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Monday, March 07, 2022

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पावली

Original/Duplicate

नोंदणी क्र. 39M

Regn.:39M

पावली क्र.: 2977 दिनांक: 07/03/2022

मागाचे नाव: लैलाबा

इस्तोवजाचा अनुक्रमांक: मगन4-2245-2022

इस्तोवजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: मेठाले अनुराग देवदत्तपुत्रा तर्फे अधिकृत मागीदार श्री चंद्रशेखर तायकराज सुणे . . .

नोंदणी फी ₹. 100.00

दस्त-हाताळणी फी ₹. 680.00

पुस्तोची संख्या: 34

एकूण: ₹. 780.00

DELIVERED!आमणिस मूळ दस्त, संवनेष प्रिंट, सूची-२ अंदाजे
5:06 PM ह्या वेळेस मिळेल.

राजार मूल्य: ₹.33609253 /-

मोबदला ₹.306000000/-

मरलेले मुद्रांक शुल्क : ₹. 100/-


 साहय्यम निबंधकार्य
 नागपुर शहर क्र. 8

1) देयकाचा प्रकार: DHC रकम: ₹.680/-

ईडी/घनादेश/पि ऑर्डर क्रमांक: 0703202212897 दिनांक: 07/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

ईडी/घनादेश/पि ऑर्डर क्रमांक: MH014006108202122E दिनांक: 07/03/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No5179-2021 Amt. 30000





CHALLAN
MTR Form Number-6



GRN	MH 706106202122E	BARCODE			Date	03/03/2022-16:23:32	Form ID	25.1	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name			MS ANURAG DEVELOPERS
Location				NAGPUR		Flat/Block No.			
Year				2021-2022 One Time		Premises/Building			
Account Head Details				Amount in Rs.		Road/Street			MOJZA JAITALA
0030046401 Stamp Duty				100.00		Area/Locality			NAGPUR
0030063301 Registration Fee				100.00		Town/City/District			
						PIN			4 4 0 0 3 8
						Remarks (If Any)			
						SecondPartyName=SHRI PRAFULLA VINODRAG GUDADHE-			
						Amount In			Two Hundred Rupees Only
Total				200.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		69103332022030318948 2732763390	
Cheque/DD No.				Bank Date		RBI Date		03/03/2022-16:26:21 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. / Date		Not Verified with Scroll			

Mobile No. 0000000900

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निरासक कार्यालय नोदणी कार्यालया दस्तासदी लागू आहे. नोदणी न करावयाच्या दस्तासदी सदर चालन लागू नाही.

(Handwritten Signature)

नगन-8
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भाग-४
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SALE DEED FOR RS. 3,06,00,000.00 ONLY
(RUPEES THREE CRORE SIX LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 3,36,09,253.00 ONLY)

Zone/Item No. 30.432/41(593) Page 727@Rs. 25,300/- psm (ASR 2021-22)

THIS DEED OF SALE is made at NAGPUR on this 07th Day of MARCH, 2022
BETWEEN :

(1) SHRI. PRAFULLA S/o VINODRAO GUDADHE, Aged 45 Years, Occupation - Agriculturist & Business, Income Tax PAN AATPG8710A & AADHAR UID 9985 7084 0499,

(2) SHRI. ATUL S/o VINODRAO GUDADHE, Aged 44 Years, Occupation - Agriculturist & Business, Income Tax PAN AGMPG1515E & AADHAR UID 9084 8319 6422,

(3) SHRI. CHARUDATTA S/o ARVINDRAO GUDADHE, Aged 38 Years, Occupation - Agriculturist & Business, Income Tax PAN ALNPG0227B & AADHAR UID 8789-8198 2399; AND

(4) SHRI. CHETAN S/o ARVINDRAO GUDADHE, Aged 35 Years, Occupation - Agriculturist & Business, Income Tax PAN ALNPG0293K & AADHAR UID 7222 5565 9188, All Residents of Jaitala, Nagpur-440016, Tahsil and District - NAGPUR, hereinafter called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART

AND

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M/S. ANURAG DEVELOPERS, a Partnership Firm, having its Office at Plot No 6, Irrigation Staff Co-operative Society Trimurti Nagar Ring Road, Nagpur, PAN AAMFA7249R, acting through its Authorised Partner SHRI CHANDRASHEKHAR S/o WAMANRAO KHUNE, Aged 49 Years, Occupation – Business, Resident of Plot No 19-20 Shahane Layout, Trimurti Nagar, Nagpur, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**

WHEREAS, the Vendors named hereinabove are full and absolute Owners in possession of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 11 out of the sanctioned layout containing by admeasurement 1328.4290 Sq. Mtrs being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA – JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR hereinafter referred to as 'said Property', AND

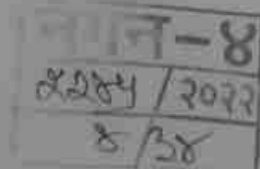
WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/3-7 of MOUZA – JAITALA, P.S.K. 44 admeasuring 0.93 Hectares, Rental Rs. 2.97, held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Langdu alias Kacharu Raut, being his separate property, AND

WHEREAS consequent upon the death the aforesaid Shri. Langdu alias Kacharu Raut leaving behind him, his son Shri. Narayan Langdu alias Kacharu Raut and only daughter Smt. Yashodabai Natthuji Bhojar, as his only legal heirs of the deceased; AND

WHEREAS the aforesaid Shri. Narayan Langdu alias Kacharu Raut left for heavenly abode on 28-09-2000 leaving behind him, his widow Smt. Manjulabai Narayan Raut, 3 son namely Shri. Asaram Narayan Raut, Shri. Krushna Narayan Raut, Shri. Maroti Narayan Raut and only daughter namely Mrs. Rekha Ramkrushna Pangul, as the only legal heirs of the deceased; AND

WHEREAS the aforesaid Agricultural land comprising Kh. No. 107/3-7 later on converted from Bhogwatdar Class-2 to Bhogwatdar Class-1 Rights Passed by Sub-

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Divisional Officer, Nagpur vide Order Dated 29-02-2012 passed in Case No. 326/LND-18/2011-2012, AND

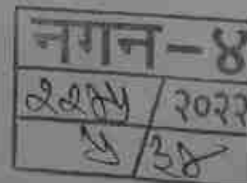
WHEREAS the aforesaid Smt. Yashodabai Natthuji Bhojar (Daughter of Late Shri. Langdu alias Kacharu Raut) relinquished her right, title and interest in respect of the said property in favour of her nephew Shri. Maroti Narayan Raut, by a Deed of Release dated 24-12-2012, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-8 in Book No. 1 at Sr. No. 5232 on even date, AND

WHEREAS the aforesaid Smt. Manjulabai Narayan Raut and Mrs. Rekha Ramkrushna Pangul (Daughter of Late Shri. Narayan Raut) relinquished their right, title and interest in respect of the said property in favour of Shri. Maroti Narayan Raut, by a Deed of Release dated 04-01-2013, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-5 in Book No. 1 at Sr. No. 389 on 19-01-2013, AND

WHEREAS the aforesaid Shri. Asaram Narayan Raut left for heavenly abode on 22-12-2012 and consequent upon his death his share and interest in the said property devolved upon his Widow Smt. Sindhutai Asaram Raut, only son Master Sameer Asaram Raut and 2 daughters Miss. Priyanka Asaram Raut and Miss. Darshana Asaram Raut, by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the aforesaid Shri. Krushna Narayan Raut and Shri. Maroti Narayan Raut, Smt. Sindhutai Asaram Raut, Master Sameer Asaram Raut, Miss. Priyanka Asaram Raut, Miss. Darshana Asaram Raut, later on transferred the aforesaid property comprising Khasra No. 10773-7 of MOUZA – JAITALA, P.S.K. 44 by way of Sale to Shri. Prafulla Vinodrao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindrao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, by a Sale Deed Dated 28-02-2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 305 on even date, AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 10774 of MOUZA – JAITALA, P.S.K. 44 admeasuring 0.78 Hectares, Rental Rs. 2.72, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ishwar Vithobaji Gudadhe, being his separate property, AND



WHEREAS the aforesaid Shri. Ishwar Vithobaji Gudadhe left for heavenly abode on 19-07-2010 and consequent upon his death the said property devolved upon his 2 sons- Shri. Dinesh Ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe and 3 daughters- namely Mrs. Manisha Narendra Chaware, Mrs. Pratibha Sudhir Gotmare and Mrs. Rita Madhukarrao Mankar, by way of intestate succession, being the only legal heirs of the deceased. AND

WHEREAS the aforesaid Mrs. Manisha Narendra Chaware, Mrs. Pratibha Sudhir Gotmare and Mrs. Rita Madhukarrao Mankar (Daughter of Late Shri. Ishwar Gudadhe) relinquished their right, title and interest in respect of the said property in favour of Shri. Dinesh Ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe, by a Deed of Release dated 19-11-2010, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-5 in Book No. 1 at Sr. No. 3335 on even date, AND

WHEREAS the aforesaid Shri. Dinesh Ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe later on transferred the aforesaid Kh. No. 107/4 of MOUZA - JAITALA P.S.K. 44 admeasuring 0.78 Hectares, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR by way of Sale to Shri. Pratulla Vinodrao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, by a Sale Deed Dated 20-11-2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 8101 on even date. As a result therefore the Vendors named hereinabove have now become the Joint/Co-owners of the aforesaid property comprising Kh. Nos. 107/3-7 & 107/4 of Mouza - Jaitala with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records, AND

WHEREAS the aforesaid Kh. Nos. 107/3-7 & 107/4 of MOUZA -JAITALA converted for Non-Agricultural (Residential) Use by the Collector, Nagpur bearing No. Praastulkar/Jilhadhikari/Kavi-382/2015 dated 15-04-2015 passed in Revenue Case No. 305/NAP-34/2014-2015, AND

WHEREAS for the purpose of development of said land the aforesaid Vendors entered into an Agreement of Development with Nagpur Improvement Trust on 17-04-2015 upon several terms and conditions contained therein, AND

WHEREAS in terms of the said Agreement, the Assistant Director, Town Planning, Nagpur Improvement Trust, has recommended and approved the layout Plan of said land vide its Letter No. ADTP/PL/1981 Dated 17-04-2015, AND

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WHEREAS the Vendors have applied to Nagpur Improvement Trust for final sanction & release of Plot Nos. 1, 5, 6, 7, 8, 9 & 11 and Executive Engineer(W), Nagpur Improvement Trust, Nagpur has sanctioned and released the Plots vide Letter No. E.E.(W)/3612 dated 07-01-2017, and as per the said Release Letter Plot No. 11 admeasuring 1328.4290 Sq. Mtrs., AND

WHEREAS, the Vendors have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority vide Regn. No. P50500002405; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell the aforesaid property comprising Plot No. 11 out of the sanctioned layout containing by admeasurement 1328.4290 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA -JAITALA, P.S.K. 44, to any interested buyer and to utilise the sale proceeds thereof in their best interest and for the benefits of their respective family members, AND

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

WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations by an Agreement to Sell dated 13-07-2021 has agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 3,06,00,000/- (Rupees Three Crore Six Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement dated 13-07-2021 and in consideration of a total sum of Rs. 3,06,00,000/- (Rupees Three Crore Six Lakh) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and parcel of land bearing Plot No. 11 out of the sanctioned layout containing by admeasurement 1328.4290 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA -JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 829 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and more particularly described in the schedule hereunder written

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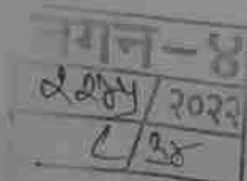


along with all other rights, title, benefits, and interest; easement rights of ingress and egress; profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues, Electricity and Water Charges, outstanding Dues/Penalties and all other outgoings etc. levied thereon and payable by the Vendors upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT :-

- Rs. 24,75,000=00 (Rupees Twenty Four Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52021092042947558, dated 20-09-2021, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 24,75,000=00 (Rupees Twenty Four Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52021092143136736, dated 21-09-2021, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 24,75,000=00 (Rupees Twenty Four Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52021092243264973, dated 22-09-2021, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 24,75,000=00 (Rupees Twenty Four Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52021092243336576, dated 22-09-2021, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 1,00,000=00 (Rupees One Lakh) Only deducted by the Purchaser from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @1.00% and credited the same in the appropriate account of Income Tax Department on 05-08-2021.
- Rs. 60,00,000=00 (Rupees Sixty Lakh) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52021100545310892, dated 05-10-2021, through State Bank of India, Deendayal

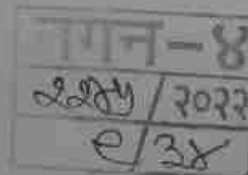
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Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

- Rs. 39,00,000=00 (Rupees Thirty Nine Lakh) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52021101246431097, dated 12-10-2021, through State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 1,00,000=00 (Rupees One Lakh) Only deducted by the Purchaser from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @1.00% and credited the same in the appropriate account of Income Tax Department on 11-10-2021.
- Rs. 30,00,000=00 (Rupees Thirty Lakh) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52022011962608972, dated 19-01-2022, through State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 20,00,000=00 (Rupees Twenty Lakh) Only paid by the Purchaser to the Vendors by RTGS vide UTR No. SBINR52022012062825007, dated 20-01-2022, through State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 15,00,000=00 (Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 123515, dated 27-02-2022, drawn on State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 10,00,000=00 (Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 123516, dated 01-03-2022, drawn on State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 10,00,000=00 (Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 123517, dated 03-03-2022, drawn on State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

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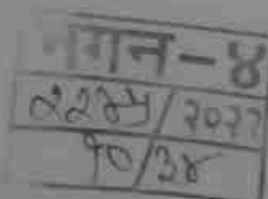
Rs 10,00,000=00	(Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 123518, dated 04-03-2022, drawn on State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs 9,94,000=00	(Rupees Nine Lakh Ninety Four Thousand) Only paid by the Purchaser to the Vendors by Cheque No. 123519, dated 04-03-2022, drawn on State Bank of India, Deendayal Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors
Rs 1,06,000=00	(Rupees One Lakh Six Thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @ 1.00% and credited the same in the appropriate account of Income Tax Department.
RS. 3,06,00,000=00	(TOTAL RUPEES THREE CRORE SIX LAKH ONLY).

* THAT the Vendors have contributed Partnership Firm under the name and styled as Gudadhe Housing Developers and Promoters and at the request of the Vendors the amount of Sale Consideration is paid to the said Firm.

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

i) THAT the Vendors undertakes and assures the Purchaser that they have good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof

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ii) THAT the Vendors does hereby assures the Purchaser that the property hereby sold to the Purchaser is self acquired property belonging to them alone, having purchased the same by them exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendors undertakes, agrees and assures that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for the Vendor and without any lawful interruption or disturbance by any other person who-so-ever.

v) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any way or whereby the Vendor is debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. The Vendor hereby assures the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by its in favour of the Purchaser.

vii) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and legal heirs, legal representatives, executors, successors and assigns etc. of the Purchaser as may reasonably be required.

viii) THAT the Vendors have paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Society's Dues, charges, rents, demands, claims, revenue, cesses, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments and the Vendors shall continue to pay the same till handing over the possession of the said Property to the Purchaser.

ix) THAT the Vendors hereby declares that they are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendor have this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at

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the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

x) THAT the Vendors have delivered all the Original documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed.

xi) THAT the Vendors will support any application made by the Purchaser for mutation of name in all the relevant records (i.e. Nagpur Municipal Corporation/City Survey/Nagpur Improvement Trust Office) as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

xii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

xv) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge on the same to which this sale is not subject, the Vendor will keep and hold the Purchaser indemnified.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(6) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

(5) THAT full Stamp Duty of Rs. 20,16,600/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement to Sell dated 13-07-2021, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 at Serial No. 5179 on even date.

Contd. ...



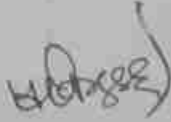





SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

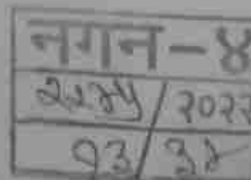
ALL THAT Piece and parcel of land bearing Plot No. 11 out of the sanctioned layout containing by admeasurement 1328.4290 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA -JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and bounded as under :

ON THE EAST	-	BY KH. NO. 107/5 & 108,
ON THE WEST	-	BY 9.00 MTRS. WIDE ROAD,
ON THE NORTH	-	BY PLOT NO. 10,
ON THE SOUTH	-	BY EWS PLOT.

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and 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

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (PRAFULLA VINODRAO GUDADHE)
02			2)  (ATUL VINODRAO GUDADHE)

Contd.





3)

Charudatta

(CHARUDATTA ARVIND GUDADHE)



4)

Chetan

(CHETAN ARVIND GUDADHE)

VENDORS



FOR M/S. ANURAG DEVELOPERS

Chandrashekhhar

(CHANDRASHEKHAR WAMANRAO KHUNE)

Authorised Partner

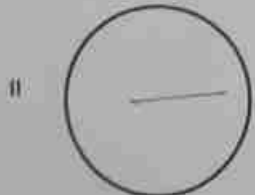
PURCHASER

WITNESSES : The Executants hereto have read the terms and contents of this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.



I

[Signature]
WITNESS NO. 1



II

[Signature]
WITNESS NO. 2
ANURAG TUSHAR S BHATK

Contd. ...

मान-४
२०२४ / २०२३
९० / ३८



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे
मालमत्ता पत्रक

गाव/पेठ : जयताळा		तालुका/न.भू.का. : न.भू.अ.३ नागपूर		जिल्हा : नागपूर	
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
628			8577.60	क	

सुविधाधिकार
हस्ताचा मुळ धारक वर्ष: 1979
पट्टेदार
इतर भार
इतर श्रे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(या) किंवा भार	साक्षीकन
16/04/2015	आदेशान्वये - मा.जिल्हाधिकारी नागपूर यांचे कडील आदेश पत्र क्र प्रस्तुतकार जिल्हाधिकारी /काचि 382/2015 अ. मोजा जयताळा प ह न 44 अ तहसील नागपूर शहर रा मां क्र 305 / एन ए पी 34/2014-15 दि 15/4/15 अन्वये मोजा जयताळा प ह न 44 तालुका नागपूर शहर सर्व क्रमांक 107/3.7 , 107/4 आराजी 1.71 हे आर म्हणजेच 17100.00 चौ.मी जागे पैकी सहाय्यक संचालक नगर रचना नागपूर सुधार प्रयास नागपूर यांनी मंजूर केलेल्या अभिन्यास क्षेत्र आराजी 1.71 हे आर म्हणजेच 17100.00 चौ.मी जागेस निवासी परतानगी मिलाळामुळे शेती ऐवजी क कार् वर्ज तसेच महसुली 7/12 प्रमाणे धारकाचे नाव.	H	श्री. प्रफुल विनोद गुडघे श्री. अनुर विनोद गुडघे श्री. चारुदत्त अरविंद गुडघे चेतन अरविंद गुडघे	फेरकार क्र 3457प्रमाणे सही- 16/04/2015 न.भू.अ.क्र.3, नागपूर
17/02/2016	खरेदीने - र.द.क्र 2326 दि 12/5/15 अन्वये रु 27700200/- मध्ये ख क्र 107/3-6 107/4 मधिल भू क्र 10 क्षेत्र 1427.673 चौ.मि जागा श्री प्रफुल विनोद गुडघे -3 यांचे घासून खरेदीने नोंद	H	श्री. पारसे विल्कट तर्फे श्री. गिरिश भातचंद्र कपले	फेरकार क्र 3803प्रमाणे सही- 17/02/2016 न.भू.अ.क्र.3 नागपूर
17/02/2016	खरेदीने - र.द.क्र 2325 दि 12/5/15 अन्वये रु 37605136/- मध्ये ख क्र 107/3-7 107/4 मधिल भू क्र 9 क्षेत्र 2044.115 चौ मी जागा श्री प्रफुल विनोद गुडघे व 3 यांचे घासून खरेदीने नोंद	H	श्री. पारसे विल्कट तर्फे श्री. गिरिश भातचंद्र कपले	फेरकार क्र 3804प्रमाणे सही- 17/02/2016 न.भू.अ.क्र.3 नागपूर
19/12/2016	खरेदीने - र.द.क्र 3495 दि 21/7/15 अन्वये रु 2700000/- मध्ये ख क्र 206/3-6 107/4 मधिल भू क्र 6 क्षेत्र 167.171 चौ मि जागा प्रफुल विनोद गुडघे -3 यांचे घासून खरेदीने नोंद	H	श्री. संदिप तंपतरस विरकरे	फेरकार क्र 4238प्रमाणे सही- 19/12/2016

नगन-४
५९६९/२०२१
१९/३०



नगन-४
२२४५/२०२३
१९/३४





<p>खरेदीने र.द.क्र. 3451 दि. 17/07/15 अन्वये रु. 27000000/- मध्ये ख.क्र. 1073-6-1073-47 मधील भू.क्र. 7 क्षेत्र 167.171 चौ.मी. जागा प्रफुल विनोद गुडघे -3 प्रफुल विनोद गुडघे</p>	<p>H श्री. दिप मिहिर डे</p>	<p>न. भु. अ. क्र. 3 नागपूर फेरफार क्र. 4239 प्रमाणे सही- 19/12/2016 न. भु. अ. क्र. 3 नागपूर</p>
<p>खरेदीने र.द.क्र. 1839 दि. 10/4/2017 अन्वये रु. 45595000/- मध्ये ख.क्र. 1073-47 मधील भू.क्र. 2 ख.क्र. 11 क्षेत्र 1845.912 चौ.मी. मिल्कत श्री प्रफुल विनोद गुडघे व इतर पांचे कडून खरेदीने नोंद</p>	<p>H मे. नक्षत्र इन्फ्रास्ट्रक्चर्स तर्फे भागीदार कुमारीशिववणी विजय राऊत</p>	<p>फेरफार क्र. 4580 प्रमाणे सही- 29/06/2017 न. भु. अ. क्र. 3 नागपूर</p>
<p>खरेदीने र.द.क्र. 2828 दि. 23/5/2016 अन्वये रु. 5400000/- मध्ये भू.क्र. 4-1073-47 क्षेत्र 667.171 चौ.मी. व भू.क्र. 5 क्षेत्र 167.171 चौ.मी. मिल्कत श्री चारुदत्त अरविंद गुडघे व इतर पांचे कडून खरेदीने नोंद</p>	<p>H श्री. शैलेश रमेश ठाकरे श्री. सदिप रमेश ठाकरे</p>	<p>फेरफार क्र. 6249 प्रमाणे सही- 17/09/2019 न. भु. अ. क्र. 3 नागपूर</p>
<p>खरेदीने र.द.क्र. 6802 दि. 25/10/19 अन्वये रु. 8,88,00,000/- मध्ये भू.क्र. 1-1073-47 क्षेत्र 1989.281 चौ.मी. मिल्कत श्री. प्रफुल विनोदराव गुडघे व इतर पांचे कडून खरेदीने नोंद</p>	<p>H मे. श्री कॅसस्ट तर्फे श्री. सचिन अशोक खरे</p>	<p>फेरफार क्र. 6421 प्रमाणे सही- 21/12/2019 न. भु. अ. क्र. 3 नागपूर</p>
<p>खरेदीने र.द.क्र. 6400 दि. 13/12/19 अन्वये रु. 35,00,000/- मध्ये भू.क्र. 7-1073-47 क्षेत्र 171 चौ.मी. मिल्कत श्री. दिप मिहिर डे पांचे कडून खरेदीने नोंद</p>	<p>H श्री. रामेश्वर लालबाबु राय सौ. सौनी रामेश्वर राय</p>	<p>फेरफार क्र. 6498 प्रमाणे सही- 28/01/2020 न. भु. अ. क्र. 3 नागपूर</p>

हे जाहिरनामा पत्रक डिजिटलरी सहीन केलेले आहे

हे जाहिरनामा पत्रक ज्ञानेश्वर उपसरवाय द्रवळे पॉली 4/2/2021 1:48:52 PM या दिवशी डिजिटली साईन केले आहे



नगन-8
22/01/2022
96/28



नगन-8
3960/2029
96/20



सत्यप्रतिनिधी
जगास लिपीक
न. भु. अ. क्र.
क्र. 3, नागपूर.


महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य पुणे
मालमत्ता पत्रक

गाव/पेठ : जयताळा	तालुका न.भू.का. : न.भू.अ.३ नागपूर				
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	यासनाला दिलेल्या आकारणाचा कि भाड्याचा तपशिल आणि त्याच्या फेरतपासाचीही निसबत देणे
629			8673.40	क	

सुविधाधिकार
हक्काचा मुळ धारक वर्ष: 1972
पट्टेदार इतर भार इतर शेर

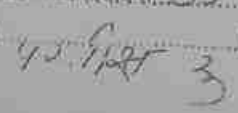
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(ए) किंवा भार	साक्षरता
16/04/2015	आदेशान्वये - मा.जिल्हाधिकारी नागपूर यांचे कडील आदेश पत्र क्र प्रस्तुतकार/जिल्हाधिकारी काठि 382/2015 अ मोजा जयताळा प ह न 44 अ तहसील नागपूर शहर रा मा क्र 305/ एन ए पी 34/2014-15 दि 15/4/15 अन्वये मोजा जयताळा प ह न 44 तालुका नागपूर शहर सर्वे क्र 1073-7 , 1074 अराजी 1.71 हे आर म्हणजेच 17100.00 चौ मी जमी पिकी सहायक संचालक नगर रचना नागपूर सुधार प्रत्यास नागपूर यानी मजुर केलेल्या अभिन्यास क्षेत्र अराजी 1.21 हे आर म्हणजेच 17100.00 चौ मी जागेस निवासी परवानगी मिळाल्यामुळे शेती ऐवजी क वर्ग दर्ज तसेच महसुली 7/12 प्रमाणे धारकाची नावाची नोंद दर्ज.		श्री. प्रफुल्ल विनोद गुरुध श्री. शतुल विनोद गुरुध श्री. चक्रवर्त अश्विद गुरुध श्री. देवान अश्विद गुरुध	पेट्टेदार क्र 343 नागपूर नगरी


हे मालमत्ता पत्रक शा.ने.शु.र उपसराव डबळे यानी 4/2/2021 1:51:30 PM या दिवशी डिजिटली साईन केले आहे



सत्यप्रतिलिपि

दिनांक: 12/7/21
 (अक्षरी मधून) 42/11/21
 (अक्षरी मधून) 3/5/21


 सहायक संचालक
 न.भू.अ.३
 क्र. ३, नागपूर

नगन-४
 96/20


नगन-४
 96/38


NAGPUR IMPORVEMENT TRUST
OFFICE OF THE E.E. (S-W) N.A. ROAD, NAGPUR

No. E.E. (w) 3612

Nagpur dated : 7/1/17

To,
 ✓ Shri. Praful Vinodrao Guddhe
 115, Jaitala, Nagpur.

Subject :- Release of plots in layout of Kh. No107/3, 7 & 107/4, Mouza Jaitala, Tah. Nagpur, Dist. Nagpur.

Refnce :- Your application dated 05/10/2016.

With reference to above letter, the following 7 (Seven) No. of plots are released in favour of the above mentioned layout owner as per detailed dimensions and area tabulated below :

Sr. No.	No. of Plots	Dimensions (in Sqm.)	Gros area of each plot (in Sqm.)	Tange nt (in m.)	Deduc tion for Tan (in Sqm)	Net area (in Sqm.)	Remark
1	1	$\frac{1}{2}(32.064+29.649) \times 62.978$	1943.2807	-		1943.281	
2	5	18.29x9.140	167.171	-		167.171	
3	6	18.29x9.140	167.171	-		167.171	
4	7	18.29x9.140	167.171	-		167.171	
5	8	18.29x18.700	342.0230	-		342.0230	
6	9	$\frac{1}{2}(30.115+31.464) \times 66.390$	2044.1149	-		2044.1149	
7	11	$\frac{1}{2}(23.524+22.940) \times 37.181$	1328.4290	-		1328.4290	
			Total			6159.3598	

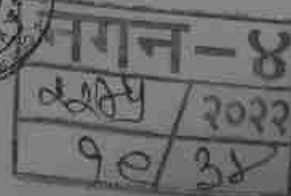
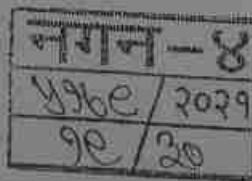
TOTAL (7) SEVEN ONLY

P. Chopra
07-1-2017
Executive Engineer (w)
Nagpur Improvement Trust
Nagpur.

- N.B. 1) The Plots are released subject to payment of betterment/ abandonment Peripheral charges as and when demanded by Nagpur Improvement Trust as per agreement executed with the land owner.
- 2) The plots are released as per the dimensions & area mentioned in the sanctioned layout plan.

Copy to :-

- 1) Building Engineer, West, Nagpur Improvement Trust, Nagpur, for information and record.



2024
20
8
2022
8x



स्थायी खाता संख्या: PERMANENT ACCOUNT NUMBER
AICPK0238Q

चंद्रशेखर वामनराव कुंभे
CHANDRASHEKHAR WAMANRAO KHUNE

पिता या माता या वधू या वधूचा नाव
WAMANRAO SADASHIVRAO KHUNE

जन्म तारीख: DATE OF BIRTH
11-08-1971

हस्ताक्षर: SIGNATURE


आचार्य अशोक क. वागपूर
COMMISSIONER OF INCOME TAX, WAGPUR



चंद्रशेखर वामनराव कुंभे
Chandrashekhara Wamanrao Khune
 जन्म तारीख: 11/08/1971
 लिंग: MALE
 Mobile No: 9422120509
4378 8486 9930
 UID - 9175 9571 9267 1378

माझे आधार, माझी ओळख



पत्तानुसंधान प्रमाणपत्र
पत्तानुसंधान प्रमाणपत्र

पत्ता:
 प्लॉट नं 19, 20 शान्ति लेआउट त्रिभुवा नगर, ऑरेंज स्ट्रीट
 रोड, वामनराव नगर, अजय, विलास नगर, नागूर,
 महाराष्ट्र - 440022

Address :
 plot no 19,20 shanti layout tribhuvan nagar,
 orange street road, near gajanan mahant's mandir,
 Wamanrao Nagar, Nagpur,
 Maharashtra - 440022

1347
 1800 300 1347
 info@uidai.gov.in
 www.uidai.gov.in P.O. Box 961347,
 Bangalore-560 017

नगन-४
 २२४/२०२३
 २९/३४





भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: अरविंद गुडधे, जयवाळा रोड, झेंडा
चोकले परवळ, जयवाळा, नागपूर (अर्बन),
नागपूर, महाराष्ट्र, 440036

Address:
S/O: Arvind Gudadhe, Jaitala
Road, Near Zenda Chokk,
Jaitala, Nagpur (Urban), Nagpur,
Maharashtra, 440036



1247
502 300 1947



help@uidai.gov.in



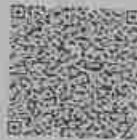
www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



चेतन अरविंद गुडधे
Chetan Arvind Gudadhe
जन्म तारीख / DOB : 01/07/1986
पुल्लिंगी / MALE



7222 5565 9188

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHETAN ARVIND GUDADHE

ARVIND YASHWANTRAO GUDADHE

01/07/1986

Permanent Account Number
ALNPG0293K

Ch. Arvind Gudadhe

Signature



7-8
2284 / 2022
20 / 38







आयकर विभाग
 INCOME TAX DEPARTMENT
 CHARUDATTA A QUDAHE
 ARVIND YASHUANTRAO QUDAHE
 20/07/1984
 ALNPG0227D




 भारत सरकार
 Government of India

 चरुदत्त अरवि सुर्वे
 Charudatta Arvind Qudathe
 जन्म तारीख / DOB - 2007/1984
 पुरुष / Male

8789 8198 2399
 आधार - सामान्य माणसाचा अधिकार


 भारतीय पहचान प्राधिकरण
 Unique Identification Authority of India
 नाम: चरुदत्त अरवि सुर्वे, जन्मतारीख: 20/07/1984
 पत्ता: 547, अरवि कुडथे, जिल्हा: नवी मुंबई, जिल्हा कार्यालय, नवी मुंबई, महाराष्ट्र, 400076
 Address: 547, Arvind Qudathe, Jilaha: Navi Mumbai, Jilaha Karayalaya, Navi Mumbai, Maharashtra, 400076
8789 8198 2399




नगन-४
 ०२/०५/२०२३
 २३/२०





भारत सरकार
GOVERNMENT OF INDIA



प्रफुल्ल विनोदराव गुदधे
Prafulla Vinodrao Gudadhe
जन्म तिथि / DOB : 25/08/1975
पुरुष / MALE



9985 7094 0499

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: विनोदराव गुदधे, जयताला
रोड, जयताला, नागपुर (शहरी),
नागपुर, महाराष्ट्र, 440035

Address:
S/O: Vinodrao Gudadhe, jaytala
road, jaytala, Nagpur (Urban),
Nagpur, Maharashtra, 440035



PERMANENT ACCOUNT NUMBER:
AATPG8710A

प्रफुल्ल विनोदराव गुदधे
PRAFULLA VINODRAO GUDADHE

श्री प्रो. वि. यशवंतराव
VINODRAO YASHWANT GUDADHE

जन्म तिथि / DATE OF BIRTH:
25-08-1975

प्रो. वि. गुदधे

COMMISSIONER OF INCOME TAX, NAGPUR

नयन-8
22/04/2022
28/38



नगन-४
२२४/२०२२
१६/१४





भारत सरकार
GOVERNMENT OF INDIA



उमेश राघोजी गुर्नुले
Umesh Raghooji Gurnule
जन्म तारीख / DOB : 03/11/1986
पुल्लिंग / MALE



9896 6729 5747

जाधार - सामान्य माणसाचा अधिकार



ADVOCATE

Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY



Name : BHATT TUSHAR SURENDRAKUMAR
Residence : NAGPUR, Dist NAGPUR
Roll No. : MAH/4294/2015
Enrolled On : 22-08-2015
Date Of Birth : 07-04-1971
150042 80000055237

H. Nimbalkar

CHAIRMAN

नगन-४
२२४ / २०२३
२६/३०








भारतीय रिजिस्ट्रार जनरल प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

जो धार

Address:
 C/O: Chandrabhatkar Khune,
 Plot No. 19,20, Near Gajanan
 Mandi, Shahane Layout,
 Trimurthi Nagar, Ranaprastap
 Nagar, Nagour, Maharashtra,
 440022

Address:
 C/O: चंद्रभटकर खुने, प्लॉट नं. 19,20,
 गजानन मंदी बजार, शहाने लॉकर, त्रिमूर्ती
 नगर, रानप्रस्तप नगर, नागूर, महाराष्ट्र,
 440022



 1947
1800 304 1947
 info@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1947
Bangalore-560 007

पगन-४

२२४५	/ २०२२
२६	/ ३४



5179267

03-03-2022

सूची क्र.2

दुय्यस लिखक : सह दु.नि नागपूर 4

Not generated Through eSearch
Module for original report please contact
concern SRO office.

दस्त क्रमांक : 5179/2021

नोंटणी :

Regn:63m

गावाचे नाव : जैताला

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) सीबदला	30600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	33609253
(4) मू.नामन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर मन.पा इतर वर्णन : इतर माहिती : इतर माहिती: मौजा : जयताळा,तहसील व जिल्हा नागपूर येथील खसरा नं. 1073-7 व 1074,प.इ.नं. 44,शिट नं. 41(593),सिटी सर्व्हे नं. 628 व 629 मधील प्लॉट नं. 11,क्षेत्रफळ: 1328.4290 चौ.मि. (C.T.S. Number : 628 व 629 :)
(5) क्षेत्रफळ	1328.4290 चौ.मीटर
(6) आकारणी केल्या जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/सिद्धत देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :-श्री प्रफुल्ल विनोदराव गुडघे वय:-45 पत्ता:-प्लॉट नं. , माळा नं. इमारतीचे नाव : ब्लॉक नं. , रोड नं जयताळा, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440016 पॅन नं.-AATPG8710A 2) नाव :-श्री. अतुल विनोदराव गुडघे वय:-44 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं जयताळा, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440016 पॅन नं.-AGMPG1515E 3) नाव :-श्री धारुदत अरविंदराव गुडघे वय:-36 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं जयताळा, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440016 पॅन नं.-ALNPG0227B 4) नाव :-श्री. घेतत अरविंदराव गुडघे वय:-35 पत्ता :-प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं जयताळा, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440016 पॅन नं.-ALNPG0293K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :-सेमर्स अनुराग डेव्हलपर्स तर्फे अधिकृत आगीदार श्री चंद्रशेखर रामनराव खुणे वय:-49, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. , रोड नं: प्लॉट नं. 19 व 20, शहाणे लेआऊट, विमुक्ती नगर मार्गे, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं.-AAMFA7249R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2021
(10) दस्त नोंटणी केल्याचा दिनांक	13/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5179/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2016600
(13) बाजारभावाप्रमाणे नोंटणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विद्यारत घेतलेला तपशील :-	
मुद्रांक शुल्क आकारातला निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

22/03/2022
28/38



2022

मंगल-8
२०२५ २०२२
३०/३४





CHALLAN
MTR Form Number-6



GRN	MH01400610602122E	BARCODE	[Barcode]		Date	03/03/2022-16:23:32	Form ID	25.1	
Department Inspector General Of Registration				Payer Details					
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
				PAN No. (If Applicable)					
Office Name NGIN_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		MS ANURAG DEVELOPERS			
Location NAGPUR				Flat/Block No.					
Year 2021-2022, One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street				
0030546401 Stamp Duty			100.00		MOLIZA JAITALA				
0030563301 Registration Fee			100.00		Area/Locality				
					NAGPUR				
					Town/City/District				
					PIN				
					4 4 2 0 3 2				
					Remarks (If Any)				
					SecondPartyName=SHRI PRAFULLA VINODRAO GUDACHE-				
					Amount In				
					Two Hundred Rupees Only				
			200.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref No.		#9105332022030318945 2732763380	
Cheque/DD No.				Bank Date		RBI Date		05/03/2022-16:26:21 04/03/2022	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No.		Date		100 04/03/2022	



Department ID: _____ Mobile No: 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नॉट-युडिंग दिस चॉलन फॉर डॉक्युमेंट टो बी रेजिस्टर्ड इन सब रेजिस्ट्रार ऑफिस मॉली. नॉट वॉली फॉर अनरेजिस्टर्ड डॉक्युमेंट.
 नॉट-युडिंग दिस चॉलन फॉर डॉक्युमेंट टो बी रेजिस्टर्ड इन सब रेजिस्ट्रार ऑफिस मॉली. नॉट वॉली फॉर अनरेजिस्टर्ड डॉक्युमेंट.

Signature Not Verified

Digital Signed by MS VIRTUAL TREASURY

Challan Defaced
 MUMBAI/03
 Date: 2022.03.07
 17:11:59 IST
 Reason- Secure DoRemain Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	0006653465202122	07/03/2022-16:46:03	IGR366	100.00
2	0006653465302122	07/03/2022-16:46:03	IGR366	100.00
Total Defacement Amount				200.00

लगन-४
 20/03/2022
 39/38



07-03-2022 05:11:58

26/7/2245

मोहवा, 07 मार्च 2022 4:46 म.ते.

दस्त मोहवा रा भाग-1

नसम 4

32-38

दस्त क्रमांक: 2245/2022

दस्त क्रमांक: नसम 4 /2245/2022

काढार मुल्य: रु. 3,36,09,253/-

मोबदला: रु. 3,06,00,000/-

भारतेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी असल्यात तपशिल :-

1) Fee Adjusted (Old Doc.No5179-2021 Amt. 30000

उ. नि. सह उ. वि. नगर 4 गावे पोलीसवात

अ. क्र. 2245 वर दि. 07-03-2022

रोजी 4:43 म.ते. वा. हजर केला.

पावती: 2977

पावती दिनांक: 07/03/2022

सादरकराणांचे नाव: मेसर्स अनुराग डेव्हलपर्स सर्फे अधिकृत
भागीदार श्री चंद्रशेखर कामतराव खुणे...

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 680.00

पुढांची संख्या: 34

एकूण: 780.00

दस्त हजर करणाऱ्याची मते:

NGR 4

श्री दुय्यम नियंत्रण वर्ग-2

नागपूर शहर क्र. 8

दस्ताचा प्रकार: विक्रीपत्र

श्री दुय्यम नियंत्रण वर्ग-2
नागपूर शहर क्र. 8मुद्रांक शुल्क: (एक) कोणाच्याही महानगरपालिकेच्या द्वारे किंवा स्थालगत असलेल्या पोलीसवाती कटक क्षेत्राच्या द्वारे किंवा उप-खंड
(दोस) मध्ये तमुद न केलेल्या कोणाच्याही नागरी क्षेत्रात

सिद्धा क्र. 1.07 / 03 / 2022 04 : 43 : 37 PM ची वेळ (सादरीकरण)

सिद्धा क्र. 2.07 / 03 / 2022 04 : 46 : 01 PM ची वेळ (फी)



07/03/2022 4:51:48 PM

दस्तावेज संख्या: 2245/2022

दस्तावेज प्रकार: विहीन

क्र.सं.	पदाधिकारीचे नाव व पदा	पदाधिकारीचे प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाम: प्रफुल्ल विठोदराव गुड्डे पदा: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. , जवहाळा, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AATPG8710A	विहीन पेशार वय -45 स्वाधरी		
2	नाम: अनुप विठोदराव गुड्डे पदा: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. , जवहाळा, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AGMPG1515E	विहीन पेशार वय -44 स्वाधरी		
3	नाम: चामरुत अरविंदराव गुड्डे पदा: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. , जवहाळा, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: ALNPG0227B	विहीन पेशार वय -36 स्वाधरी		
4	नाम: चैतन अरविंदराव गुड्डे पदा: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. , जवहाळा, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: ALNPG0293K	विहीन पेशार वय -35 स्वाधरी		
5	नाम: भोमन अनुराग वैद्यराव तर्फे अधिकृत भारतीदार पी चंद्रशेखर कामगार गुनु पदा: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं. , प्लॉट नं. 19 व 20, महागांव तेजकड, चिमुती नगर भाग, नागपूर, महाराष्ट्र, नागपूर. पिन संख्या: AAMFA7249R	विहीन पेशार वय -49 स्वाधरी		

हरीश दस्तऐवज करत देणार व्हावाकायित विहीन व्हा दस्तऐवज करत दिनांक मनुल करवात
दिनांक 3 वी वेळ: 07 / 03 / 2022 04 : 50 : 17 PM

शेवटचा:

खालील इतर असे विहीन करवात की ते दस्तऐवज करत देणार वाना स्वकीय ओळखणत व त्यांची ओळख पटविताना

क्र.सं.	पदाधिकारीचे नाव व पदा	पदाधिकारीचे प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाम: उषा राधिका गुनुते वय: 35 पदा: प्रत्यक्ष नगर, नागपूर पिन संख्या: 440022	स्वाधरी		
2	नाम: जयान्त सुरेन्द्रकुमार अडे वय: 50 पदा: अडे नगर, नागपूर पिन संख्या: 440016	स्वाधरी		

दिनांक 4 वी वेळ: 07 / 03 / 2022 04 : 50 : 54 PM

दिनांक 5 वी वेळ: 07 / 03 / 2022 04 : 51 : 36 PM नोंदणी क्रमांक 1 वर

मुख्य निवेदन क्र-2
नागपूर शहर का. 4



Payment Details

Sl	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ANURAG DEVELOPERS	eChallan	89103332022030318948	MH014006108202122E	100.00	SD	0008863465202122	07/03/2022
2	MS ANURAG DEVELOPERS	eChallan		MH014006108202122E	100	RF	0008863465202122	07/03/2022
3		DHC		0703202212897	680	RF	0703202212897D	07/03/2022

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

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१ नंयराचे दुकाच
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नागपूर शहर कॅ. ४,
दि ६ नो. ३ त्त २०२२

नगन-४
२२४५ / २०२२
३४ / ३४



भाषणत करन्यात वत दि. या दत्ता/२४/२०२२
प्रमाण ३४ पागे शिष्ट
सह दुय्यम निमित्तक, वर्ग-२
नागपूर शहर कॅ.