

276/1723
Monday, March 02, 2020
11:21 AM

पावती

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वीची नं. 39M
Page 39M

पावती नं. 2045 दिनांक: 02/03/2020

पावतीचा नाव: संभाकर
व्यवहाराचा क्रमांक: 2017-1723-2020
व्यवहाराचा प्रकार: निधीपत्र
सादर पावताचा नाव: वीजवरील विनाशकारणाचे

वीजवी वी
इतर हारावकी वी
पुढाची संख्या: 34

₹. 27500.00
₹. 680.00

एकूण:

₹. 28180.00

सापत्ताक घुल कर, संभाकर वि.पु.सी-1, संभाकर
11:41 AM वा वेळी मिळित.

सापत्ताक घुल: ₹. 1215180/-
वीजकर: ₹. 2749329/-
व्यवहारी घुल: ₹. 165000/-


सा.पु.स. वि.पु.सी. संभाकर
नागपूर जिल्हा, जं. 0

- 1) व्यवहाराचा प्रकार: e-Challan घुल: ₹. 27500/-
वीसी/आवहाराचे वी वी नं. क्रमांक: MH012760248201920E दिनांक: 02/03/2020
व्यवहारी नाव व पत्ता:
- 2) व्यवहाराचा प्रकार: DHC घुल: ₹. 680/-
वीसी/आवहाराचे वी वी नं. क्रमांक: 2802202000017 दिनांक: 02/03/2020
व्यवहारी नाव व पत्ता:



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Received
02/03/2020


CYLLAN
MTR Form Number-8



MTR Form Number: 8		BARCODE: 1 1011 00001 0000000000000000		Date: 02/03/2020 08:41:58	Page ID: 25.1
Applicant: Inspector General Of Registration Name: Duty Type of Payment: Registration Fee			Paper Details		
Office Name: ROPT, JI MADIPUR HO FALGUNI, GUWAHATI Location: NALPURI Year: 2018-2020 One Time			FACE (IF ANY) Pdt No. (if applicable) Pdt Name: Goshwami D Narayana Flat/Block No.: Pdt No. 22 Premises/Building: 12/30/50/56 Road/Street: Dhanrajpur Area/Locality: Tandi/City/District Pin:	Remarks (if Any) Secondary/Alternative Prothon Properties:	
Account Head Details		Amount in Rs.	Amount in Words:	One Lakh Ninety Two Thousand Five Hundred Rupees Only	
00000401 Stamp Duty		105000.00	Total	1,32,300.00	
002003301 Registration Fee		27300.00			
Payment Details: STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank C/D:	Ref. No.: 0040572020030024778	CR/MO/CH/11
Cheque/DD No.			Bank Date: 02/03/2020	RBI Date: 02/03/2020	Not Verified with HIM
Name of Bank:			State-Branch: STATE BANK OF INDIA		
No. of Branch:			State No., Code: Not Verified with HIM		

Department ID: 0000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 (স) নগর ভেরা চুল্লি নিৰ্দেশ কৰাৰ বাবে কেৱল উপৰোক্ত অফীচতহে ব্যৱহাৰ কৰিবলৈ অনুমতি আছে। বাকীৰ অফীচতহে ব্যৱহাৰ কৰিবলৈ অনুমতি নাই।

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Before the Sub Registrar, Nagpur (Gramin/Rural)

SALE DEED.

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3/23/2020
3 BS



Valued at Rs. 27,49,329/-

Market Value Rs. 12,15,180/-

Stamp Duty of Rs. 1,65,000/- is paid.

Registration fees Rs. 27,500/- is paid.

(Govt. Rate Rs. 7850/- per Sq. Mtrs. Vibhag - 9/9.4)

Mouza - Shankarpur, (P.H. No. 42) Survey No.113/1(KH)
(METROCITY II)

Plot No. 23, admeasuring 154.80 Sq. Mtr. (1666.26 Sq.ft.)

THIS Deed of Sale is executed on 02nd day of March 2020.

BETWEEN

Mrs. Vaishnavi Deepak Barapatre,

Aged 43 about years, Occ :

(PAN No. BCNPS - 4746 - E)

Mr. Deepak Pundlikrao Barapatre,

Aged 50 about years, Occ :

(PAN No. AHJPH - 5616 - P)

Both Add.- Plot No. 108 Flat No 202,

Sindhu Apts Manewade Ring Road,

Near HP Petrol Pump Boss,

Maiginagar, Nagpur - 440034

(Mob.- 9863127306.)

(Hereinafter called the Purchaser)

Which term and expression, shall unless repugnant to the context or meaning thereof shall mean and include the said Purchaser as well as his/her legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 1.

M/s. Pratham Properties, (PAN NO. AAKEP-1575-H) a Partnership firm having its office at NKY Tower, Ajni Square, Wardha Road, Nagpur through its authorized Partners.

1. **Shri. Prashant Manoharrao Bongirwar,**

Aged about 30 years, Occ. Business,
R/o U.A. Khair Town, Dharampeth,
Nagpur-440010 (Mob. 9225818122)

2. **Shri. Sachin Vasantao Poshettiwar,**

Aged about 31 years, Occ. Business,
R. Office No. 4/01, Prabhita Apts,
School, Dharampeth.

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(Hereinafter called the Vendors)

which term and expression, shall unless repugnant to the context or meaning thereof shall mean and include the said Partnership firm as its partners as well as their legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 2

Whereas Party No. 2 is the absolute owner of the **Plot No.23**, out of Survey. No. 113/1(KH) Total admeasuring 1.50 H.R. Mouza Shankarpur, Tah. Nagpur (Gramin), District-Nagpur. That the Party No.2 hereinafter have decided to sell, transfer and convey the said property to the prospective purchaser i.e. Party No.1.

And Whereas, the said Survey. No. 113/1(KH), Total admeasuring 1.50 H.R. Mouza Shankarpur, was purchased by vendor from (i) Shri. Vinod Ramashray Tripathi (ii) Shri. Pramod Ramashray Tripathi (iii) Shri. Ramashray Rambhawan Tripathi (iv) Miss. Aru Ramashray Tripathi (v) Shri. Sumedh Vasantao Gajbhiye (vi) Shri. Manjeet Arun Kashetiwar (vii) Shri. Manish Arun Kashetiwar (viii) Shri. Ravi Vilasrao Mungilwar (ix) Shri. Ashish Vasantao Komwar and (x) Shri. Raghvendra Rameshchandra Chopurwar way of sale deed which is duly registered in the office of Jt. Sub Registrar Nagpur-7 (Gramin) at Sr. No. 2330-2018 on 04.04.2018. That, the name of the said vendors is recorded in the 7/12 extract.

And Whereas, the said **M/s Pratham Properties** has obtained Non-Agriculture order in Rev. case No. 328/NAP-34/2018-19 in respect of survey no. 113/1(KH) admeasuring area 1.50 H.R from the

NMRDA (Nagpur Metropolitan Region Development Authority) Nagpur under Section 44 of the Maharashtra Land Revenue Code, 1966 in respect of the said land.

That the Assistant Engineer, NMRDA Nagpur has issued final sanction layout map on 09.07.2018. That the NMRDA has issued F.L. letter in respect of said plot on 24/12/2019.

And whereas, the said Vendors have executed Power of Attorney in favour of **Shri. Sachin Dhyadeshwar Kabite** for presentation of document, which is duly registered in the office of **Sub Registrar Nagpur No. 4, at Sr.No.91/2019 on 06.06.2019.**

And whereas, the purchaser is desirous for purchasing the said property as she/he came to know about the intention of the vendors, he approached to vendors with an offer to purchase the said property.

And whereas, the Purchaser has inspected all the documents in respect of the title of the said property along with sanctioned layout plan and has satisfied himself that the title is absolutely clear, transferable and marketable.

1) And whereas, the purchaser is desirous to own the said property/Plot & approached to the Vendors and after detail negotiations worked out the cost of the above said property. That the Vendors is also ready and willing to transfer the said **Plot No. 23** by way of Sale and the purchaser having offered to purchase the same for the total consideration of **27,49,329/- (Rupees Twenty Seven Lakhs Forty Nine Thousand Three Hundred Twenty Nine only)** as per the prevailing market rate of the above property, the Vendors have accepted the proposal of purchaser and accordingly all the Parties hereto have agreed to execute and registered the present document in respect of the property mentioned in schedule by Vendors in favour of purchaser on the following agreed terms and conditions.

And whereas, parties hereto decided to reduce into writing the oral terms and conditions settled between the parties in form of Sale deed.

NOW THEREFORE, THIS DEED OF SALE WITNESSTH AS UNDER:

That, in pursuance of the terms and condition herein the Vendors do hereby sell, transfer and convey the property mentioned in schedule of property, in favour of the purchaser, upon receipt of total consideration of **27,49,329/- (Rupees Twenty Seven Lakhs**

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Fourty Nine Thousand Three Hundred Twenty Nine only,
the details of the said payment are as follows:-

1) **Rs. 51,000/-**

(Rs. Fifty One Thousand only) paid by the purchaser to the vendor by Ch. No. 163040 on dated 26/12/2018 Drawn on ICICI Bank.

2) **Rs. 1,00,000/-**

(Rs. One Lakh only) paid by the purchaser to the vendor by Ch. 163036 on dated 04/01/2019 Drawn On ICICI Bank.

3) **Rs. 5,36,328/-**

(Rs. Five Lakh Thirty Six Thousand Three Hundred Twenty Eight only) paid by the purchaser to the vendor by Ch. No. 163039 on dated 10/01/2019.

4) **Rs. 7,001/-**

(Rs. Seven Thousand One only) paid by the purchaser to the vendor by TRF on dated 28/02/2020.

5) **Rs. 20,55,000/-**

(Rs. Twenty Lakhs Fifty Five Thousand only) paid by the purchaser to the vendor by Ch. No.396347 on dated 28/02/2020 Drawn State Bank Of India.

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Rs. 27,49,329/-

(Rupees Twenty Seven Lakhs Forty Nine Thousand Three Hundred Twenty Nine only)

1) **That,** the purchaser has paid total consideration amount **Rs. 27,49,329/- (Rupees Twenty Seven Lakhs Forty Nine Thousand Three Hundred Twenty Nine only)** from time to time, in the office of Vendors and thus till today purchaser has paid the entire agreed consideration of **27,49,329/- (Rupees Twenty Seven Lakhs Forty Nine Thousand Three Hundred Twenty Nine only)** That the said account payee cheques are always subject to realization only. That it is agreed between the parties that the title of the said property shall pass only after the payment of entire consideration.

2) **That,** the receipt whereof the Vendors hereby acknowledge admits and confirms the same.

3) **That,** the Vendors assures unto the purchaser that the said property or any part thereof is neither a subject matter of any

acquisition or requisition nor they have received any notice to that effect till today.

4) **That,** the Vendors hereby assures to the purchaser that said property is not the subject matter of dispute or pending litigation.

5) **That,** the Vendors hereby assures unto the purchaser that they have full and absolute authority to sell, transfer and convey the said property in favour of purchaser.

6) **That,** the Vendors assures unto to purchaser that the title of the Vendors to the said property is clean, clear and marketable and the same is free from all encumbrances, attachment, charges and demand of whatsoever nature.

7) **That,** the Vendors have delivered the actual physical peaceful and vacant possession of the said property to the purchaser on this day of execution and registration of Sale Deed.

8) **That,** the purchaser having paid the consideration as aforesaid and the Vendor does hereby sell, transfer and convey the said property in favour of the purchaser to have and to hold the same absolutely and forever as true owner thereof without any obstruction, claim, hindrance from Vendor or any person claiming through or under them.

9) **That** the purchaser have become absolute owner of the said property, now purchasers shall get his name mutated in the records of rights, and the Vendors undertakes to extend necessary cooperation in that behalf.

10) **That,** the purchasers will abide himself with terms and conditions mentioned in the orders passed under u/Section 44(1) and 123 of the Maharashtra Land Revenue Code, 1966 and other Competent Authority, which are in force and take all necessary steps of its own for their effective execution.

11) **That,** all the development charges, taxes, cesses, works contract tax, and any other charges payable in respect of the said property have been paid by the Vendor till this date and all such charges and cesses as may become payable here after shall be paid by the purchaser.

12) **That,** it is specifically agreed and accepted between the above named Purchaser and the Vendor that Purchaser shall pay the Development Cost as made applicable/demanded by Nagpur Metropolitan Region Development Authority (NMRDA) or by any other

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always indemnify the Vendor from the same which is agreed & accepted by the Purchaser and hence the Vendor is executing this sale deed in favour of the Purchaser.

13) That it is agreed by the purchaser that the entire layout shall be named and styled as "**Metro City**".

14) That, the purchaser shall construct the house on the said plot as per the sanction from the competent authority only. That if any change made by the NMRDA in respect of the area of the said plots/construction the same will be binding on the purchaser.

15) That, the property sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission shall be discovered, subsequently the same such misstatement, error or omission will always be subject to correction by the parties hereto.

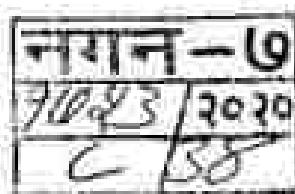
16) That, the vendor has registered the project under the provision of the act with the Real Estate Regulatory Authority (RERA) at Nagpur having a Registration no. P50500022391.

17) That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendor from the date of execution of sale deed to the next five years and after that the responsibility of maintenance of the said plot is of the purchaser/Society of the said layout. If the purchaser fails to pay such maintenance charges as determined by the vendors then the same amount will have to pay by the respective associates of that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutate the name of customers in Govt. records.

18) That, all the expenses towards stamp duty, registration charges, scanning and incidental expenses hereto are borne and paid by the purchaser.

SCHEDULE OF PROPERTY

All that piece and parcel of **Plot No.23**, admeasuring **154.80 Sq.Mtrs. (1666.26 Sq. Ft.)** out of **Survey No. 113/1(KB)** of Mouze **Shankarpur**, Total admeasuring **1.50 HR.**, P.H.No.42, Class-1, Tah. Nagpur (Gramin) District Nagpur. The said plot is bounded as under.



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Plot No. 23

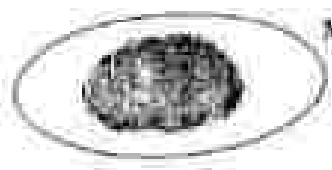
North : Plot No 23

South : Plot No 24

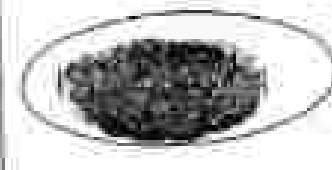
East : Mouza Gotad Panjari

West : 12.00 MTR Road

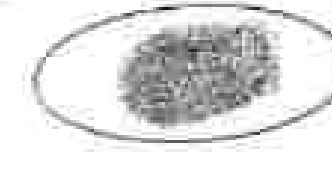
In witness whereof the parties to this deed of Sale have signed on the date, month and year mention hereinabove in the presence of witness. That as per the instructions/information and the documents provided by the parties hereto, Mr. Pankaj Ambule has drafted the present Sale Deed.



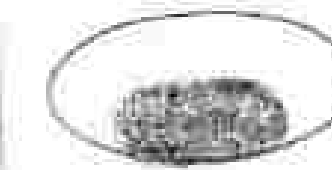
Vaishnavi
Mrs. Vaishnavi Deepak Barapatre.
(Purchaser/PARTY NO. 1)



Deepak
Mr. Deepak Pundlikrao Barapatre.
(Purchaser/PARTY NO. 1)



M/s. Pratham Properties, through its authorized partners



Pradharat
Shri. Pradharat Mahabharao Bangirwar.



Sachin
Shri. Sachin Vasantrao Puhattiwar.
(Vendors/ PARTY NO. 2)

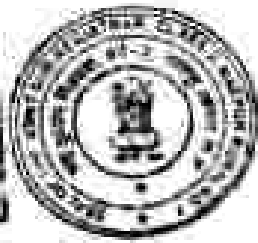
WITNESSES:

1) *[Signature]*

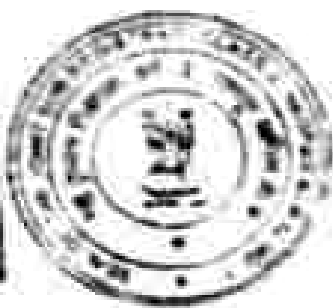
2) *[Signature]*
Vijaydev P. Bhanuwar



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जिल्हाधिकारी नागपूर यांचे कार्यालय, नागपूर

328
 ना.ना.क- /एनएपी-34/पोला-शंकरपूर/2018-19
 ना.क.पन्/जिल्हाधिकारी/कारि- 675 /2019
 जिल्हाधिकारी नागपूर यांचे कार्यालय, नागपूर
 दिनांक- 29 /08/2019



परिशिष्ट "घ"

महाराष्ट्र जमीन महसूल संहिता, 1966-च्या कलम-42-अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमीनीच्या भागवटद्वारास बांधकाम सनदेचा नमुना.

— ज्याजमी, जिल्हा - नागपूर, तालुका - नागपूर(ग्राम), पोला-शंकरपूर, प.अ.नं-42, च्या शेअर क्र. 113/1/अ, एकूण जमाती 1.50 हे.आर. पैकी 1.43 हे.आर. (14339.80 चौ.मि.) या जमीनीच्या भागवटद्वारास महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-अ च्या तरतुदीन्वये निवासी प्वासाच्या अडवणीक/प्रीथमिक अक्षयक प्रयोजनासाठी तसेच जमीनीचा विकास कारणास कार्यकारी अधिवंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचे अंतिम मंजूरी 306प्राल क्रमांक का.अभि.1/नामानविषय/2101, दि. 26/04/2019, अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. प्वासाबाधी नियोजन प्राधिकरणाने मंजूर केलेला मधारास या सनदेशास संलग्न आहे. मंजूर अधिन्यासाच्या शेअरचे विवरण खालील प्रमाणे आहे.


AREA STATEMENT			
1	Area of Land of Kh. No. 113/1/A (Maximum area of a.h.a. to be considered)	14339.80	SQ.M. (1.43398H)
	a)As Per Ownership Document (7/12,CTB Extract)	15000.00	SQ.M. (1.50H)
	b)As Per Measurement Sheet	14339.80	SQ.M.
	c)As Per Site	14339.80	SQ.M.
2	Deduction For		
	a)Proposed D/P/D.F. Road Widening Area	0.000	SQ.M.
	b) Any D.P. Reservation Area	0.00	SQ.M.
	c)Natural Water Course Area	0.00	SQ.M.
	Total (a+b+c)	0.000	SQ.M.
3	Gross Area Of Plots (1-2)	14339.80	SQ.M. 100%
4	Recreational Open Space		
	a)Required	1433.98	SQ.M.
	b)Proposed	1435.64	SQ.M. 10.01%
5	Amenity Space		
	a)Required	1433.98	SQ.M.
	b)Proposed	1497.44	SQ.M. 10.44%
6	Service Road & Highway Widening	0.000	SQ.M.
7	Internal Road Area	1825.41	SQ.M. 26.68%
8	Area Under Layout Plans	12514.39	SQ.M. 52.87%





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जिलाधिकार्यानीं वा टिकाणी भन्नागुट्टाचे साक्षरपण वाच्य करीत राखणो केलो आहे. इति न्याया यादी मोहोर साक्षरी आहे.

अर्जदाराचे सूत्रा 29/08/2019, गेली न्याया खासगी केली आहे

(पोस्टाधिकारी खासगी) 
ने. प्रथम प्रॉपर्टीज तर्फे श्री. प्रताप मनोहरराव बोरोकार,
सर्धीन बसताराव पोस्टाधिकार. 200

(सर्वोदाराची खासगी व प्रत्येक)





(सर्वोदाराची खासगी व प्रत्येक)




आधी जाहो, करतो श्री. अर्जने समर्थन स्वता. ने. प्रथम प्रॉपर्टीज तर्फे श्री. प्रताप मनोहरराव बोरोकार, सर्धीन बसताराव पोस्टाधिकार, पोली खासगी केली आहे. तो ज. म. व. खासगी, तीर्थ खासगी आहे इति न्याय व टिकाणी आसण्या समकाली खासगी केली आहे.

(मुक्त सलह जाल्या जिलाधिकारी नागपूर द्वारा अनमोदित)



सदर-
(अखिल मुखल)
जिलाधिकारी, नागपूर

- प्रतिसाणी :-
- 1) उपनिष्ठाणम अधिकारी, नागपूर(शा).
 - 2) कार्यकारी अधिपती-1, ना. म. प्र. वि. प्र., नागपूर यांना माहिती करिता नदोषित.
 - 3) सहाय्यक - नागपूर(शा), यांना माहिती तथा आवश्यक कार्यवाहीस रवाना.
 - 4) जलपादी - शेळारपूर, तालुका-नागपूर(शा), यांना माहिती व योग्य कार्यवाहीस रवाना.
 - 5) सहा जिला निबंधक (ग्रामीण), प्रशासकिय इमारत प्ल. 2, नागपूर, यांना माहिती करिता.
 - 6) अर्जदार ने. प्रथम प्रॉपर्टीज तर्फे श्री. प्रताप मनोहरराव बोरोकार व इतर, ना. नागपूर, जिला-नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्ती व अन्वयनखासगी करण्यारमळी तसेच अनुषंग करानी रकम रु. 12712/- घालण्याच्या खासगीत शासनन्याय कारण्यातानोत अदोषित.


जिलाधिकारी, नागपूर करतो

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90/25/2020
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१६	३५





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' (RERA NER 61R)

This registration is granted under section 5 of the Act in the following project under project registration number
P2000002291

Project: METROCITY-2, Plot Bearing / CTC & Survey / Final Plot No. RK. NO. 1131/RK/1 Shambhar, Nagpur
(Rural), Nagpur, 441108

1. M/s Pratham Properties, having its registered office / principal place of business at Tehsil: Nagpur (Urban), District: Nagpur, Pin: 440015
2. This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 3 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of subsection (2) of section 4 read with Rule 5.
 - OR
That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated reasonable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 19/09/2019 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vajendra Prasad Prabhakar
(Secretary, Maharashtra)
Date: 19/09/2019 11:24:09 AM

Date: 19/09/2019

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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१०२३/२०२३
१०/३४



**NAGPUR METROPOLITAN REGION DEVELOPMENT
AUTHORITY**

Division Office (South), Kells Square, Hattisar Nagar, Nagpur-440024
Ph. No. 0713-2744534

No. A.E-1 (South)/NMRDA/ 1044

Dated: 24/12/2019

To,
M/s Pratham Properties Through Its Partner
Shri Prashant Manoharrao Dongrewar,
Shri Sachin Vasuatrao Poshaliwar,
R/o 11A, Khare Town, Dharampeth, Nagpur

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Subject - Release of plots in Kt. No 1131/Kh, Mrtar, Dharampeth, Tab. (Ganadi), Dist. Nagpur

Reference - 1) Development Agreement No. EE/NMRDA/DPC/Agree/194 Dated 03/10/2019.
2) Year application dated 02/11/2019.

With reference to above following 31 (Thirty One) Non Plots are released as per detailed dimensions and areas from approved layout plan and as per orders of Hon. Metropolitan Commissioner NMRDA dated 17.12.2019.

Area Statement of Plots released.

Sr. No.	Plot Nos	Plot Size	Gross Area Of Plot (Sq mtr)	Deduction Of Tangent (Sq Mtr)	No Of Plots	Net Area in (Sq mtr)
			150.400		1.00	150.400
1	2	9.40x16.00	150.400		1.00	150.400
2	4	8.00x19.50	156.000		1.00	156.000
3	5	8.00x19.50	156.000		1.00	156.000
4	7	1/2(17.75+17.40)x8.00	140.600		1.00	140.600
5	8	1/2(17.40+17.05)x8.00	137.800		1.00	137.800
6	9	1/2(17.05+16.65)x7.00	117.950		1.00	117.950
7	10	1/2(16.65+16.35)x7.00	115.500		1.00	115.500
8	18	10.80x12.00	129.600		1.00	129.600
9	20	8.60x18.00	154.800		1.00	154.800
10	21	8.60x18.00	154.800		1.00	154.800
11	22	8.60x18.00	154.800		1.00	154.800
12	23	8.60x18.00	154.800		1.00	154.800
13	24	8.60x18.00	154.800		1.00	154.800
14	25	8.60x18.00	154.800		1.00	154.800
15	26	8.60x18.00	154.800		1.00	154.800
16	27	1/2(8.60+9.55)x18.00	163.350		1.00	163.350
17	28	1/2(9.65+10.10)x3.10+ 1/2(10.30+9.85)x12.90	160.880		1.00	160.880
18	29	7.40x16.00	118.400		1.00	118.400
19	30	7.40x16.00	118.400		1.00	118.400
20	31	7.40x16.00	118.400		1.00	118.400
21	32	9.20x16.00	147.200	7.72	1.00	139.480
22	33	9.20x16.00	147.200	7.72	1.00	139.480
23	34	7.40x16.00	118.400		1.00	118.400
24	35	7.40x16.00	118.400		1.00	118.400
25	40	7.10x17.50	124.250		1.00	124.250
26	41	7.10x17.50	124.250		1.00	124.250
27	42	12.50x17.50	218.750	7.72	1.00	211.030
		7.10x17.50	124.250	7.72	1.00	211.030

29	45	7.10x17.50	124.250	1.00	124.250
30	46	7.10x17.50	124.250	1.00	124.250
31	47	172(9.45+10.05)x17.50	170.620	1.00	170.620
Total			31.00	4472.320	

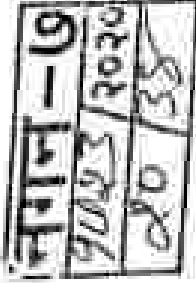
Total plot released :- 31 Plots

Assistant Engineer (North)
Nagpur Metropolitan Region
Development Authority

Special Conditions :-

- The plot area released is subject to payment of betterment & peripheral charges as and when demanded by NMRDA as per screenent executed with M/s Pratham Properties Through Its Partners, Shri Prathant Manoharao Bhangarewar, Shri Sachin Vamuntrao Fokhatwar.
 - The dimensions are duly measured & certified by Developer's Architect, NMRDA will not be responsible for availability of land or plot or any change in dimensions of plots subject to revision in per city survey record.
- Copy to:- 1) Executive Engineer-1, Development Permission Cell, NMRDA, Nagpur.

Assistant Engineer-1 (South)
Nagpur Metropolitan Region
Development Authority



2021/11/11



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२५/१२
 म. ४/२०१९
 म. ५/१९२
 म. १२०१-
 पा. नं. १००८, म. ५/१९२

3

म. ५/१९२
 म. १२०१-
 पा. नं. १००८, म. ५/१९२

POWER OF ATTORNEY.
(FOR ADMISSION)

म. ५/१९२
 म. १२०१-
 पा. नं. १००८, म. ५/१९२

This POWER OF ATTORNEY is made and executed on this ... 6th ... day of June, 2019 by and between:-

M/s Pratham Properties (Pan No. AAKPP-3575-H) a partnership firm having its office NKY Tower, Ajni Square, Wardha Road, Nagpur through its authorized partners.

1. Mr. Prashant Manoharrao Bongirwar, Aged about 48 years, Occ: Business, R/o Plot No. 11-A, Khare Town, Dharampeth, Nagpur- 440010.
2. Mr. Sachin Vasantrao Poshattiwar, Aged about 50 years, Occ : Business, R/o Flat No. Q/01, Prabhita Apts, Near Parajape School, Dharampeth, Nagpur- 440010.

Whereas we the aforesaid executants are the owners of various immovable properties, having its office at NKY Tower, Ajni Square, Wardha Road, Nagpur similarly we hold General Power of Attorney from various land Owners; AND

Whereas, in the aforesaid capacity we are required to execute various deeds and documents viz. Agreement to Sell, Sale Deeds, Deed of declaration, Deed of Cancellation, Correction Deeds, Transfer Deed, any other deeds etc. in respect of our properties and to get the same registered in accordance with the law in force; AND

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 ०३/३४



Whereas, due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before competent registration officer/Authorities and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf. And whereas **Mr. Sachin Dhyneshwar Kulkite**, Aged 33 Years, Occ Service, R/o Plot No 85, parvati nagar, Near Banode Mart, Rameshwari Road Nagpur-440015 is ready and willing on our behalf as our lawful attorney for the above said purpose.

NOW THEREFORE, THIS DEED WITNESSTH AS UNDER:

We, the executants named hereinabove do hereby nominate, constitute and appoint **Mr. Sachin Dhyneshwar Kulkite**, Aged 33 Years, Occ Service, R/o Plot No 85, parvati nagar, Near Banode Mart, Rameshwari Road Nagpur-440015 as our Constituted Attorney to do and perform the following acts and things that we say :

To present the deeds and documents executed by us before the Competent registering Authority and to admit the contents of the said Documents to the extent of our execution only.

AND we, the Executants named hereinabove further state that the acts and things done by our said Constituted attorney in admission of the said documents shall be binding on us as if we

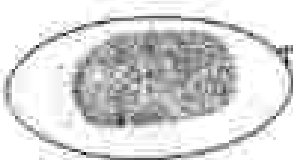
नगन-७
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२४/३३



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have done the same. We undertake to ratify the acts and things done or Deeds or Documents admitted by them.

IN WITNESS WHEREOF, We the aforesaid Executants have signed and executed this Deed of Power of Attorney at NAGPUR on the day and year first above written. *Drafted By Anuraj Arde*



M/S Pratham Properties Through its authorized partners

Prashant

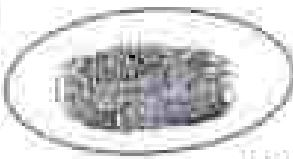
Mr. Prashant Manohar Dongirwar.



Sachin

Mr. Sachin Vasant Prabhakar.

(EXECUTANTS)

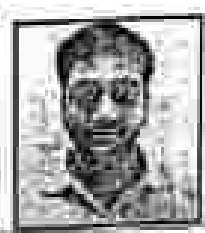


Sachin

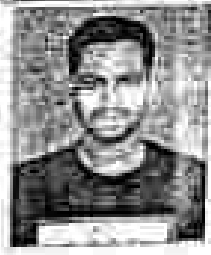
Mr. Sachin Dineshwar Kulkarni.
(CONSTITUTED ATTORNEY)

Witnesses:

1. (Anuraj K. Arde)
Anuraj



2. (Pril. K. Dhanan)
Pril



नगन-७
7/11/2024
24/35



प्राथम्य विभाग
PRATHAM DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATHAM ACCOUNT NUMBER
AA99847P



प्राथम्य नामांकित
GONDHWAR

प्राथम्य प्रमाणिक
MANOHAR DAS GONDHWAR
GONDHWAR

प्राथम्य प्रमाणिक
08.08.2020

पंकाज अंबुले
KANKAJ AMBULE
संजय दाराजी अंबुले
SUNIL DARAJI AMBULE

एयुआरबी
AYURABHAI

एयुआरबी
AYURABHAI



आयुक्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



प्राथम्य प्रमाणिक
Pratham Account Number Card
BDUPX437P



भारत सरकार
GOVERNMENT OF INDIA



सामान्य मापमाप अधिकार



PRATHAM ACCOUNT NUMBER
AA99847P

प्राथम्य नामांकित
SACHIN CHANDRAKANT PESHKAR

प्राथम्य प्रमाणिक
SACHIN CHANDRAKANT PESHKAR



भारत सरकार
GOVERNMENT OF INDIA



2563 1565 3207

सामान्य मापमाप अधिकार

आयुक्त विभाग
INCOME TAX DEPARTMENT
PRATHAM PROPERTIES



भारत सरकार
GOVT. OF INDIA



प्राथम्य प्रमाणिक
Pratham Account Number Card

4128 7441 3019

सामान्य मापमाप अधिकार

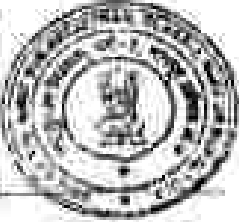
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Pratham Account Number Card

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घोषणापत्र

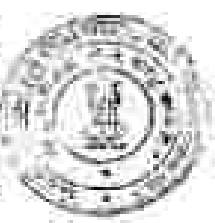
मी साधना शा. मुंबई या इतर पेशवे
 करतो की दुय्यम निष्ठात ४/१ यांचे कार्यालयात

या शिर्षकाक, दस्त निवृत्तीसाठी सादर करणारा आहे आहे.
 ती अवधूत सुप्रीत (Mukherjee) व इतर चांगी दिवस
 देवी मला दिलेल्या कुलमुखाचार्यांच्या आधारे मी सादर दस्त नोंदणीत सादर
 केला आहे. निष्ठादीत कसून कथुली जबाब दिला आहे. सादर कुलमुखाचार्यात
 विद्वान देणार नाही कुलमुखाचार्यात नष्ट केलेले नाही किंवा कुलमुखाचार्यात
 विद्वान देणार. व्यक्तीमिकी झोपोंही मज्जात झालेले नाही किंवा अन्य कोणत्याही
 कारणामुळे कुलमुखाचार्यात ख्यातत ठरलेले नाही. सादर कुलमुखाचार्यात
 पूर्णपणे वेष्ट असून उपरोक्त कृती करण्यास मी पुनतः सक्षम आहे. सादर के
 वरत कुलमुखाचार्यात आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
 विधिम नो पत्र राहिन. चांगी मला ज्ञानीत आहे.

दिनांक :-

साधना शा. मुंबई
 कुलमुखाचार्यात भारकापो नाव
 व साधी
साधना शा. मुंबई

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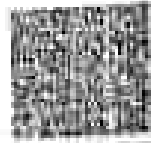
आधार कार्ड नं. 3459 3002 2901

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माझे आधार, माझी ओळख



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माझे आधार, माझी ओळख

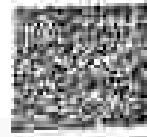
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माझे आधार, माझी ओळख



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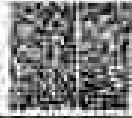


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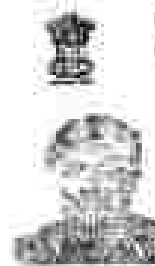


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4410 5114 1134

आधार - सामान्य माणसाचा अधिकार



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4410 5114 1134

आधार - सामान्य माणसाचा अधिकार



आधार कार्ड नं. 3534 2331 8650
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आधार कार्ड नं. 3534 2331 8650



3534 2331 8650

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
प्रधान मंत्रालय
PRATHAN MANTRALAY

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

अशोक रामभास्कर
& बंधूभास्कर
अभिषेक
Ashok Ramabaskar
& Bandhubaskar
Abhishek



नशान - 6
10/23/2020
2/6/20



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क्रमांक : 2019/02413

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दिनांक : 2019

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2802202000017

Receipt Date 02/03/2020

Received from MAHENDRAKUMAR RAHANGDALE, Mobile number 0000000000, an amount of Rs-680/-, towards Document Handling Charges for the Document to be registered on Document No. 1723 dated 02/03/2020 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name: UBIN

Payment Date 28/02/2020

Bank CN 10004152020022800009

REF No. 118705953

Deface No. 2802202000017D

Deface Date 02/03/2020

This is computer generated receipt, hence no signature is required.

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9023/2020
39/38



