20/11/2007 has been properly completed, viz. 1.027 Hectare and parcel of agricultural land bearing an area of 1.027 Hectare i.e. 2.32 Acre being a portion of area and bearing No. No. 2014/2015 No. 241 of 2002-03 - 2014/2015, P.R. 4C lying in an area of 14.94 Hectare under the 2002-03 Yearly, 1st in Stoppage Class 1 Rights, including all kinds of Taxes, Duties, Passage, Right of Way, Water Courses, Path Way and all other accessories rights, easement and benefiting there, situated at Village - Chakradhar, within the limits of the Development - Chakradhar in Ward - Nagpur (Urban) and District - M.P./G.P. by way of Sale in Revenue Revenue Case No. 104 dated 20/11/2007, which is being registered at the Office of the Joint Sub-Registrar, Nagpur 1 in Book No. 1 in Pt. No. 2007 of entry 104. The said Revenue Case No. 104 dated 20/11/2007 was recorded in Ward No. 2014 of Ward - Chakradhar and the same is accordingly recorded in the Revenue Revenue Case No. 104 dated 20/11/2007.



Address

The Vendor/Purchaser has accepted Account 398, Panna Sanctuary Project, being in official Plot No. A/22, 24 Motor Road, Nagpur, District 478, Nagpur.

(B) Compliance of Real Estate (Regulation & Development) Act, 2016

The Real Estate (Regulation & Development) Act, 2016 has come into force since 1/10/2017. "SERIALS NAGAR-27" PROJECT is in compliance with the said Activity vide Registration No. PRER0000016 Dated 01/01/2017.

Flowing of the Project

The Project is covered in 4 Stage Plans.

Inspection of all documents by Authorized Person :

On termed from the Vendor/Purchaser, the Vendor/Purchaser has given permission to the Authorized Person of all documents of the project and all other documents, design & specifications proposed to the project authority and all other such documents as specified under the Real Estate (Regulation & Development) Act and Rules & Regulations made there under.

Disclosures regarding litigation

The Vendor/Purchaser hereby declares that there are no court, tribunal and a pending suit related to the said land.

Disclosures regarding reservation in said land :

The Vendor/Purchaser hereby declares that issued by the concerned Local Plan obtained from local authority, Internal Permit No. 282 for 1998, dated 19/04/2000 by 1998, are to be handed over to the local authority. Apart from this, the Vendor/Purchaser declares that there is no reservation in acquisition or any part of the said land.

Disclosures regarding legal title for Plot Owners :

The Vendor/Purchaser hereby declares that the concerned title are to be sold or currently being to issuing the Sale Deed and therefore the buyers of each Plot will become absolute owner of said Plots with complete and irrevocable rights therein. Thus a complete legal title, irrespective results of Plot Owners will be formed which will be responsible for maintenance of the said Land/Project.

(C) Interest shown by the Authorized Person :

Authorized Person has a receipt of amount of Rs. 1000/- of stamp - Revenue and this is when stamp came to issue through Real Estate Regn. Act. Registered Serial Number being M/27/2017 Certificate No. 000000000000 about the said project of the Vendor/Purchaser. The Vendor/Purchaser has declared with information regarding all additional documents to the complete satisfaction of the Authorized Person and therefore the Authorized Person has approved the Real Estate and registered to provide the Plot No. 27 out of the project known as "SERIALS NAGAR-27" PROJECT which is more particularly described in the Schedule B.



(B) Gifts and acceptance :

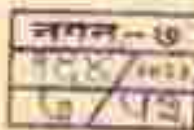
The Parties being in the contractual relationship and execution of each other is hereby stated by mutually agreed of the terms, conditions and stipulations and all applicable laws, whereas this Agreement is full and the terms and conditions stated herein.

Now transferred this deed of sale witnessed as follows:-

- 21) That a purchase of the agreement and in consideration of a sum Consideration of Rs. 27,12,000/- (Rupees Twenty Seven Lakh Twelve Thousand Only), paid by the Purchaser to the Vendor in the manner appearing hereinafter, the receipt whereof the Vendor does hereby acknowledge and the receipt being the original Copy of the said deed, now hereby issuing, grant, sell and transfer the Plt. T-101 Plot and Parcel of land bearing Plot No. 33 out of the sanctioned layout belonging to allotmentment 026 50 Bazaar Market, 209/100/20 Bazaar, Fardaul of the sanctioned layout Area and shown as "बनारस, २२६० बंगला १" ३०८७०५४४४" being a portion of the area and being Khairabharveet Get No. 18206 at MOUDA - SHAMSHADPUR, P.S.R. 42, including all other accessory rights appurtenant and belonging thereto, situated at village - Shamshadpur, within the limits of the (Samshadpur - Shamshadpur in Taluk - Nagla (Rural) and District - GORAKH, Samshadpur around study as the "B-40 PLOT" more particularly described in Schedule B hereunder which, is read with the Purchase is full the deed as an absolute conveyance, has been as evidenced.

MODES OF PAYMENT :-

- Rs. 21,00,000/- (Rupees Twenty One Thousand Only) paid to the Purchaser to the Vendor/Purchaser by NEFT Banking BPS No. 1347400700 dated 11.02.2022, the receipt whereof is hereby acknowledged by the Vendor/Purchaser.
- Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) paid to the Purchaser to the Vendor/Purchaser by NEFT, BPS No. 0004021244000700 dated 04.05.2022, the receipt whereof is hereby acknowledged by the Vendor/Purchaser.
- Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid to the Purchaser to the Vendor/Purchaser by NEFT Banking BPS No. 211801007900 dated 15.11.2022, the receipt whereof is hereby acknowledged by the Vendor/Purchaser.
- Rs. 75,000/- (Rupees Seventy Five Thousand Only) paid to the Purchaser to the Vendor/Purchaser by NEFT Banking BPS No. 2020711400000000 dated 16.11.2022, the receipt whereof is hereby acknowledged by the Vendor/Purchaser.



No. 2220192 - Shows Ten Thousand Dhs paid by the Purchaser to the Vendor/Provider by bank Savings A/c No. 222412001000 dated 20-11-2022. The receipt thereof is hereby acknowledged by the Vendor/Provider.

No. 243603140 - Shows Twenty Four Lakh Thirty Nine Thousand Dhs paid by the Purchaser to the Vendor/Provider by Bank's Cheque No. 243607 dated 20-11-2022. Amount of \$144,390,000. The receipt thereof is hereby acknowledged by the Vendor/Provider.

No. 271220040 - TOTAL SUMMER TWENTY SEVEN AND TWO (2) THOUSAND DOLLARS

(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows:-

(1) THAT the Vendor/Provider has good, valid and enforceable title to the property hereby sold and that it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with full title and beneficial rights therein.

(2) THAT, the Vendor hereby transferred to the Vendor has full authority, right and power to transfer the same to the Purchaser absolutely.

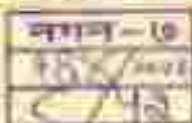
(3) THAT, the Vendor has not done any act whereby the said property mentioned here under and is not intended, in any way or whereby it is intended that benefiting the same to the Purchaser absolutely.

(4) THAT, the Vendor has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrance, lease, assignment of usufruct or other right over the property hereby sold and the Vendor understands in clear the sense of each and one of the Vendor hereby covenants to indemnify and compensate the Purchaser(s) for all losses, damages and the costs that the Purchaser(s) might incur.

(5) THAT, the Vendor and others in its above said Property hereby sold shall be jointly and severally held and obliged the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or by any person claiming or claiming to be the Vendor.

(6) THAT, the Vendor has and has transmitted to the Purchaser all the documents of title and by the said that to the proper authorities, however, if it is found and appears that there exists any defect to be paid to the proper authority submitted by the Vendor or anyone of top the same to the respective authorities and keep the Purchaser(s) indemnified.

(7) THAT, the PURCHASER shall acquire the entire physical possession of the property hereby sold to the PURCHASER(s) in equal condition as may be mutually agreed upon between them or any part of the same transmitted by the PURCHASER and the PURCHASER(s) shall also bear the same.



The Seller/Purchaser agrees that after execution of the S&P Plan before shall not make any further subdivision or subdivision in the movement of Map and Planning matters for the property.

In view of the fact that agreement between the parties hereto, the S&P Plan along with appropriate regulations have been made to the said S&P Plan as per Subordinate Order No. 2117 of 1974 by the Government.

The Seller/Purchaser agrees and understands by the above purchase that it shall not have the planning authority or any other competent authority need any further consent or approval for subdivision of the said S&P Plan for all such changes that be made and paid to the Seller/Purchaser under its jurisdiction. The Seller/Purchaser will be liable for the same.

**SCHEDULE - A
(S&P PLAN)**

ALL THAT Piece and Parcel of land bearing 'Mainsurvey' Plot No. 1000K of MINDA - CHENNAI/20K, P.S.R. 47 having an area of 1.26 Hectares (i.e. 1.26 Acres) Serial No. 1000K Yearly of Plot in 'Shops and Office' Class 7 Rights, existing at town of Poon, within Panchayat, Right of Way, other Classes, Full title and all other appurtenant rights, easements, and tenements, rights, claims, & charges - Encumbrances, with the title of the Shops and Office - Blockage of Title - Rights (Road) and Drains - M&P Plan and approved as under -

- ON THE EAST - REMAINING LAND OF 1/2 AC. WITH WIDTH ROAD NO. 40,
ON THE WEST - ROAD NO. 1000K,
ON THE NORTH - ROAD NO. 1017 & REMAINING LAND,
ON THE SOUTH - PORTER ROAD TO SOUTH SIDE OF ROAD.

**SCHEDULE - B
(S&P PLAN)**

ALL THAT Piece and Parcel of land bearing Plot No. 58 according to subdivision 'TERRY' Towns within 100' 1344.20' Square Field out of its subdivided land parcel in the area specified in Schedule - A and shown and noted as 'MANGALAM NAGAR-IV', SECTION-IV' in the S&P Plan is approved as under -

- ON THE EAST - BY PLOT NO. 41,
ON THE WEST - BY 3/4" WIDE WOOD ROAD,
ON THE NORTH - BY PLOT NO. 32,
ON THE SOUTH - BY PLOT NO. 26.

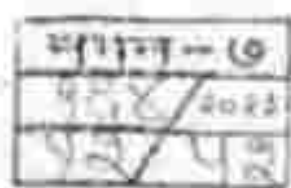


IN WITNESS WHEREOF We VENDOR/PROMISOR and We ALLOTTEE/PURCHASER have hereunto joined our hands and seals over the DEED OF SALE before mentioned and the same is dated as per the last day & contents and the contents thereof as first to be set forth and freely signed the same, without any coercion, undue influence, threat, intimidation, misrepresentation and fraud of any kind, at NAPUR in presence of the attending witnesses signing as such on the day the above written Deed of SALE, DUES, MANSUKH NAGAR, 21 (SECTION) PLOT NO. 21.

Handwritten note: 21/2/14 - 21/2/14 - 21/2/14 - 21/2/14

Sl. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
21			 MR. ANSHU SHARMAL CHHAL PROPRIETOR OF M/S. SHARMA CONSTRUCTION VEDDOYANWATER
22			 MADHU SHRIVASTAVA ALLOTTEE/PURCHASER
WITNESSES:			
1			 WITNESS NO. 1
2			 (P. S. G. P. S.) WITNESS NO. 2



Vertical line or mark

988-10
988/42
98/42



Small rectangular stamp or label with illegible text.



Form No. 07

Nagpur Metropolitan Region Development Authority

Rev. No. 01/2018

Letter No. A.24(2)MNRD/2018/411

Date: 21/07/2018

To

- All work documents cleared.
 No. 100, Land Use Agreement.
 New Road Construction, Ward No. 10
 Somnath Nagar-440011

Subject: Work of Plot & road survey from 3.00% house allowance, Tab. Nagar 100, this Nagar

Reference: 1) Development Agreement dated 26.11.2012
 2) The application dated 20.02.2018

With reference to above, following is (Joint) Fee to be allowed as per Model Bye-laws and also the amount to be paid as per clause 10(a) of Joint Memorandum Understanding, dated 26.11.2012.

As per attached (7) in annex.

No. of	Plot no.	Description of Plot	Area of Plot in sq. mts.	Plot Area in sq. mts.	Total Area in sq. mts.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

(Signature)
 Joint Project Officer
 Nagpur Metropolitan Region Development Authority

21/07/2018
 10/10/18



Sl. No.	Name of the Candidate	Grade	Remarks
1	Mr. Shankar Khisela	1st	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			

For
 Mr. Shankar Khisela (1982-83) (1st)


 Shankar Khisela
 Senior Member, State Commission for
 Higher Education

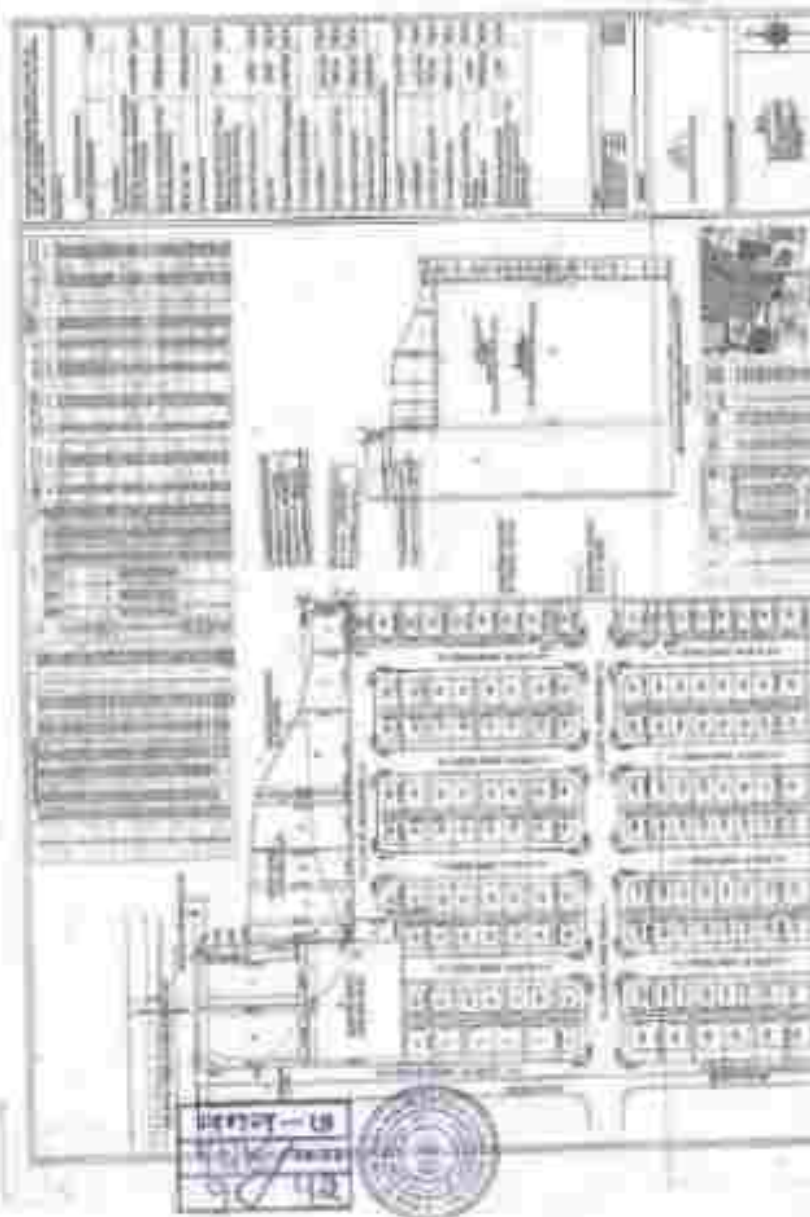
Annexure - I

1. The fee for this certificate is subject to payment of admission & progress charges and other charges by the candidate as per agreement entered with the State Commission for Higher Education, Government of Karnataka, New Road, Bangalore, Karnataka.
2. The certificate will not be issued unless verified by the candidate's institution. The State Commission for Higher Education will not be responsible for the validity of the certificate if any change in the details of the subject is made in the certificate.

Page No. - 22
 Mr. Shankar Khisela (1982-83) (1st)


 Shankar Khisela
 Senior Member, State Commission for
 Higher Education





DRAFT - US
 1/2" = 1'-0"
 1/2" = 1'-0"
 1/2" = 1'-0"





Nagpur Metropolitan Region Development Authority

NO. F.2000/2007/2007/2007

Nagpur, Dt. 24/02/2012

To ✓
Shri. Anil Shankar Chhapal,
R/o. NERS, Laxmi Vihar Apartment,
Near Hotel Centre Point, Waruda Road,
Indanwadi, Nagpur-440015.

Subject: Issuance of Horizontal Layout Plan Subordinate to Joint layout
Plan No. 305/N. of MNRD, near Shandarpur, Tal. Nagpur (Dist) (Nagpur
under section 47 of MCTD Act 1986).

Reference: Your application dated 09/02/2012

Kindly find enclosed herewith a copy of Development agreement entered
between MNRDA and you along with copy of final approved Layout Plan of above
mentioned joint approval by Municipal Commissioner, Nagpur Metropolitan Region
Development Authority, Nagpur under section 47 of MCTD Act 1986. For Residential
use you are informed to get the drawings, design & specifications of Development
Works i.e. Cement Concrete Road, CC Foot Path, RCC/SPCC pipe sewer main with
DWC covers, PVC pipe with them with EPSC Ducts and relevant venting system,
CI (DISH)PVC manholes, Sewage Treatment Plant (STP), Grey water recycling &
rain fall along with relevant drainage line etc. Compound Wall to retain space.
Development of access pathways in open space. Tree plantation in open space
installation of play gym equipment & provision of water fountains or open space to be done
of finished figure to similar pattern as approved by MNRDA, RCC construction wall and
soil water management system as per Clause No. 13.7 of LDCPS & Grey Water
recycling plan attachment. @ per clause no. 13.4 of LDCPS etc., approved from
MNRDA through Executive Engineer-2, Nagpur Metropolitan Region Development
Authority, Nagpur.

Encl - 14 sheets


Executive Engineer
Nagpur Metropolitan Region Development Authority

Copy submitted to:
The Chief Executive Officer, Nagpur for information.

Copy to:

1. The Chief Accounts & Finance Officer, MNRDA, with Original Agreement
and F.B.R. No. Serial No. 414412/Customer ID 8899821, Account No.
184712788012174, Janak 04882012, Near Hotel Centre Point
Branch, Waruda Road, Nagpur under agreement No. 305/N. of
MNRDA.
2. Executive Engineer-2, Nagpur Metropolitan Region Development Authority.
3. Assistant Engineer (Roads), Nagpur Metropolitan Region Development
Authority.


Executive Engineer
Nagpur Metropolitan Region Development Authority

70%	70%
30%	30%



नगर-७	
५४५	२०२३
२५५	५२९



VIVEK K KOLTE
ADVOCATE & NOTARY

Address: 55 Ahey Road,
Pattadakpur Nagpur-22

To
SHARADA
SHINDA

LEGAL TITLE REPORT

**FOR TITLE CLARIFICATION REGARDING WITH RESPECT TO SHARADA SHINDA
SITUATED AT BHANUPUR TALUK DISTRICT NAGPUR**

I have investigated the title of the said plot on the request of Shri Anand Shrawanji Chitambar and following documents (A-1)

1. DESCRIPTION OF THE PROPERTY

All the parts and parcel of Agricultural land bearing Dh. No. 2050, Admeasuring 3.00 Hectares, Tona St. 1343 Bhagwanpur Ho. 1, P. O. No. 44, Village- Bhamburda (Mulla), Taluk Nagpur Dist District Nagpur Maharashtra and collectively identified as follows:

TOWARDS EAST	Extending land of Dh. No. 10
TOWARDS WEST	Extends to 30/50
TOWARDS NORTH	Extends to 30/50 & remaining land
TOWARDS SOUTH	part and to Dilly Street

2. THE INCIDENTS OF ASSIGNMENT OF PLOT LAND

Sr. No.	Date of Document	Name of Document	Whether assigned/ Cancelled
1	24.01.2018	Sale Deed	Original
2	28.11.2018	Buy Deed	Original
3		Lease Deed	Original
4		1/4 share	Original

1) It is exact as property mentioned by Taxation shows for possession of the owner.

2) Search register for 12 years from 2008 till 2020.

3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri. Anand Shrawanji Chitambar is clear, marketable and without any encumbrances (if any encumbrances please mention in separate sheet).

Witness of the said
(1) Shri Anand Shrawanji Chitambar Sanyal on 20/11/20

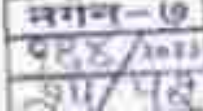
3/1. The report reflecting the title of the title of the Shri. Anand Shrawanji Chitambar on the said land is enclosed herewith as annexure.

Notary Advocate,

Vivek K KOLTE
VIVEK K KOLTE
ADVOCATE

Date: 17.12.2020

Page:



PLAN OF THE TITLE OF THE LAND

It is observed that All the Name and Parties of Agricultural land bearing Chawar Barmy (Ch. No. 94 and 95) (Ch. Ekan No. 10) of MUKESH - JYOTIRAM, P.S. 42 having an area of 13.34 Bighas and 100 - Mithakdars including all kinds of Trees, Shrubs, Fossils, Right of Way, Water Courses, Path Way and all other necessary rights appurtenant and belonging thereto situated at Village - Jankharia, with the name of the Chawarabarmy - Situated in Taluk Nagardhara, and District - RAJGARH, Gujarat occupied in the Name of the said deceased Prasad Chandra, Jankharia.

It is observed that the aforesaid Prasad Chandra in the aforesaid property in the Name of Prasad Chandra in the year 1916-17.

It is observed that subsequently upon the death of the said late Prasad Chandra Jankharia, the said late Prasad Chandra in the aforesaid property in legal heirs of late Prasad Chandra Jankharia namely that Prasad Chandra Jankharia and the said Prasad Chandra Jankharia, the said late Prasad Chandra Jankharia and the said Prasad Chandra Jankharia and the said Prasad Chandra Jankharia were in the joint and several possession of the aforesaid with property since 1916-17.

It is observed that in the year of 1920-21, the said late Prasad Chandra Jankharia by granting the Ownership upon the said late Prasad Chandra Jankharia and the said Prasad Chandra Jankharia to the Prasad Chandra Jankharia (S-11-1921) passed in Revenue Case No. 47105-106-70-21.

It is observed that in order to transfer the said land into a beneficial interest, the aforesaid Prasad Chandra Jankharia and the said Prasad Chandra Jankharia entered an Agreement of Development with the said Prasad Chandra Jankharia and Development in 1921-22 upon several terms and conditions contained therein. By the same Agreement the said Prasad Chandra Jankharia and the said Prasad Chandra Jankharia have further specifically agreed to execute a Sale Deed relating to the said property in terms of the said Prasad Chandra Jankharia and Development at the amount specified in 20-2.

It is observed that the said Prasad Chandra Jankharia and Development have entered an Agreement of Development of the said property and have been jointly decided to sell the same.

It is observed that the said Prasad Chandra Jankharia and the said Prasad Chandra Jankharia have jointly transferred the aforesaid with property bearing All that Name and Parties of Agricultural land bearing Ch. No. 94 and 95 (Ch. Ekan No. 10) of MUKESH - JYOTIRAM, P.S. 42 having an area of 13.34 Bighas and 100 Mithakdars including all kinds of Trees, Shrubs, Fossils, Right of Way, Water Courses, Path Way and all other necessary rights appurtenant and belonging thereto, situated at Village - Jankharia, with the name of the Chawarabarmy - Situated in Taluk Nagardhara, and District - RAJGARH by way of Sale in Jagadhar-Prasad Prasad Chandra, for a Sale Deed No. 47105-106-70-21, which is in the Name of the Office of the said Prasad Chandra Jankharia, No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



Now, The said Sale Deed is signed by M.S. Shreehari Reddy and Developers in the capacity of Co-developer

It is observed that the aforesaid Jagadamba Reddy Jyotsna Lakshmi Srinivas Reddy purchased the said property comprising All RIGHT there and parcel of Agricultural land having an area of 3.28 Hectare (3.28 Hectare) being a portion of certain land bearing No. 30/1/8 (214 No. 94) of MCHSD - CHANNAYANA, P.S.R. at having an area of 14.84 Hectare, Serial No. 34/32 Yearly, held in Shareholder Class Rights, including all kinds of Trees, Shrubs, Fossils, Right of Way, Water Course, Path, Way and all other conventional rights appurtenant and belonging thereto situated at Village - Channayana, within the limits of the Gramapanchayat - Channayana Taluk - Rayachoti (North) and District - RAJGIRI by way of Sale to Shri. Prakash Shrinivas Reddy, by a Sale Deed dated 24-02-2008, which is duly registered at the Office of the Sub-Registrar, Rayachoti in Book No. 1 of Sr. No. 1119 on serial date. The said land having an area of 3.28 Hectare was accounted in Sheet No. 10/12 of these - Rayachoti

It is observed that the aforesaid Agricultural land comprising Sr.No. 11/3/3/10a is accounted from Shareholder Class-2 to Rayachoti Class Rights framed by Sub-Registered Officer, Rayachoti vide Order passed in Case No. 185/2013/12/11/2013.

It is observed that the said Shri. Prakash Shrinivas Reddy gave to said the aforesaid property to Shri. Anil Shrinivas Chitambar vide registered sale deed dated 01/02/2011 which came to be registered at serial no. 12011/2011 in the office of Sub-Registrar, Ch. T. Rayachoti

It is observed that the said Shri. Anil Shrinivas Chitambar preferred a suit on the said land for carrying various plots of different sizes.

It further seen that the above described property absolutely owned and possessed by Shri. Anil Shrinivas Chitambar and from the outset holder of security having no encumbrance over the said property subject to his conventional affidavits given by Shri. Anil Shrinivas Chitambar.

So, the

1) I/12 with my P.R. Deed as an form of application for registration in the name of Anil Shrinivas Chitambar.

2) Mutual Story No. _____

3) Receipt copy for 12 years from 2000 to 2012 taken from Sub-Registrar Office no. 7, Ch. Rayachoti

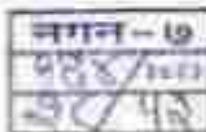
4) Any other relevant info. As per above mentioned title history

5) I have been no litigation filed over the property

Date: 17.12.2013



Handwritten signature
M. S. SHREEHARI REDDY
ADVOCATE



20773
Monday, January 24, 2022
2:21 PM

पत्रिका

Original/Original
श्रीवै. ५. ३३५
Page ३३५

संख्या: १३१ New 24/01/2022

बकाला
बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१

बकाला ५.०००.००
बकाला-अपडेट ५.०००.००
बकाला-अपडेट ५.०००.००

DELIVERED

बकाला ५.०००.००

बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१


११/११/२०२१

बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१

१) बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१
२) बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१
बकाला-अपडेट ११/११/२०२१



संगण-७
११/११/२०२१
११/११/२०२१







COLLAR
WTD Form Number 4



1. Name of the Firm/Individual		2. Address		3. Telephone No.		4. PAN No.	
5. Nature of Business		6. Date of Commencement		7. Name of the Auditor		8. Date of Audit	
9. Name of the Proprietor/Partner		10. Address of the Proprietor/Partner		11. Telephone No.		12. PAN No.	
13. Name of the Firm/Individual		14. Address		15. Telephone No.		16. PAN No.	
17. Name of the Proprietor/Partner		18. Address of the Proprietor/Partner		19. Telephone No.		20. PAN No.	
21. Name of the Firm/Individual		22. Address		23. Telephone No.		24. PAN No.	
25. Name of the Proprietor/Partner		26. Address of the Proprietor/Partner		27. Telephone No.		28. PAN No.	
29. Name of the Firm/Individual		30. Address		31. Telephone No.		32. PAN No.	
33. Name of the Proprietor/Partner		34. Address of the Proprietor/Partner		35. Telephone No.		36. PAN No.	
37. Name of the Firm/Individual		38. Address		39. Telephone No.		40. PAN No.	
41. Name of the Proprietor/Partner		42. Address of the Proprietor/Partner		43. Telephone No.		44. PAN No.	
45. Name of the Firm/Individual		46. Address		47. Telephone No.		48. PAN No.	
49. Name of the Proprietor/Partner		50. Address of the Proprietor/Partner		51. Telephone No.		52. PAN No.	
53. Name of the Firm/Individual		54. Address		55. Telephone No.		56. PAN No.	
57. Name of the Proprietor/Partner		58. Address of the Proprietor/Partner		59. Telephone No.		60. PAN No.	
61. Name of the Firm/Individual		62. Address		63. Telephone No.		64. PAN No.	
65. Name of the Proprietor/Partner		66. Address of the Proprietor/Partner		67. Telephone No.		68. PAN No.	
69. Name of the Firm/Individual		70. Address		71. Telephone No.		72. PAN No.	
73. Name of the Proprietor/Partner		74. Address of the Proprietor/Partner		75. Telephone No.		76. PAN No.	
77. Name of the Firm/Individual		78. Address		79. Telephone No.		80. PAN No.	
81. Name of the Proprietor/Partner		82. Address of the Proprietor/Partner		83. Telephone No.		84. PAN No.	
85. Name of the Firm/Individual		86. Address		87. Telephone No.		88. PAN No.	
89. Name of the Proprietor/Partner		90. Address of the Proprietor/Partner		91. Telephone No.		92. PAN No.	
93. Name of the Firm/Individual		94. Address		95. Telephone No.		96. PAN No.	
97. Name of the Proprietor/Partner		98. Address of the Proprietor/Partner		99. Telephone No.		100. PAN No.	

* The information furnished in this form is for the purpose of assessment of tax and is not to be used for any other purpose.

नगन-४
5/3/2022
7/18



नगन-७
9/8/2021
30/42



2

1



नगन-४
६६३/२०२३
२/१४



नगन-७
१६४/२०२३
३९/५२



2



**POWER OF ATTORNEY
(FOR ADMISSION)**

This POWER OF ATTORNEY is made and executed on the 24th Day of JANUARY, 2023 BY:

SHRI. ANSH S/O. BHARWALAL CHAUHAN, aged about 55 Years, Occupation: Agricultural and Business, Proprietor M/S. MAHALAXMI CONSTRUCTORS PAN NO. AADPO202D & AADNR 15D NO. 2025 887 9177, Resident of Flat No. 202, Registan Apartment, Khaw Town, Elharaipeth, Nagpur-440015, Telang and Dindro NAGPUR, (Cst No. 8378870207).

नगन-४
६६३/२०२३
३/१२



नगन-७
१६४/२०२३
३६/५२





अभिहित है कि प्रत्येक निम्नलिखित व्यक्ति को अग्रिम में
उल्लिखित की गई सेवाएं प्रदान करने के लिए एक निश्चित अवधि के लिए
नियुक्त किया जाएगा।

1. श्री. राजेश कुमार शर्मा (Mr. Rajesh Kumar Sharma) को अग्रिम में
उल्लिखित की गई सेवाएं प्रदान करने के लिए एक निश्चित अवधि के लिए
नियुक्त किया जाएगा।

अभिहित है कि प्रत्येक निम्नलिखित व्यक्ति को अग्रिम में
उल्लिखित की गई सेवाएं प्रदान करने के लिए एक निश्चित अवधि के लिए
नियुक्त किया जाएगा।



निम्नलिखित व्यक्तियों को नियुक्त किया जाएगा

1. श्री. राजेश कुमार शर्मा (Mr. Rajesh Kumar Sharma) को अग्रिम में
उल्लिखित की गई सेवाएं प्रदान करने के लिए एक निश्चित अवधि के लिए
नियुक्त किया जाएगा।

नगन-४
२५/७/२०२३
१/१



नगन-६
२५/७/२०२३
१/१



To present the above said documents submitted by us before the Competent registering Authority and to hand the contents of the said Documents to the value of the purchase only.

AND We, the undersigned, hereby declare that the above said documents were submitted by us only and that the contents of the said Documents are true and correct and that we have not made any alteration in the same. The undersigned hereby declare that the contents of the said Documents are true and correct.

IN WITNESS WHEREOF, we the above said Declarant have signed and executed this Deed at Place of Attock at midnight on the Day, Date and Year first above stated.

Witnessed by - Asad Z. Jinnah

Sl. No.	FINGER PRINT LEFT HAND	FINGERPRINT AND PHOTOGRAPH	SIGNATURE & FULL NAME
01			<p>FOR SA. BISHWAKAR BHAROSA</p>  <p>ASAD Z. JINNAH Former [Signature]</p>
02			 <p>ASAD Z. JINNAH</p>
03			 <p>ASAD Z. JINNAH</p>
04			 <p>ASAD Z. JINNAH</p>

नगर-४
१४४/२०११
३४/५६



नगर-४
१४४/२०११
१/११



		 (Signature) (Signature)
		(Signature) (Signature) (Signature)
		 (Signature) (Signature)

(Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)

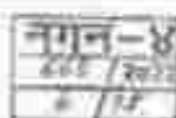
(Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)

नगन-४
 ६६७/२०२१
 ६/११



नगन-७
 ५६४/२०२१
 ३५५४४



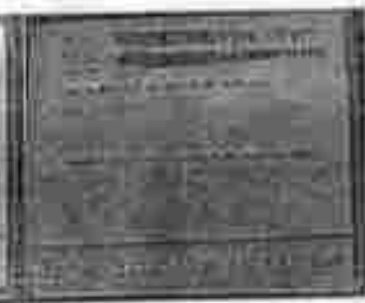


नगन-४	
६६३	२०२२
८	११



नगन-७	
५६४	२०२३
३७	५६





संविधानसभा के अध्यक्ष
संविधानसभा के अध्यक्ष
संविधानसभा के अध्यक्ष

नमस्ते - ४
२०१/२०२०
९/११



नमस्ते - १०
५०४/२०२०
३२/५३



18/01/2022
दिनांक 24 जनवरी 2022 को 10:30 बजे

आयुक्त, दिल्ली

पत्र सं. 32/22
दिनांक 24/01/2022

प्रति, श्री. ए. ए. ए. ए. ए. ए.

आयुक्त, दिल्ली

दिनांक 24/01/2022

आयुक्त, दिल्ली

श्री. ए. ए. ए. ए. ए. ए. ए. ए. ए. ए. ए.

आयुक्त, दिल्ली

आयुक्त, दिल्ली

आयुक्त, दिल्ली

दिनांक 24/01/2022

आयुक्त, दिल्ली

आयुक्त, दिल्ली

दिनांक 24/01/2022

आयुक्त, दिल्ली

दिनांक 24/01/2022

आयुक्त, दिल्ली

आयुक्त, दिल्ली

दिनांक 24/01/2022

आयुक्त, दिल्ली

आयुक्त, दिल्ली

आयुक्त, दिल्ली

आयुक्त, दिल्ली

आयुक्त, दिल्ली

आयुक्त, दिल्ली



संज्ञक - 6
958/2022
89/42





प्रमाणपत्र (प्रमाणित)

प्राप्तकर्ता : प्रमाणित

प्रमाणित, दिनांक २०२३

प्राप्तकर्ता :
 पता :
 पेशे :
 उपाधि :
 पेशे :
 पेशे :
 पेशे :

प्रमाणित प्रमाणित प्रमाणित

प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता
प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता	प्राप्तकर्ता

प्राप्तकर्ता : प्राप्तकर्ता : प्राप्तकर्ता

प्राप्तकर्ता : प्राप्तकर्ता

प्राप्तकर्ता : प्राप्तकर्ता : प्राप्तकर्ता

प्राप्तकर्ता : प्राप्तकर्ता : प्राप्तकर्ता

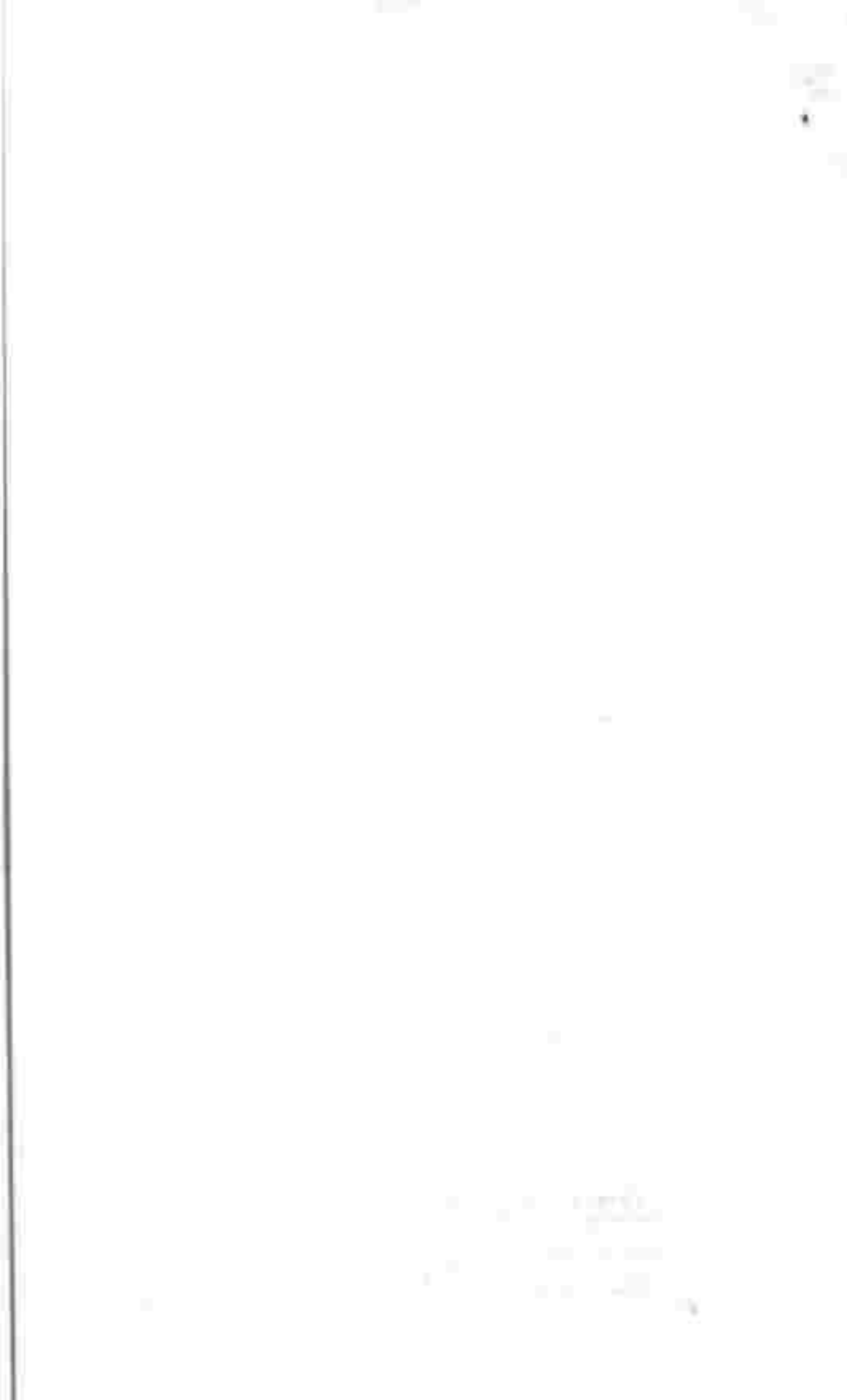
प्राप्तकर्ता : प्राप्तकर्ता : प्राप्तकर्ता

प्राप्तकर्ता : प्राप्तकर्ता : प्राप्तकर्ता

प्राप्तकर्ता : प्राप्तकर्ता

नाम - ७
 १६४/२०२३
 ४५/५३





भारतीय विमान सेवा
INDIAN AIRLINES

भारतीय सरकार
GOVT OF INDIA

आर्य समाज
ARYA SAMAJ

2035 9697 9517




भारत सरकार
GOVERNMENT OF INDIA

राज्य परिवहन विभाग
Rajya Parivahan Vibhag

आर्य समाज / DOB: 25/01/1988
पुरुष / MALE

2035 9697 9517




भारतीय विमान सेवा
INDIAN AIRLINES


भारतीय सरकार
GOVERNMENT OF INDIA

राज्य परिवहन विभाग
Rajya Parivahan Vibhag

आर्य समाज / DOB: 25/01/1988
पुरुष / MALE

2035 9697 9517

Address:
Flat No. 303, Mangam
Apartment, Dohad wadode
Laxm, Khari Town,
Dharampur, RAIPUR,
Nagpur, Maharashtra, 440010



नगर-७
१६४/२०२३
४०/५६




 400 210 0107
 400 210 0107


 400 210 0107
 400 210 0107

नाई लखन, नाई अकल

प्रमाणित विद्यालय
 प्रमाणित विद्यालय
 प्रमाणित विद्यालय
 प्रमाणित विद्यालय



 400 210 0107
 400 210 0107


 400 210 0107
 400 210 0107

नाई लखन, नाई अकल

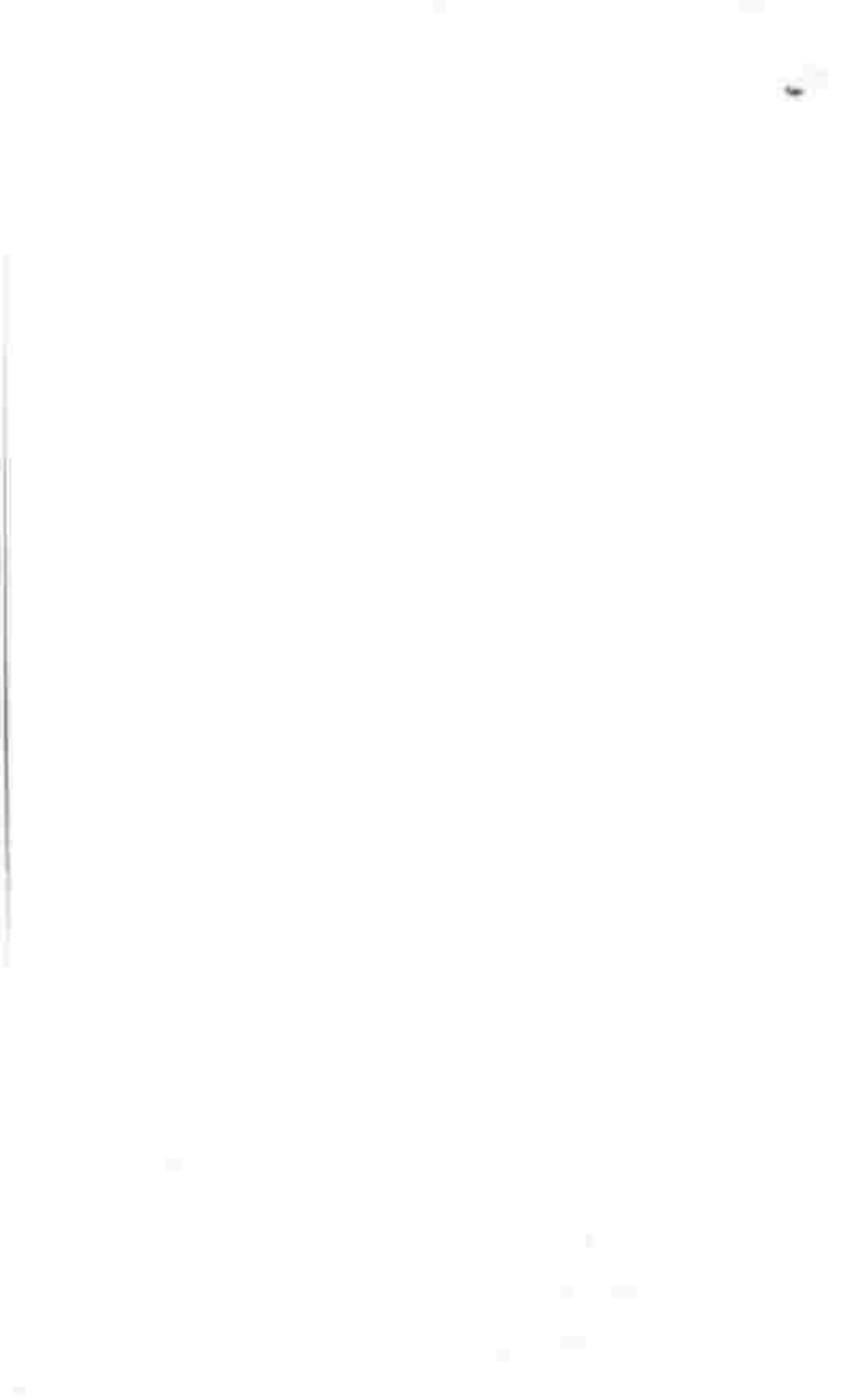

 400 210 0107
 400 210 0107


 400 210 0107
 400 210 0107

नाई लखन, नाई अकल

नमून - ७
 ५४४/५३
 ४६/५३







D H C
Department of Revenue
Government of Karnataka

Receipt of Document Handling Charges

File No. 001202307973

Receipt Date: 05/01/2023

Received from WAN. Mobile number 7281021029, an amount of Rs. 1040, towards Document Handling Charges for the Document to be registered as Document No. 154 dated 05/01/2023 at the Sub Registrar office Janki S.R. Nagar 7 of the District Nageri.



Payment Details

Bank Name: SBI

Payment Date: 05/01/2023

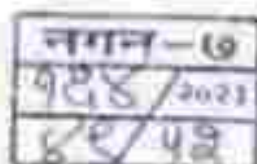
Bank CN: 10054152023010507437

REF No.: 300500005818

Defect No: 0012023079730

Collection Date: 05/01/2023

This is computer generated receipt hence no signature is required.



नगन-७
१९४/२०२१
५०/५२



]

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

1) For Payment : For Payment (amount shown) will subject for issuing bill of actual bill

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000

00000000000000000000



Vertical line on the left edge of the page.

Two small square marks.

Two vertical rectangular marks.

A small dot mark.



Application for...

REGISTRATION NO. 91193

Application for...

1. Name of the...
2. Address of the...
3. Details of the...

Signature of the...



Declaration of the...

REGISTRATION NO. 91193

Application for...

No.	Type of Party & Name	Cap & Type of Certificate with UIN	Shareholding pattern (UIN Name, UIN No., Share)	Photo
1	Individual	
2	Individual	

Declaration of the...

REGISTRATION NO. 91193

No.	Particular	Type	Certificate No.	UIN No.	UIN Name	UIN No.	UIN Name	UIN No.
1
2
3

Declaration of the...

REGISTRATION NO. 91193



- 1. I am not a member of the organization.
- 2. I am not a member of the organization.

For more information, please contact us at [email address]

Page 1 of 1

Page 1 of 1

