

# SHRINIVAS HOSPITALS

265/S263  
Tuesday, May 02, 2023  
4:54 PM

पावती

Original/Duplicate  
सौदणी क्र. 39म  
Regn. 30M

पावती क्र.: 5810 दिनांक: 02/05/2023

माग्याचे साध: परसोधी  
दस्तावेजजाचा अनुक्रमक्र.: समन2-3263-2023  
दस्तावेजजाचा प्रकार: विक्रीपत्र  
सादर करणाऱ्याचे नाव: श्रीनिवास हॉस्पिटल लि. एन्ड मॅनेजमेंट सर्विसेस प्रायव्हेट लिमिटेड वरचे संचालक प्रिबधर्शन पिवेक पाडे

सौदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 520.00  
पुछांची संख्या: 26

एकूण: ₹. 30520.00

जवणवास मूळ दस्त, बंदनेव फ्रिड, गेलीन्डर जेदामे  
5:14 PM ह्या वेळेस यिळत.

NGP2

बाजार मूल्य: ₹. 33086000/-  
मोबदला ₹. 33500000/-  
भरवेचे सुट्टीक शुल्क: ₹. 2345000/-

- देयकाचा प्रकार: DHC रकम: ₹. 520/-  
टीडी/अनादेश/पि ऑर्डर क्रमांक: 0205202310602 दिनांक: 02/05/2023  
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
टीडी/अनादेश/पि ऑर्डर क्रमांक: MH001473986202324E दिनांक: 02/05/2023  
बँकेचे नाव व पत्ता:

*[Handwritten Signature]*



**CHALLAN  
MTR Form Number-6**



GRN: MH001472868202324E		BARCODE: [Barcode]			Date: 02/05/2023-12:30:41		Form ID: 25.1				
Department: Inspector General Of Registration				Payer Details							
Type of Payment: Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
Office Name: NQP2_11 NAGPUR SUB REGISTRAR				PAN No. (If Applicable):		AAACS4466J					
Location: NAGPUR				Full Name:		SHRINWAS HOSPITALITY AND MANAGEMENT SERVICES PVT LTD					
Year: 2023-2024 One Time				Flat/Block No.:		PLOT NO.04					
Account Head Details			Amount In Rs.		Premises/Building						
0032040401 Stamp Duty			234000.00		Road/Street		MOUZA PARPODI				
0000053301 Registration Fee			30000.00		Area/Locality		NAGPUR				
					Town/City/District						
					PIN		4 4 0 0 2 4				
					Remarks (If Any)						
					SecondPartyName-ATUL M HEDAO-						
					Amount in Words: Twenty Three Lakh Seventy Five Thousand Rupees Onl						
Total			23,75,000.00		Words: Y						
Payment Details: BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN		Ref. No.		02360042023060291828		007344620	
Cheque/DD No.				Bank Date		RBI Date		02/05/2023-12:32:17		Not Verified with RBI	
Name of Bank				Bank Branch		BANK OF MAHARASHTRA					
Name of Branch				Scrol No. , Date		Not Verified with Scrol					

Department ID: [ ] Mobile No: 000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नमूने चालान असेल तेव्हा उपरोक्त निवेष्टक कार्यालय येथील कार्यालयात नोंदवणे आवश्यक आहे. यालाच या कार्यालयात नोंदवणे गरजेचे आहे.

**नगन-२**  
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**९/२६**



## SALE DEED

Consideration Rs.3,35,00,000/-

(Rupees Three Crore Thirty Five Lakh Only)

Market Value Rs.3,30,86,000/-

As per Item No.26.394/10, Page No. 662, @ of Rs.39,200/-

THIS DEED OF SALE is made and executed at Nagpur on this 02<sup>nd</sup> day of May 2023;  
BETWEEN

**SHRI. ATUL MADHUKAR HEDA00**, Aged About 51 Years, Occupation - Business, PAN NO. AAGPH3694D, Aadhar No. 4656 4888 6057, R/o. Plot No. 237, Hill Road, Shivaji Nagar, Shankar Nagar, Nagpur - 440010. Hereinafter referred to as the **VENDOR** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR** as well as his legal representative, executors, administrators & assigns of the **FIRST PART**;

AND

**SHRINIVAS HOSPITALITY AND MANAGEMENT SERVICES PRIVATE LIMITED**, PAN NO. AANCS4466J, acting through it's Director **SHRI. PRIYADARSHAN S/O VIVEK PANDE**, Aged About 44 Years, Occupation - Business, Aadhar No. 2374 9650 8774, R/o. Plot No. 153, Near Shree Super Bazar, Bajaj Nagar, Nagpur - 440010. Hereinafter referred to as the **PURCHASER** which expression shall unless repugnant to the meaning shall always mean and include the said **PURCHASER** as well as it's legal representatives, administrators, executors, and assigns of the **SECOND PART**;

**WHEREAS**, All that piece and parcel of land bearing Plot No. 54, in Bhamti Parsodi Street Scheme of N.I.T., admeasuring about 450.00 Sq. Mtrs., being a part and portion of the entire land bearing Kh. No. 7, 8 & 9, situated at **Mouza - Parsodi**, bearing City Survey No. 5, Sheet No. 115/10, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, initially belonged to N.I.T.

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**AND WHEREAS**, thereafter N.I.T. leased out the Plot No. 54 in favour of Shri. Chetan Chhaganlal Sawala, for the term commencing from 09/05/1991 and ending on 31/03/2022, by virtue of the Lease Deed dt. 05/08/1991, which is duly registered before the Sub-Registrar Office Nagpur at Reg. No. 9178. As such Shri. Chetan Chhaganlal Sawala became the owner of the said Plot No. 54.

**AND WHEREAS**, thereafter Shri. Chetan Chhaganlal Sawala sold the aforesaid Plot No. 54 to Shri. Atul Madhukar Hedao, by virtue of the Sale Deed dt. 09/03/1994, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2052. As such Shri. Atul Madhukar Hedao became the owner of the said Plot No. 54.

**AND WHEREAS**, thereafter Shri. Atul Madhukar Hedao has constructed semi commercial cum residential building on the aforesaid Plot No. 54, and Building Plan is duly sanctioned by the N.I.T. vide Building Permit dt. 03/04/1997, bearing Permit No. CS/4493/19711.

**AND WHEREAS**, thereafter N.I.T. renewed the lease for the Plot No. 54 in favour of Shri. Atul Madhukar Hedao, for the term commencing from 01/04/2022 and ending on 31/03/2052, by virtue of the Indenture of Lease Renewal dt. 16/09/2022, which is duly registered before the Sub-Registrar Office Nagpur - 4 at Sr. No. 8472, on 20/09/2022.

**AND WHEREAS**, the Vendor for the good and cogent reason decided to sell the said property and was in search of suitable Purchaser who shall pay reasonable consideration for it.

**AND WHEREAS**, the Purchaser approached the Vendor and expressed it's desire and willingness to purchase the said property for the reasonable consideration and the Vendor agreed to sell the same to the Purchaser for a total consideration of Rs.3,35,00,000/- (Rupees Three Crore Thirty Five Lakh Only) upon the terms and conditions agreed by and between the parties.

**AND WHEREAS**, the Purchaser is desirous of purchasing the above referred property which is specifically described in the schedule written hereunder free from all encumbrances with heritable rights therein and the Vendor has agreed to sale the same having absolute title therein, this Sale Deed is executed on the following terms and conditions.

**AND WHEREAS**, the parties to this deed have complied with the terms and conditions and now want the contract to be fully performed by executing a suitable deed of conveyance.

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**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -**

I THAT in pursuance of the aforesaid agreement and in consideration of a total sum of Rs.3,35,00,000/- (Rupees Three Crore Thirty Five Lakh Only) paid by the Purchaser to the Vendor in the manner appearing here-in-below, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full owner thereof do hereby grant, convey, assign and transfer by way of sale to the Purchaser, All that piece and parcel of land bearing Plot No. 54, in Bhami Parsodi Street Scheme of N.I.T., admeasuring about 450.00 Sq. Mtrs. (4844.00 Sq. Ft.), being a part and portion of the entire land bearing Kh. No. 7, 8 & 9, situated at Mouza - Parsodi, bearing City Survey No. 5, Sheet No. 115/10, together with the semi commercial cum residential building constructed thereon, covering a built up area of 55.36 Sq. Mtrs. for Commercial Use & built up area of 392.60 Sq. Mtrs. for Residential Use, as such total built up area of 447.96 Sq. Mtrs., bearing Corporation House No. 1312/54, Ward No. 74, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, and the said property is more particularly described in the schedule written hereunder TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner thereof forever, free from encumbrances of all payable up to the date of registration of the Sale Deed. That the total consideration Rs.3,35,00,000/- (Rupees Three Crore Thirty Five Lakh Only) is received by the Vendor from the Purchaser in the following manner.

**MANNER OF PAYMENT**

Rs.31,50,000/-	(Rupees Thirty One Lakh Fifty Thousand Only) paid by the Purchaser to the Vendor, by RTGS dt. 29/04/2023, bearing UTR No. SBINR52023042946585441. The receipt whereof is hereby acknowledged by the Vendor.
Rs.15,000/-	(Rupees Fifteen Thousand Only) paid by the Purchaser to the Vendor, by NEFT/ RTGS dt. 02/05/2023, bearing UTR No. SBIN523122775046. The receipt whereof is hereby acknowledged by the Vendor.
Rs.3,35,000/-	(Rupees Three Lakh Thirty Five Thousand Only) paid by the Purchaser on behalf of Vendor for T.D.S.
Rs.3,00,00,000/-	(Rupees Three Crore Only) paid by the Purchaser to the Vendor by Demand Draft dt. 01/05/2023, bearing No. 538369, drawn on Kotak Mahindra Bank Ltd. The receipt whereof is hereby acknowledged by the Vendor.
Rs.3,35,00,000/-	Total Rupees Three Crore Thirty Five Lakh Only

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The Vendor acknowledged to have received the consideration of Rs.3,35,00,000/- (Rupees Three Crore Thirty Five Lakh Only) from the Purchaser and further state that he has nothing to receive from the Purchaser towards the sale consideration.

II. The Vendor do hereby covenants with the Purchaser as follows: -

1. **THAT**, the property hereby sold shall be subject to the terms and conditions appearing here-in-below, be quietly entered into and upon and held and enjoyed and the rents and profits there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for him and without any lawful interruption or disturbance by any other person who-so-ever.
2. **THAT**, the Vendor's interest and right over the said property hereby transferred to the Purchaser subsist and the Vendor has good, valid and marketable title thereof and have absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.
3. **THAT**, the Vendor hereby assures to the Purchaser that the property sold is his absolute property and that none except him has acquired any right, title or interest whatsoever in respect of the same.
4. **THAT**, the Vendor has done no act whereby the property hereby transferred is encumbered in any manner or whereby he is debarred from transferring the same by way of sale to the Purchaser absolutely forever.
5. **THAT**, in the event the Purchaser is deprived of the whole or part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrances or charge on the same to which the sale is not subject, the Vendor hereby undertakes to remove the defects or satisfy and clear the encumbrance as the case may be at Vendor's own cost and further keep the Purchaser indemnified against such encumbrance or charge or defect as the case may be.
6. **THAT**, the Vendor has paid up to date all dues with respect to Non - Agricultural Assessment, Corporation Taxes, Development Charges, Cesses, etc, levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertake to pay the same to the Purchaser accruing payable only up to date of this Deed of Sale.

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7. **THAT**, the Vendor has this day delivered the actual physical possession of the property hereby sold, to the Purchaser, in vacant condition.
8. **THAT**, the Vendor will support any application made by the Purchaser for mutation of it's name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser.
9. **THAT**, the said property is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale but the same shall be subject to correction by the parties hereto.
10. **THAT**, the Purchaser shall pay the Corporation Taxes, Cesses as may be levied on the property sold to it, from the date of this Sale Deed.
11. **THAT**, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.
12. **THAT**, the Vendor hereby declare that the Purchaser has now become the absolute and exclusive owner of the property described in the schedule herein below, having absolute and exclusive transferable and heritable rights therein.
13. **THAT**, the Stamp Duty is paid on the consideration amount of Rs.3,35,00,000/- (Rupees Three Crore Thirty Five Lakh Only). And Market Value is calculated A. for Land area of 450 Sq. Mtrs. @ Rs. 39,200/-, is Rs.1,76,40,000/-, B. for Commercial built up area of 55.36 Sq. Mtrs. @ Rs.90,200/-, is Rs.49,94,000/- & C. for Residential built up area of 392.60 Sq. Mtrs. @ Rs.26,620/- is Rs.1,04,52,000/-. As such Total Market Value is A+B+C = Rs.3,30,86,000/-.

#### SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. 54, in Bhamti Parsodi Street Scheme of N.I.T., admeasuring about 450.00 Sq. Mtrs. (4844.00 Sq. Ft.), being a part and portion of the entire land bearing Kh. No. 7, 8 & 9, situated at **Mouza - Parsodi**, bearing City Survey No. 5, Sheet No. 115/10, together with the semi commercial cum residential building constructed thereon, covering a built up area of 55.36 Sq. Mtrs. for Commercial Use & built up area of 392.60 Sq. Mtrs. for Residential Use, as such total built up area of 447.96 Sq. Mtrs., bearing Corporation House No. 1312/54, Ward No. 74, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, and the said land is bounded as under: -

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East : Plot No. 53  
 West : Land (Plot) & Kh. No. 7  
 North : 30.00 Mtrs. Hingna Road  
 South : 9.00 Mtrs. Road

IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this **DEED OF SALE** at Nagpur on the day, date & year first above written in the presence of attesting witnesses.

Drafted by Adv. Makarand M. Pathak  
 Mo. No. 9890387594



*Atul Hedoo*

Shri. Atul Madhukar Hedoo  
**VENDOR**

*Atul Hedoo*

*Vivek Pande*

Shrinivas Hospitality And Management  
 Services Private Limited  
 acting through it's Director  
 Shri Priyadarshan S/o Vivek Pande  
**PURCHASER**



WITNESSES: -



1. *Chetan H. Gauri*  
*Chetan H. Gauri*



2. *Adv. Makarand M. Pathak*  
*Adv. Makarand M. Pathak*

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 3283/2023  
 6/28









12080003	<p>सिद्धि विद्यालय, अहमदाबाद - नगर प्रशासनिक क्षेत्र, अहमदाबाद - 380 015</p> <p>अहमदाबाद नगरपालिका, नगर प्रशासनिक क्षेत्र, अहमदाबाद - 380 015</p> <p>सिद्धि विद्यालय, अहमदाबाद - नगर प्रशासनिक क्षेत्र, अहमदाबाद - 380 015</p>	<p>सर्वेक्षण क्र. 94/1203</p> <p>2020/1203</p>	सिद्धि विद्यालय	<p>प्लान नं. 12080003</p> <p>प्लान संख्या 12080003</p> <p>प्लान क्षेत्र 12080003</p> <p>प्लान क्षेत्र 12080003</p>
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हे विद्यालय प्रमाणित आहे की या विद्यालयाने सर्व आवश्यक असलेली कागदपत्रे पूर्णपणे भरली आहेत आणि या विद्यालयाने सर्व आवश्यक असलेली कागदपत्रे पूर्णपणे भरली आहेत.

अहमदाबाद नगरपालिका, नगर प्रशासनिक क्षेत्र, अहमदाबाद - 380 015

सर्वेक्षण क्र. 94/1203

2020/1203

सर्वेक्षण क्र. 94/1203

2020/1203

सर्वेक्षण क्र. 94/1203

2020/1203



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2022-2023

नागपूर महानगरपालिका  
कर व कर आकारणी विभाग नागपूर



(दि तारीख 01/04/2022 पासून 31/03/2023पर्यंतचे वारंती नदरेत आणुदे वारंतीनास (री सोदी वारंती)

रसीद क्रमांक: RCPT2322148981 मीटरपाचे नांव: SHRADDHANAND PETH  
BLOCK: 2  
घर क्रमांक: 131254 इलेक्ट्रॉनिक क्रमांक: 74006783A001  
दुप्रीत: 0748150273 घर मालकाचे नांव: SHRI ATUL MADHUKAR HEDAU  
वलिवाटदाराचे नांव: घरचा पत्ता: 131254, SHRADDHANAND PETH BLOCK 2  
वारीक पासून: 01-04-2021 ते 31-03-2023 पर्यंतचे

कराचे नांव Details of Tax	वाराणा/ Arrears	वाणु/ Current	टीप/ Remarks
सामान्य कर (General Tax)	0	21064	
पाणी कर (Water Tax)	0	0	Advance Payment
मायजल कर (Sewerage Tax)	0	9730	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	0	812	Advance amount:
जमी सेवा कर (Fire Service Tax)	0	812	
मजलत ताम कर (Sewerage Gene. Tax)	0	812	₹ 10
पाणी ताम कर (Water Gene. Tax)	179	812	
पाप कर (Street Tax)	384	812	From Year: 2023 To Year: 2024
विशेष संपर्क कर (Special Consistency Tax)	0	0	
नगरी शिक्षण उपकर (Municipal Education Tax)	384	812	
सेवा शुल्क (Service Charge)	0	0	Note: Adjustment of advance amount in subsequent years is subject to revision of taxes if any in the meantime.
नोटिस फी (Notice Fee)	0	0	
वॉरंट फी (Warrant Fee)	0	0	
किंगडोक (Mac)	208	0	
ए.स.सी. कर (Educn. Cess)	6944	8032	
ए.एस.सी. कर (E.G.S. Cess)	1738	1738	
शेज्या निवासी इमारतीवरील वारंतीनास कर (Tax on Larger Residential Properties)	4051	2316	
रुट (Rebate)	0	1782	
एकूण (Grand Total)	15175	48250	

एकूण रक्कम जशी रु (In words total Rs.) SIXTY-ONE THOUSAND FOUR HUNDRED AND FIFTY RUPEES ONLY

Received Amount: ₹61,450.00

(Payment is made by cash)

दिनांक: 16/09/2022

Generated By: S-MASKE

वसुत वारंतीसाठी पूर्ण राशी

Full Signature of the Official

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

Print

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APPENDIX 'D'  
**NAGPUR IMPROVEMENT TRUST**

BUILDING PERMIT & COMMENCEMENT CERTIFICATE

(Byelaw No. 7. 6. 1.)

No. BE/11184

Permit No. 65/4493/1971

Case No. 65/1971

Date 03-04-97

Name of Applicant: Shri. Anil Madhukar Hedoo

Address: P. No. 237, Hill Road, Shivaji Nagar

Nagpur

Site of proposed work plot No. 54 in Shastri G.M.S.

In your kh. No. B Mouza Prasad, C.S.Eh

With reference to your application dated 23/10/96 for the grant of sanction of commencement certificate under section 45 & 60 of M.R. & T.P. Act 1908 to carry out development work and building permit under section 49 of M.R. & T.P. Act to erect building. Sanction is hereby given to construct in accordance with the sanction plan modifying note here under so as not to contravene any of the Building Regulation / Development Control Rules. The commencement Certificate/Building permit is granted subject to the following conditions:

- 1) The sanction once accorded through commencement certificate/building permit shall remain valid for 3 years from the date of issue of commencement certificate/building permit after which proposal will have to be submitted to obtain building permit/commencement certificate afresh. However the condition of lease of allotment of plot for completion of construction will over rule this duration of sanction.
- 2) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 3) This permission does not entitle you to develop the land which does not vest in you.
- 4) This building shall be used for the purpose prescribed in Development Control Rules and Building Byelaws.
- 5) No departure from the sanctioned plan should be made without obtaining previous sanction of Trust if any construction is carried out in contravention of the sanctioned plan the Trust may require it to be demolished or altered in such manner as it may deem fit.
- 6) Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued the inspection notice have to be given to Trust in prescribed form.
  - i) On completion of setting out of the building and
  - ii) On completion of plinth accompanied by stage completion certificate in form 'E' in either case construction of the building shall not be proceed with unless the stage permits are obtained in time and each stage permits according to Building Regulation of Development Control Rules Regulation 7. 2.
- 7) The Building or part thereof shall not be occupied or used until occupation certificate has been obtained from Chairman as stated in Building Regulation No. 7. 6 & 7. 8. 1, after giving Notice in form 'J' & of such completion ascertained in Building Regulation No. 7. 6 signed by the licensed Architect / Engineer Party will be liable for prosecution for unauthorized occupation.
- 8) W. C. bath and washing place shall conform to requirement contained in table 14 to 24 attached to Building Regulation of the Trust.
- 9) Rain water shall entirely excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made if any deviation is observed in this respect, the Chairman's order for rectifying them shall be complied with.
- 10) All drainage work shall be done through licensed plumber approved by Trust or Nagpur Municipal Corporation.
- 11) W. C. bathroom and Washing places shall not be used until proper connection are made as per table 14 to 24 and completion notice in form 'J' signed by licensed plumber mentioned in (10) is given to Chairman and permission to use them is ordered.

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12) During the course of construction of building the sanctioned plan shall always be available at site for inspection by officials of Trust

13) Except as fore-said the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein

14) This permission shall not construed as affriction in any way the right of Government of Trust or the Municipal Corporation or any official authority or any private person or firm to the land upon which permission has been sought to building or to any easement connected therewith.

15) The permit holder is not allowed to collect earth/material from or through earth / materials on Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit where such permission has been granted such use shall not be an obstruction or be a hindrance to the road user. The excavated material when deposited shall be removed within three days of use of land. Any material is stacked or dumped on Trust land without Trust's prior permission or if permission is granted but subsequently if it is seen the such permission is causing hardship to the public then it shall be removed by the Trust at the risk & cost of this permit holder and Trust shall not be responsible for any loss or damage cause to permit holder. No claim on this account shall be tenable against Trust.

16) Sanctioned subject to condition of agreement executed by the party on \_\_\_\_\_

17) Subject to the condition that the party will plant and grow in vacant land or plot Five shady trees under provision Act. 1976

18) This sanction is subject to the condition that water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

19) Dustbins of suitable size should be provided within the plot boundary easily accessible from road.

20) Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

Enclosure - One copy/one set of sanctioned plan & copy of agreement

*[Signature]*  
Building Engineer  
NAGPUR IMPROVEMENT TRUST

नगन - २	
No. BE/ 3283	2023
93	2E



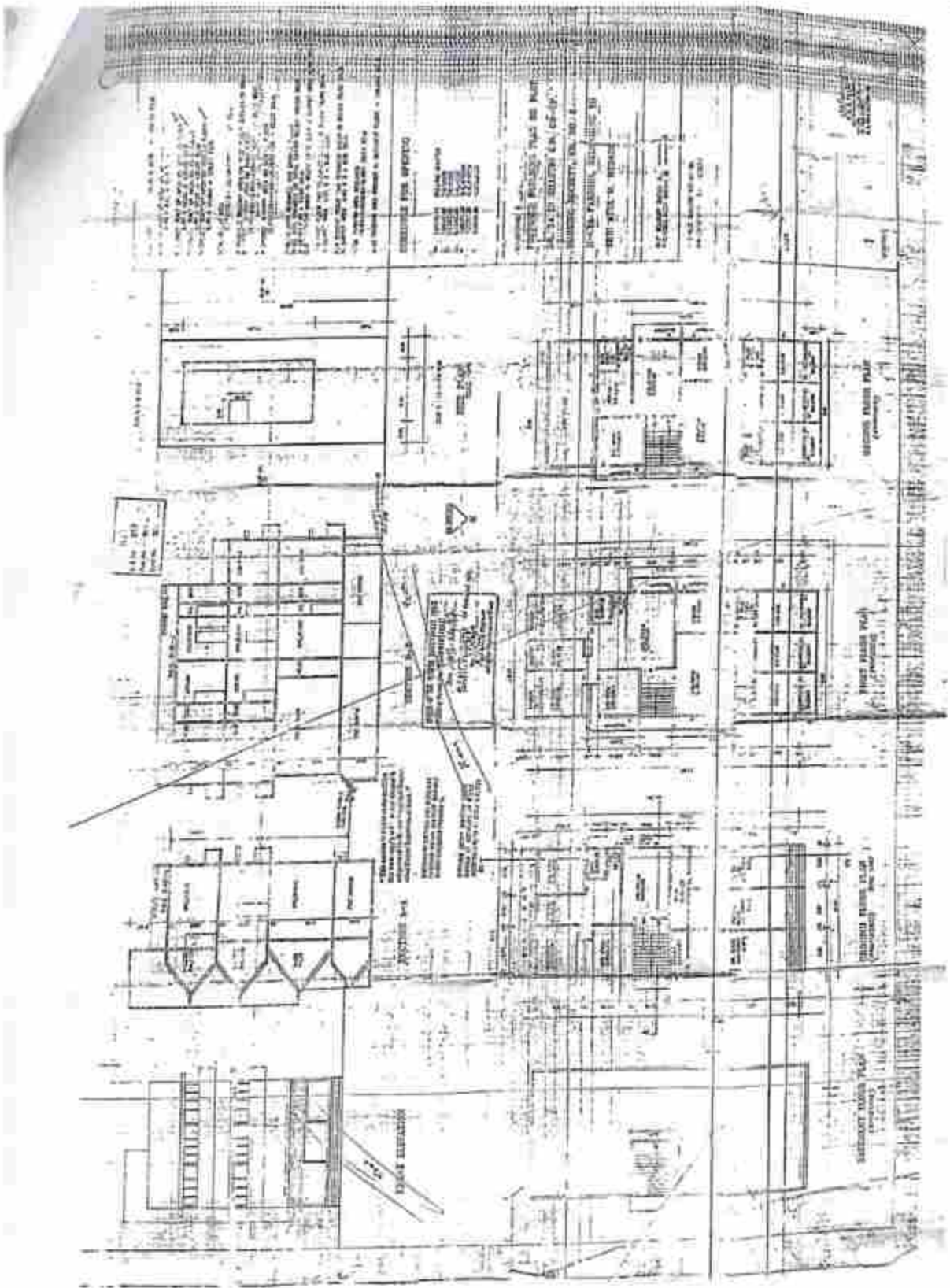
No. BE/

Copy for wards to:

- 1) The Nagpur Municipal Corporation for information The estimated cost of proposed building as per party's statement is Rs. \_\_\_\_\_
- 2) The Divisional officer Nagpur Improvement Trust for intimation, with a copy of sanctioned (enclosed herewith) for record. Division \_\_\_\_\_ Scheme \_\_\_\_\_
- 3) City Engineer, N. M. C. Nagpur for information


Enclosure (1) - One copy of agreement

Building Engineer  
NAGPUR IMPROVEMENT TRUST



नगन-२  
 3283/2023  
 90/28



8472267 02-06-2023 Note-Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	तुळम निबंधा : सह दु.नि नागपूर 4 इतर क्रमांक : 8472/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : परसोडी</b>		
(1) वित्तोत्पाद प्रकार	भाडेपट्टा	
(2) नोंदवना	0	
(3) बाजारभाव/भाडेपट्टा/बाजार बाकलियेपट्टा/बाजार आकारणी देतो की भाडेदार ते नमुद करावे	680000	
(4) भू.मापन पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव-नागपूर म.पा.इतर वर्णन : इतर माहिती: मौजा परसोडी वार्ड 74 खसरा नं. 7,8,9 भुखंड क्रमांक 54 एकूण क्षेत्रफळ 450.000 चौ.मी शिट नं. 115/10 न.भु.क्र. 5( ( Plot Number : 54 ; ) )	
(5) क्षेत्रफळ	450.000 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,		
(7) दस्तऐवज करून देणा-या तिहुन देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अतुल मधुकर हेडकार - वय:-50 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं. प्लॉट नंबर 237 विल रोड शिवाजी नगर नागपूर आधार नंबर 465648886057, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नागपूर सुधार प्रन्यास वर्क कार्याकारी अधिकारी अनिलकुमार शंकरराव पातोडे तर्फे कानुली जाबाब देणार श्री प्रविण बाळकृष्ण धात्रक वय:-41; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागपूर सुधार प्रन्यास कार्यालय सवर नागपूर आधार नंबर 791640616388, महाराष्ट्र, नागपूर. पिन कोड:-440001 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	20/09/2022	
(11)अनुक्रमांक,शिट व पृष्ठ	8472/2022	
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	34000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4750	
(14)गोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रीक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>नगन-२</p> <p>3283 / 2023</p> <p>94/28</p> </div> <div style="text-align: center;">  </div> </div>		





**Receipt**  
**Nagpur Improvement Trust**

Station Road, Sadar, Nagpur, 440001  
 Head of Account :- ESTATE SEC.

**ONLINE TRANSACTION**

PBX No. : +91-713-2531431  
 +91-713-2531432

Demand Note Details		Received Head Details	
1 Demand Note ID	1202204112206	1, GROUND RENT	10,395.00
2 Applicant Name	SHRI ATUL MADHUKAR HEDAOD	<b>Total Amount (Rs.)</b>	<b>10,395.00</b>
3 Due Date (1)	01-JUN-2023		
4 Due Date (2)			
5 Plot ID	20004034617		
6 Plot Name	KH. NO. 8 MUMZA PARSODI		
7 Layout Number			
8 Muzar & Khaska			
Cheque / DD Details			

(In Words) Ten Thousand Three Hundred Ninety Five Rupees. Only :-

E & O.E.



\* This is computer generated statement hence no signature is required.

**नगन-२**  
**3263/2023**  
**१६/२६**





# INCOME TAX DEPARTMENT

## Challan Receipt



PAN : AANCS4466J  
 Name : SHRINIVAS HOSPITALITY & MANAGEMENT SERVICES PRIVATE LIMITED  
 Assessment Year : 2024-25  
 Financial Year : 2023-24  
 Major Head : Corporation Tax (1000)  
 Minor Head : TDS on Sale of Property (800)  
 Amount (in Rs.) : ₹ 3,35,000  
 Amount (in words) : Rupees Three Lakh Thirty Five Thousand Only  
 CIN : 230502000850925BHV  
 Acknowledgement Number : AK01127280  
 Mode of Payment : Net Banking  
 Bank Name : State Bank Of India  
 Bank Reference Number : CKWB025523  
 Date of Deposit : 02-May-2023  
 BSR code : 0002271      Challan No : 12686      Tender Date : 02/05/2023



### Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognizes taxpayers' commitment by awarding certificates of appreciation to them. Login to e-filing portal and visit Appreciations and Rewards to know more.

Congrats! Here's what you have just achieved by choosing to pay online

  
**Time**  
 Quick and Seamless

  
**Saves**

3283/2023  
 96/2E



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHRINIVAS HOSPITALITY AND MANAGEMENT SERVICES PVT. LTD. HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 153, BAJAJ NAGAR, NAGPUR 440010 ON 02<sup>nd</sup> May 2023 AT 12.00 PM

CIN NO. U74140MH2009PTC195725

**RESOLVED THAT** the company shall Purchase immovable property owned by **Shri Atul Madhukar Hedao**, Situated at plot no. 54 Bhamti Parsodi Street Scheme Of NIT admesuring about 450.00 Sq. Mtrs. Khasara NO. 7,8 & 9 situated at Mauza-Parsodi, No 5, Sheet No 115/10, Together With hose Constructed thereon Covering Buildup Area Of 447.95 Sq. Mtrs. Bering corporation House No 1312/54, Within the limits of NMC Tahsil & District Nagpur. For a total agreed consideration of **Rs.33500000- (Rupees Three Crore Thirty Five Lac Only)**

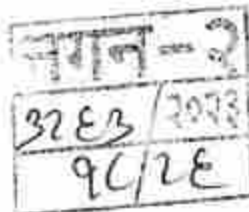
**RESOVELD FURTHER THAT** **Shri Priyadarshan Vivek Pande**, Director of the company be and is hereby authorized to represent the company as a Purchase Deed of the above mentioned immovable property.

For, SHRINIVAS HOSPITALITY AND MANAGEMENT SERVICES PVT. LTD.

  
Priyadarshan V. Pande  
Director

  
Sumedh U. Patil  
Director

  
Atul R Gurve  
Director



ISO 9001 : 2015, ISO 14001 : 2015, OHSAS 18001 : 2007 (IMS) CERTIFIED COMPANY

Reg. Office : 153, Bajaj Nagar, Nagpur-440010 (INDIA) Tel. No. +91 8087081530, +91 712 2231055  
Website : www.shriniVas-hospitality.com Email : shriniVas\_hospitality2009@yahoo.in

नाम - २	
३२६३	२०२३
१९	२६



० १ २ ३ ४ ५ ६ ७ ८ ९

**ROYAL BANK**  
 Royal Bank of Canada  
 100 King Street West, Toronto, Ontario M5X 1C5  
 Tel: (416) 967-8888

**ATUL MAHILAR HEDDAD INCLUSIVE BAHN AC NO 15982221130**

Pay to the order of **₹ 1,00,000.00**

For BA - Loan Disbursement A/c

*[Signature]*  
 Authorized Signatory

AG No: 06311000000072

2301300000000000

# 5383691# 100485010# 576114# 25

AS THREE CRIES ONLY  
 SEE CHANGES



भारत सरकार  
Unique Identification Authority of India  
Government of India

आधार कार्ड  
Aadhaar Card

आधार संख्या / Aadhaar No.: 2374 9650 8774

मेरा आधार, मेरी पहचान

PERMANENT ACCOUNT NUMBER  
AAGPH3994D

ATUL MADHUKAR HEDAO

12-02-1972

COMMISSIONER OF INCOME TAX, BOMBAY

Joint Council of Maharashtra & Goa  
HIGH COURT, BOMBAY

CHAIRMAN

3263/2023  
29/24

आधार संख्या / Aadhaar No.: 2374 9650 8774

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

SHRINIVAS HOSPITALITY AND MANAGEMENT SERVICES PRIVATE LIMITED

150/2008

GOVT. OF INDIA

Chetan Harish Gauri  
DOB: 09/07/1989  
5399 0809 5199

Atul Madhukar Hedoo  
DOB: 12/02/1972  
4656 4888 6057

सामान्य माणसाचा अधिकार

Address: Flat no 2, plot no 213, Marham Subhramani, near Sanyal Bank, Laxmi Nagar, Shrinagar Nagar, Nagpur, Maharashtra, 440010

सामान्य माणसाचा अधिकार

Address: Flat no 2, plot no 213, Marham Subhramani, near Sanyal Bank, Laxmi Nagar, Shrinagar Nagar, Nagpur, Maharashtra, 440010



CHALLAN  
MTR Form Number-6



GRN	591021473985202324E	BARCODE	0 10011 10001100 000 10 100000000 0 0 1001101		Date	02/05/2023-12:30:41	Form ID	23.1	
Department: Inspector General Of Registration				Payer Details					
Type of Payment: Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
				PAN No. (If Applicable)		AANCG4862J			
Office Name: NGR2_JT NAGPUR SUB REGISTRAR				Full Name		SHIRDIVAS HOSPITALITY AND MANAGEMENT SERVICES PVT LTD			
Location: NAGPUR				Flat/Block No.		PLOT NO.54			
Year: 2023-2024 One Time				Premises/Building					
Account Head Details			Amount in Rs.		Road/Street		MOUZA-PARSODI		
0030048401 - Stamp Duty			2345000.00		Area/Locality		NAGPUR		
0020083301 - Registration Fee			30000.00		Town/City/District				
					PIN		4 4 0 0 2 4		
				Remarks (If Any)					
				SecondPartyName=ATUL M.HEDADO-					
			2375000.00		Amount in Words		Twenty Three Lakh Seventy Five Thousand Rupees Onl y		
			23,75,000.00		Wards		y		
Payment Details: BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		0230004002000201620 007344625	
Cheque/DD No.				Bank Date		RBI Date		02/05/2023-12:32:17 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scratch No. / Date		Not Verified with Scratch			



Department ID: Mobile No.: 9006000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचका प्रत्येक प्रतिका प्रत्येक दिवसात वापरण्यात येऊन घ्यावी. याचकाचा वापर केवळ नगरातच होऊ शकतो. याचकाचा वापर केवळ नगरातच होऊ शकतो.

Challan Defaced Details:

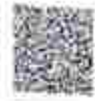
Sr. No.	Remarks	Defacement No.	Defacement Date	UsrId	Defacement Amount
1	185-285-3282	0000791548202324	02/05/2023-18:54:50	IGR384	30000.00
2	185-285-3283	0000791548202324	02/05/2023-18:54:50	IGR384	2345000.00
Total Defacement Amount					23,75,000.00

नगर-२  
 3283/2023  
 22/24





**CHALLAN**  
MTR Form Number-6



GRN MH001479892022324E		BARCODE		Date 02/05/2023-12:30:41		Form ID 251	
Department Inspector General Of Registration				<b>Payer Details</b>			
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment Registration Fee		PAN No. (If Applicable) AANCS489J					
Office Name NSP2_JT NAGPUR SUB REGISTRAR		Full Name		SHRINIVAS HOSPITALITY AND MANAGEMENT SERVICES PVT LTD			
Location NAGPUR		Flat/Block No.		PLOT NO.54			
Year 2023-2024 One Title		Premises/Building					
Account Head Details		Amount in Rs.		Road/Street		MOLZA PARSODI	
0000048401 Stamp Duty		2345000.00		Area/Locality		NAGPUR	
0000050001 Registration Fee		30000.00		Town/City/District			
				Pins		4 4 0 0 2 4	
				<b>Remarks (If Any)</b> SecondPartyName-ATUL M HEDAOG-			
				Amount in Words		Twenty Three Lakh Seventy Five Thousand Rupees Only	
		23,75,000.00					
<b>Payment Details</b> BANK OF MAHARASHTRA				<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque/DD Details</b>		Bank CIN		Ref. No.		02300042023050261628 007344025	
Cheque/DD No.		Bank Date		RBI Date		02/05/2023-12-32-17 Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scrub No. , Date		Not Verified with Scrub			

**DEFACED**  
**₹2375000.00**  
**DEFACED**

Debitment 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 बॅरान डॉक्युमेंट रजिस्ट्रार कार्यालयाने प्रमाणित करण्यासाठी व्हॉलेंट बरोवावे लागते. (नॉट) ने अन्रिजिस्टर्ड डॉक्युमेंट वाच्य नाही.

Challan Defaced Details:

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(19)-295-3263	0000791548202324	02/05/2023-16:54:50	IGR354	30000.00
2	(19)-295-3263	0000791548202324	02/05/2023-16:54:50	IGR384	2345000.00
Total Defacement Amount					23,75,000.00



Transaction ID		202305026203		मूल्यांकन पत्रक ( बांधीय क्षेत्र - सुती-बांधीय )		03 May 2023 03:29:55 PM	
मूल्यांकन वर्ष	2023	विला	नागपुर	मूल्य विभाग	आयुक्त - नागपुर (बांधीय)	उप मूल्य विभाग	26.384/15-विभागा मार्ग फिट नं. 10
क्षेत्रीय मंडल	Nagpur Municipal Corporation	पार्सल नंबर / ए. भू. क्रमांक					
<b>वार्षिक मूल्य दर कल्याणकार सुत्वदर रु.</b>							
सुती पार्सल	निकासी सदरिका	कार्यालय	दुकाने	जे.पी.सी.	मोतापणारी एकाच	श्री. पीटर	
79200	52330	77740	80200	0			
<b>सुत्पा व बांधीय क्षेत्राची माहिती</b>							
बांधीय क्षेत्र	192 चौ. मीटर	एकूण क्षेत्र	439 चौ. मीटर	मिळकतीचा प्रकार - सुती-बांधीय			
बांधकामाचे नॉकअप	1-आर सी सी	मिळकतीचे बंध	0 21 2 चौ.	सुत्पाद/बांधकामाचा दर - Ru. 26620/-			
मिळकतीचा वापर	स्वातंत्र्य भूखंडावरील औद्योगिक इमारत			Lajpat Plot			
Sale Type - First Sale							
Sale Reason of built up Property constructed after circular d02101/2018							
<b>सुत्पा क्षेत्राचे मूल्यांकन</b>							
1) 439 चौ. मीटर क्षेत्राचा वार्षिक मूल्य दरदार 100 % सुत्पादर = Ru. 39200/-							
= 439 चौ. मीटर क्षेत्राचा मूल्य = 439 * 39200							
= Ru. 17640000/-							
<b>सुत्पा जमीनीचे एकत्रित मूल्य</b>							
= मिळकतीचे क्षेत्र (A) मूल्य							
= 17640000							
= Ru. 17640000/-							
<b>बांधीय क्षेत्राचे मूल्यांकन</b>							
सहा.पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर							
= पहा.पानुसार बांधकामाचा दर * Factor							
= 26620 * 1							
= Ru. 26620/-							
A) मुख्य मिळकतीचे मूल्य							
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र							
= 26620 * 392.6							
= Ru. 10451012/-							
Applicable Rules :							
b (iii) - म							
<b>बांधीय क्षेत्राचे एकत्रित मूल्य</b>							
= मुख्य मिळकतीचे मूल्य + जावकाचे मूल्य + जे.पी.सी.चे मूल्य + बांधीय जाण ठरवले मूल्य + जावकाचे मूल्य + बांधीय क्षेत्राचे मूल्य + सुत्पा जमीनीचा मूल्य + सुत्पा जमीनीचा मूल्य + सुत्पा जमीनीचा मूल्य + बांधीय क्षेत्राचे मूल्य + बांधीय क्षेत्राचे मूल्य							
= A + B + C + D + E + F + G + H + I + J							
= 10451012 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0							
= Ru. 10451012/-							
<b>सुत्पा व बांधीय क्षेत्राचे एकत्रित अंतिम मूल्य</b>							
= बांधीय क्षेत्राचे मिळकतीचे मूल्य + सुत्पा क्षेत्राचे मिळकतीचे मूल्य							
= 10451012 + 17640000							
= Ru. 28091012/-							
= ₹ दोन करोड ऐंशी लाख एकाशपणव हजार करा.							

Home | Post

नगन-२  
32EP / 2023  
28/2E



265/3263

दि. 02/05/2023 4:55 मं.

दस्तावेज संख्या-1

दि. 24-28

दि. 3263/2023

दस्तावेज संख्या: 3263/2023

बाबत का मूल्य: ₹. 3,30,80,000/-

संश्लेषण: ₹. 3,30,00,000/-

संश्लेषण का मूल्य: ₹. 23,45,000/-

डि. नि. सं. डी. नि. नं. 2 कांचे कार्यालय

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फायरी-5810

फायरी दिनांक: 02/05/2023

सावरकराचार्ये साव: श्रीनिवास हॉस्पिटलिटी एन्ड मॅनेजमेंट सर्विसेस प्रायव्हेट लिमिटेड तर्फे संभावक प्रिपरेशन दिनेक पावे

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मुद्रांक शुल्क: (एक) सोसायटी मंडळनरपाधिकेभ्या हद्दीत किंवा स्वातंत्र्य अंतर्गत अंतर्गत कोषावली कटक क्षेत्राच्या हद्दीत किंवा उप-शहर (रोड) मध्ये नमुद व केलेल्या सोसायटी नावरी घेवता

शिक्का नं. 1 02 / 05 / 2023 04 : 52 : 54 PM ची वेळ: (सावरीकरण)

शिक्का नं. 2 02 / 05 / 2023 04 : 54 : 09 PM ची वेळ: (नी)





कम संख्यावाले भाग-2

NRIC 28-28  
कम संख्या: 3283/2023

आवक संख्या: 2023/2023  
काम का प्रकार: विदेशी

क्र.सं.	पंजीकार के नाम व पता	व्यक्तिगत विवरण	आवक संख्या	आवक प्रकार
1	नाम: आरुण गणेश इंदरकर पता: प्लॉट नं: 2, भागा नं: 2, इमारतीचे नाम: 2, ब्लॉक नं: 2, रोड नं: 237 हिल रोड विवाही नगर मंडळ वराने वायव्य, महाराष्ट्र, नागपूर. पिन कोड: AAGPH0894D	विवरण देणार वय: 51 व्यवस्था:	3283	व्यक्तिगत
2	नाम: श्रीनिवास हॉस्पिटलिविटी एन्ड मॅनेजमेंट सर्विसेस प्रायव्हेट लिमिटेड पता: कल्याणक विमानतळीचे विदेशी पार्क प्लॉट नं: 1, भागा नं: 2, इमारतीचे नाम: 2, ब्लॉक नं: 2, रोड नं: 153 वी वराने वायव्य मंडळ वराने वायव्य, महाराष्ट्र, नागपूर. पिन कोड: AANCS4466J	विवरण देणार वय: 44 व्यवस्था:	3283	व्यक्तिगत

खाली उरलेल्या वराने देणार कल्याणकीत विदेशीत का उरले देणार कल्याण विदेशीत वराने देणार.  
विक्रम क्र.3 श्री वेळ: 02 / 05 / 2023 04 : 58 : 14 PM

सह दुप्पट निदेशक क्र-2  
नागपूर शहर क्र. 2

टीपण:-  
घाताने दुप्पट असे निदेशक करतात की ते उरलेले वराने देणार-घाताने वराने देणार, व त्याची कोणत्या घाताने

क्र.सं.	पंजीकार के नाम व पता	व्यक्तिगत विवरण	आवक संख्या	आवक प्रकार
1	नाम: अरुण गणेश इंदरकर पता: प्लॉट नं: 100 वराने वायव्य मंडळ वराने वायव्य पिन कोड: 440027	विवरण देणार वय: 47 व्यवस्था:	3283	व्यक्तिगत
2	नाम: श्रीनिवास हॉस्पिटलिविटी एन्ड मॅनेजमेंट सर्विसेस प्रायव्हेट लिमिटेड पता: प्लॉट नं: 1, भागा नं: 2, इमारतीचे नाम: 2, ब्लॉक नं: 2, रोड नं: 153 वी वराने वायव्य मंडळ वराने वायव्य पिन कोड: 446010	विवरण देणार वय: 23 व्यवस्था:	3283	व्यक्तिगत

दस्तावेजात जाहिलेले कागदपत्रे  
कुलमुख्यधारकचे, ओळखपत्रे, व्यक्ती  
इत्यादी, बगळट आढळून आल्यास  
व्याधी जबाबदारी निष्पादकाची राहिल.

विक्रम क्र.4 श्री वेळ: 02 / 05 / 2023 04 : 55 : 53 PM

9 नंदाचे दुप्पट  
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