

273/1638

Tuesday, February 20, 2024

1:12 PM

पावती

Office Copy

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1940 दिनांक: 20/02/2024

गावाचे नाव: शिवमडका त.सा.क.48 अ

दस्तऐवजाचा अनुक्रमांक: हगन-1638-2024

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स महालक्ष्मी इंझनॉन भागीदारी संस्था तर्फे अधिकृत भागीदार (2) राहुल जयदीश बोंदरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

DELIVERED

एकूण:

रु. 30600.00

आपणाम मूळ दस्त, संवनेल प्रिंट, सूची-२ अंदाजे

1:32 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्य-REGN
हिंगण

बाजार मूल्य: रु.36780000/-

मोबदला रु.:66000000/-

भरलेले मुद्रांक शुल्क : रु. 3960000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

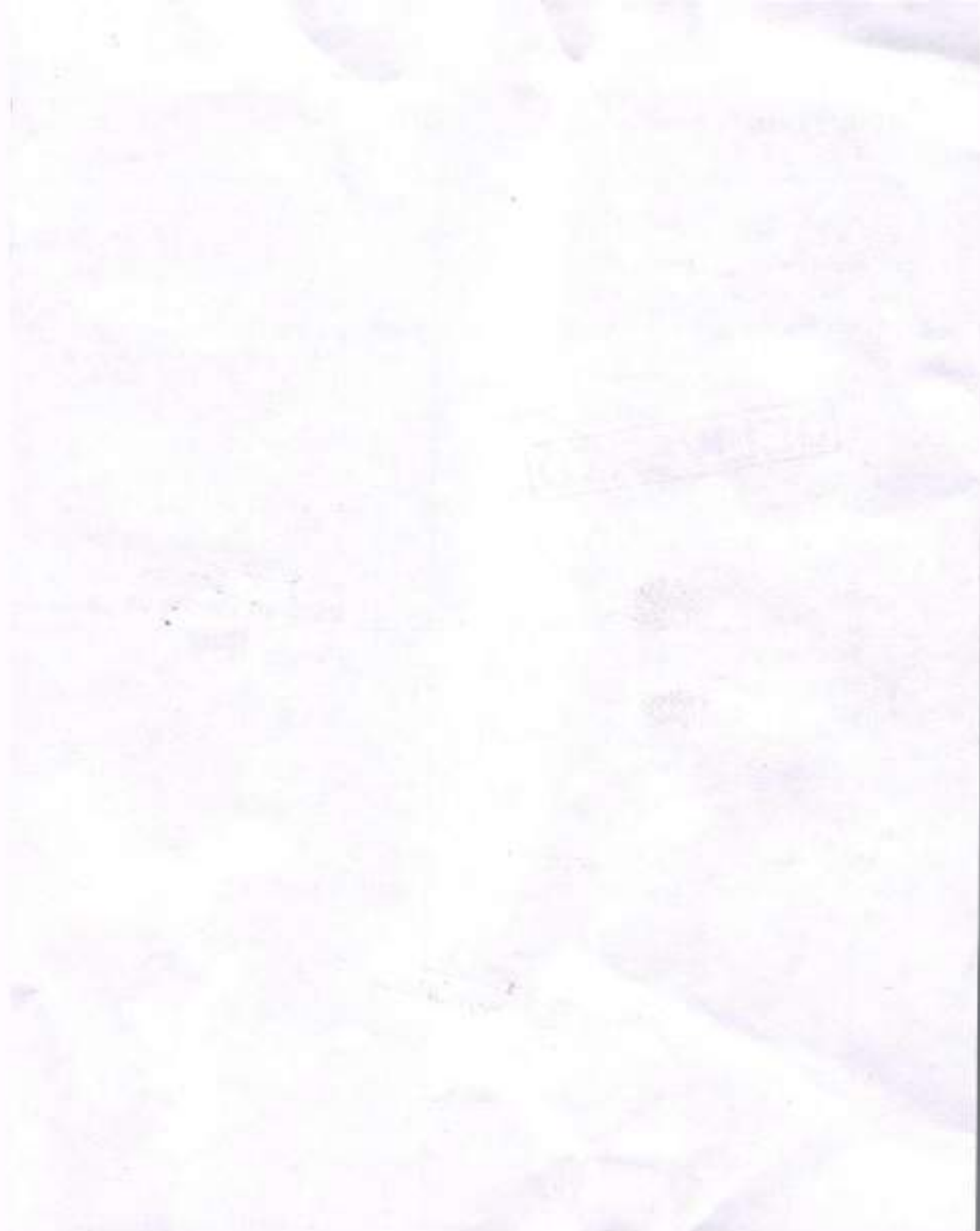
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224204808194 दिनांक: 20/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015861175202324M दिनांक: 20/02/2024

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH015861175202324M	BARCODE			Date	19/02/2024-19:42:27	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name HGN_HINGNA SUB REGISTRAR				Full Name		MS MAHALAXMI INFRACON THROUGH RAHUL		
Location NAGPUR						JAGDISH BONDRE AND OTHER		
Year 2023-2024 One Time				Flat/Block No.		KH NO 27		
Account Head Details			Amount in Rs.	Premises/Building				
0030046401 Stamp Duty			3960000.00	Road/Street		MOUZA SHIVMADKA		
0030063301 Registration Fee			30000.00	Area/Locality		NAGPUR		
				Town/City/District				
				PIN			4	4
							1	1
							1	0
				Remarks (If Any)				
				SecondPartyName=TILAKRAJ INDRAJIT CHADDHA AND OTHER-				
Total			39,90,000.00	Amount In	Thirty Nine Lakh Ninety Thousand Rupees Only			
				Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024022010573	738371493	
Cheque/DD No.				Bank Date	RBI Date	20/02/2024-11:07:10	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 7385182509
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

हगन
१६३८/२०३४
१/३०



हगन	
१६३८	२०२४
२	३०



SALE DEED FOR RS. 6,60,00,000/- ONLY
(RUPEES SIX CRORE SIXTY LAKH ONLY)
READY RECKONER VALUE RS. 3,67,80,000/- ONLY
(Zone/Item No. 11.2, Page No. 1549, Rate 2000/- Per Sq. Mtrs.)

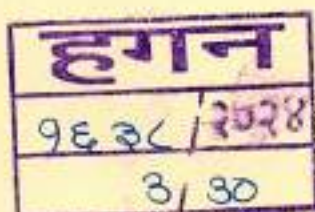
THIS DEED OF SALE is made at HINGNA on this 20 Day of February 2024
BETWEEN:-

1) SHRI. TILAKRAJ S/o INDRAJIT CHADDHA, Aged about 69 Years,
Occupation-Agriculturist, PAN NO. AEFPC3796Q, AADHAR UID NO. 5729 1034 5998,
Mobile No. 9822151316, Residents of Flat No. 7/45, Bhandara Road, H. B. Town, Old
Pardi Naka, Pardi, Nagpur-440035, Tahsil and District-NAGPUR.

2) SHRI. GULSHAN S/o MADANLAL CHADDHA, Aged about 42 Years,
Occupation-Agriculturist, PAN NO. AEYPC3286Q, AADHAR UID NO. 4630 3885 0575,
Mobile No. 9890533228, Residents of Station Road, Shivaji Ward, Shukrawari,
Bhandara-441904.

3) SHRI. KETAN S/o RAMANLAL SHAH, Aged about 60 Years, Occupation-Agriculturist, PAN NO. AACPS4763Q, AADHAR UID NO. 9571 2457 1107, Mobile No. 9820143015, Residents of Flat No - 701, 7th Floor, Pushpavatika CHSL, Podar Road, Santacruz West, Mumbai Suburban, Mumbai - 400054

4) SHRI. SANJAY S/o ANAND JAISWAL HUF, Aged about 66 Years,
Occupation-Agriculturist, PAN NO. AAOHS0457B, AADHAR UID NO. 2778 8816 3508,
Mobile No. 8830797901, Residents of Anand Villa, East Wardhman Nagar, Nagpur-440008, 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 respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.



AND

Contd. ...

M/s. MAHALAXMI INFRACON, (PAN NO. ABPFM2930H), a Registered Partnership Firm, having its Registered Office at N-103-104, Laxmivihar Apartments, Beside Hotel Airport Centre Point, Wardha road, Somalwada, Nagpur-440025, acting through its Partners **(1) SHRI. ANISH S/o BHAWARILAL CHHAJED,** Aged about 57 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 2035 9697 9517, Mobile No. 9370970007, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-NAGPUR; **AND (2) SHRI. RAHUL S/o JAGDISH BONDRE,** Aged about 41 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 7077 3261 1826, Mobile No. 9850540601, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur-440025, Tahsil and District-NAGPUR. Hereinafter jointly called the **"PURCHASERS"**, 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** hereinabove named are an exclusive, absolute and full owners and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Rental Rs. 25.00 Yearly, 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, Situated at Village-Shivmadka in Tahsil-Hingna and District-NAGPUR and more particularly described schedule hereunder written; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Rental Rs. 25.00 Yearly, 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, Situated at Village-Shivmadka in Tahsil-Hingna and District-NAGPUR, Originally belonged to 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad, being their ancestral property; AND

WHEREAS the family members of said owners namely 1) Mohammad Rafique Noor Mohammad Sheikh, 2) Mohammad Safi Noor Mohammad Sheikh, 3) Mrs. Jaibunabi Mohammad, 4) Mrs. Zubedabi Dildar, 5) Mrs. Khairunnisa Sheikh Ilahi, 6) Mrs. Abedabegam Sheikh Israil, 7) Mrs. Saida Mehboob, 8) Fazal Ahamd Sheikh, 9) Mohammad Faruq Abdul Razaak, 10) Mrs. Banu Gulam Husain, 11) Mrs. Memuda Sikandar Sheikh, 12) Mrs. Khusirda Yusuf Sheikh, 13) Mrs. Zubeda Majid Sheikh, 14) Mrs. Faimeeda Kalam Sheikh, 15) Mrs. Tauhit Mohammad Sheikh and 16) Mohammad Ramzan Noor Mohammad Sheikh had filed a Regular Civil Suit bearing No. 79/2007 before the Civil Judge, Senior Division, Nagpur against the said 1) Abdulgani Mohammad

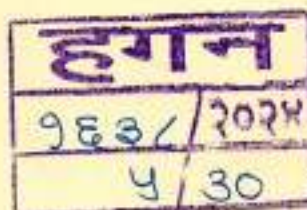


Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad for Partition and separate possession of said property; AND

WHEREAS the aforesaid Parties later on mutually compromised the dispute out of Court and thus said 1) Mohammad Rafique Noor Mohammad Sheikh, 2) Mohammad Safi Noor Mohammad Sheikh, 3) Mrs. Jaibunabi Mohammad, 4) Mrs. Zubedabi Dildar, 5) Mrs. Khairunnisa Sheikh Ilahi, 6) Mrs. Abedabegam Sheikh Israil, 7) Mrs. Saida Mehboob, 8) Fazal Ahamd Sheikh, 9) Mohammad Faruq Abdul Razaak, 10) Mrs. Banu Gulam Husain, 11) Mrs. Memuda Sikandar Sheikh, 12) Mrs. Khusirda Yusuf Sheikh, 13) Mrs. Zubeda Majid Sheikh, 14) Mrs. Faimeeda Kalam Sheikh, 15) Mrs. Tauhit Mohammad Sheikh and 16) Mohammad Ramzan Noor Mohammad Sheikh withdrawn the said Suit against the said 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad. As a result therefore the ownership of aforesaid property is vested with 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad; AND

WHEREAS the aforesaid 1) Abdulgani Mohammad Shetya, 2) Mrs. Khatijabi Sheikh Rafique and 3) Mrs. Masumbi Peer Mohammad later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Rental Rs. 25.00 Yearly, 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, Situated at Village-Shivmadka in Tahsil-Hingna and District-NAGPUR, by way of Sale to 1) Shri. Tilakraj Indrajit Chaddha, 2) Shri. Gulran Madanlal Chaddha, 3) Shri. Ketan Ratanlal Shah and 4) Shri. Sanjay Anand Jaiswal, the **Vendors** named hereinabove, by a Sale Deed Dated 05-07-2008, which is duly registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 5326-2008 on 28-08-2008. The said Sale Deed is duly signed by 1) Shri. Dilip Gurdasman Bildani, 2) Shri. Rajkumar Tekchand Fulwandhwa, 3) Shri. Khubchand Radhakisan Ahuja and 4) Shri. Dhanraj Radhakisan Ahuja in the Capacity of Consenters. As a result therefore the Vendors have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 671, Dated 12-01-2024; AND

WHEREAS for variety of reasons and other good causes, the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members; AND



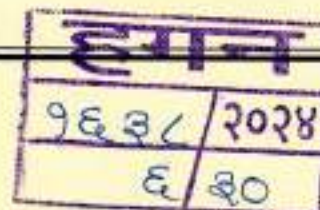
WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchasers hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors has agreed to sell their aforesaid entire property to the Purchasers for a total valuable consideration of **Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lakh Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

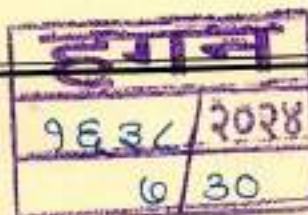
(1) That in pursuance of the said Agreement and in consideration of a total sum of **Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lakh Only)** Paid by the Purchasers to the Vendors in the manner appearing herein below, the receipts whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASERS ALL THAT Piece and Parcel of land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Rental Rs. 25.00 Yearly, 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, Situated at Village-Shivmadka in Tahsil-Hingna and District-NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Owners therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable up to date.

MANNER OF PAYMENT:-

- Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) Paid by the Purchaser to the Vendor No. 1 namely Shri. Tilakraj Indrajit Chaddha, by Cheque No. 276703, Dated 06-01-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 5,00,000/- (Rupees Five Lakh Only) Paid by the Purchaser to the Vendor No. 2 namely Shri. Gulshan Madanlal Chaddha, by Cheque No. 276702, Dated 06-01-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 5,00,000/- (Rupees Five Lakh Only) Paid by the Purchaser to the Vendor No. 3 namely Shri. Ketan Ramanlal Shah, by Cheque No. 276705, Dated 06-01-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)

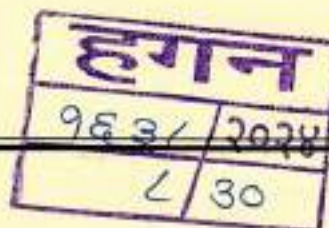


Rs. 5,00,000/-	(Rupees Five Lakh Only) Paid by the Purchaser to the Vendor No. 4 namely Shri. Sanjay Anand Jaiswal HUF, by Cheque No. 276704, Dated 06-01-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 17,50,000/-	(Rupees Seventeen Lakh Fifty Thousand Only) Paid by the Purchaser to the Vendor No. 1 namely Shri. Tilakraj Indrajit Chaddha, by Cheque No. 307238, Dated 20-02-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 15,00,000/-	(Rupees Fifteen Lakh Only) Paid by the Purchaser to the Vendor No. 2 namely Shri. Gulshan Madanlal Chaddha, by Cheque No. 307241, Dated 20-02-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 2,12,80,000/-	(Rupees Two Crore Twelve Lakh Eighty Thousand Only) Paid by the Purchaser to the Vendor No. 3 namely Shri. Ketan Ramanlal Shah, by Cheque No. 307234, Dated 20-02-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 95,00,000/-	(Rupees Ninety Five Lakh Only) Paid by the Purchaser to the Vendor No. 4 namely Shri. Sanjay Anand Jaiswal HUF, by Cheque No. 307235, Dated 20-02-2024, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 52,50,000/-	(Rupees Fifty Two Lakh Fifty Thousand Only) Paid by the Purchaser to the Vendor No. 1 namely Shri. Tilakraj Indrajit Chaddha, by Cheque No. 307239, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 52,50,000/-	(Rupees Fifty Two Lakh Fifty Thousand Only) Paid by the Purchaser to the Vendor No. 2 namely Shri. Gulshan Madanlal Chaddha, by Cheque No. 307242, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)



Contd.

Rs. 45,00,000/-	(Rupees Forty Five Lakh Only) Paid by the Purchaser to the Vendor No. 4 namely Shri. Sanjay Anand Jaiswal HUF, by Cheque No. 307236, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 36,40,000/-	(Rupees Thirty Six Lakh Forty Thousand Only) Paid by the Purchaser to the Vendor No. 1 namely Shri. Tilakraj Indrajit Chaddha, by Cheque No. 307240, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 36,40,000/-	(Rupees Thirty Six Lakh Forty Thousand Only) Paid by the Purchaser to the Vendor No. 2 namely Shri. Gulshan Madanlal Chaddha, by Cheque No. 307244, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 72,80,000/-	(Rupees Seventy Two Lakh Eighty Thousand Only) Paid by the Purchaser to the Vendor No. 4 namely Shri. Sanjay Anand Jaiswal HUF, by Cheque No. 307237, Drawn on IDBI Bank, Wardha Road Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
Rs. 1,10,000/-	(Rupees One Lakh Ten Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor No. 1 namely Shri. Tilakraj Indrajit Chaddha towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,10,000/-	(Rupees One Lakh Ten Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor No. 2 namely Shri. Gulshan Madanlal Chaddha towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 2,20,000/-	(Rupees Two Lakh Twenty Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor No. 3 namely Shri. Ketan Ramanlal Shah towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

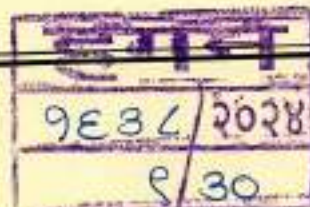


Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor No. 4 namely Shri. Sanjay Anand Jaiswal HUF, towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

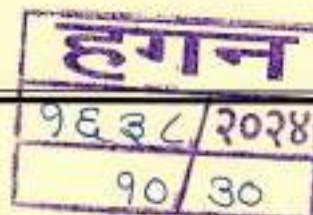
Rs. 6,60,00,000/- (TOTAL RUPEES SIX CRORE SIXTY LAKH ONLY)

(2) THAT THE VENDORS do hereby covenant with the PURCHASERS as follows:-

- i) THAT Vendors do hereby covenant that they have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey assign and transfer the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.
- ii) THAT the Vendors further assures the Purchasers that the property hereby sold is the self acquired property belonging to them alone having purchased the same by them exclusively 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 property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchasers without any interruption or disturbance by the Vendors or any other person or persons claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.
- iv) THAT the Vendors have paid up to this date all dues with respects to Land Revenue, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake to pay the same to the Purchasers or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchasers.
- v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and to do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.
- vi) THAT the Vendors have today delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition without any reservations and limitation and the Purchasers has taken over the possession of the same from the Vendors.



- vii) THAT the Vendors shall support any application made by the Purchasers for mutation of name on the property hereby sold and shall render necessary assistance to the Purchasers in obtaining mutation thereof in favor of the Purchasers in all relevant Government Records.
- viii) THAT in case the Purchasers 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 to which this sale is not subject, the Vendors will indemnify the Purchasers.
- ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchasers but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.
- x) THAT the Purchasers have now become the exclusive, absolute and full owner of the aforesaid property with transferable rights therein.
- xi) THAT the Purchasers has now right, title and absolute authority over the property hereby Purchased and the Purchasers has now full liberty to deal with the same in its absolute discretion.
- xii) THAT the Vendors covenant with the Purchasers that the property hereby sold is not under any acquisition/requisitions or any scheme of Government or any Court case is pending in any Civil/Revenue Courts. The Vendors further Covenants that they do not hold total agricultural land more than Ceiling Limits and nor she belongs to any Tribal Community.
- xiii) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.
- xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.
- xv) THAT the Purchasers shall mutate its name in revenue record as the absolute owner of the property hereby purchased.
- (3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Purchasers.



SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

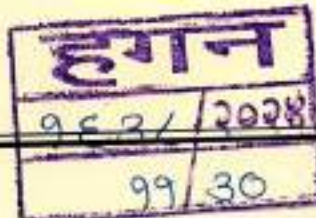
ALL THAT Piece and Parcel of land bearing Khasra No. 27 (Old Kh. No. 43) of MOUZA-SHIVMADKA, P. S. K. 48-A, having an area of 2.79 Hectares, Rental Rs. 25.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Shivmadka in Tahsil-Hingna and District-NAGPUR and bounded as under -

ON THE EAST	-	BY KHASRA/SURVEY NO. 21,
ON THE WEST	-	BY KHASRA/SURVEY NO. 28,
ON THE NORTH	-	BY KHASRA/SURVEY NO. 26 AND 22,
ON THE SOUTH	-	BY ROAD.

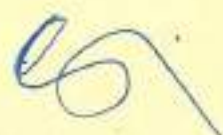
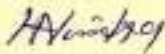
IN WITNESS WHEREOF the **VENDORS** and the **PURCHASERS** hereinabove named have fully examined and read over this **DEED OF SALE** before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at **HINGNA** in presence of the attesting witnesses signing as such on the day first above written.

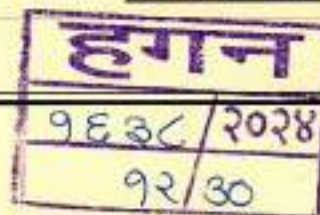
Drafted by: - Adv. Sandeep Shastri

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			1)  (TILAKRAJ INDRAJIT CHADDHA)
02			2)  (GULSHAN MADANLAL CHADDHA)



Contd. ...

03			3)  (KETAN RAMANLAL SHAH)
04			4)  (SANJAY ANAND JAISWAL HUF) <u>VENDOR</u>
05			FOR M/s. MAHALAXMI INFRACON 1)  (ANISH BHAWARILAL CHHAJED)
06			2)  (RAHUL JAGDISH BONDRE) <u>Authorized Partner</u> <u>PURCHASERS</u>
WITNESSES: The Executants hereto have read the contents appearing in 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			 <u>Devendra Shunakar</u> <u>WITNESS NO. 1</u>
II			 <u>HARIHAR. A. YAIDHYA</u> <u>WITNESS NO. 2</u>





अहवाल दिनांक : 20/02/2024

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (नवरा काली व सुविधायी ठेवणे) नियम, १९७१ च्या तरतुदी प्रमाणे]

गाव :- शिवमडका त.सा.क्र.48 अ
(536072)

तालुका :- हिंगणा

जिल्हा :- नागपूर



ULPIN : 10617629470

भूमापन क्रमांक व उपविभाग : 27

10617629470

भू-धातवा पध्दती : भोगवट्यादार वर्ग -I

रोताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाली क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुल, खंड व इतर अधिकार
क्षेत्रचे एकक इ.आर.पी.सी	(42)	(-सिध्दाचार-हिंगणी-सवडा)	2.79.00	26.00		(681)	कुलचे नाव व खंड
अ) संपन्न क्षेत्र क्षेत्र		(-सुलतान-महाराज-सवडा)				(681)	इतर अधिकार
विपणन 2.79.00		(-सुलतान-महाराज-सवडा)				(681)	इतर अधिकार
महाराष्ट्र -		(-सुलतान-महाराज-सवडा)				(681)	इतर अधिकार
एकूण ल.प.सी. क्षेत्र 2.79.00		(-सुलतान-महाराज-सवडा)	0.00.00	0		(681)	इतर अधिकार
ब) फेड-रेशन क्षेत्र (संपन्न क्षेत्र)	469	संजय आनंद जयपाल (HUF)				(681)	फे.क्र.23/सि.19/4/2001 (23)
सर्प (अ) -		केदार रामलाल राठ				(681)	फे.क्र.46/सि.8/5/98 (23)
सर्प (ब) -		सुलतान महाराज सवडा				(681)	इतर अधिकार
एकूण पो.क्र. 0.00.00		सिध्दाचार हिंगणी सवडा				(681)	सि.25/7/05 कालास प्रचलने (69)
एकूण क्षेत्र (अ+ब) 2.79.00		(-सुलतान-महाराज-सवडा)	2.79.00	25.00		(681)	इतर अधिकार
अकारणी 25.00							पो. क्र 2 व पो. क्र 1 कालास आले. सि. 07/07/07 (104)
सुट्टी किंवा विशेष -							इतर अधिकार
अकारणी -							खरेदी प्रचलने सि.11/7/11 (208)
							[अ.क्र.](671)
							[1969-70 वा.सं. 1975-76 खरेदी-सवडा-र. 414
							अ.क्र.](671)
							[सवडा-र. 606/सोपन-अ.क्र.](671)
							[सवडा-र. 345-50 सोपन-अ.क्र.](671)
							[सवडा-र. 62.80 सोपन-अ.क्र.](671)
							प्रमाणित केलेला : नाही.
							रोट्याचा वेळापत्रक क्रमांक : 681 व दिनांक : 20/02/2024
							रोट्या जमीन पुरवठा किंवा :

पो. क्र.क्र. क्र. (23) (208)

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (नवरा काली व सुविधायी ठेवणे) नियम, १९७१ च्या तरतुदी प्रमाणे]

गाव :- शिवमडका त.सा.क्र.48 अ (536072) तालुका :- हिंगणा

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 27

पिकांखालील क्षेत्राचा तपशील								सांगवडीसाठी उपलब्ध नसलेली जमीन		रोट
वर्ष	हंगाम	खाली क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					इ.आर.पी.सी.	इ.आर.पी.सी.			इ.आर.पी.सी.	
2022-23	जातिर	42	निपेत	सु		0.7600				
		42	निपेत	कारपु		2.6000				
		42*						जमीन पत्र	0.0900	

टीप : * सरचौ नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

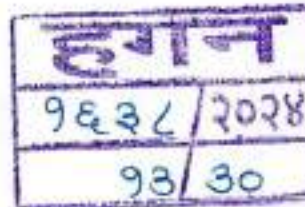
"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 20/02/2024

सांकेतिक क्रमांक :-

(नाव :- वैभव रमेशराव ठाकुरे)

सलाही साक्षात :- किर्लोटी त.सा.क्र. 48 अला :- हिंगणा जि :- नागपूर



हगन
१६३८/२०२४
१४/३०



नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर

झोन दाखला / प्रमाणपत्र :-

भाग नकाशा :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

01. DP Sheet Number : 110

02. Tahsil Name : Hingna Tahasil

03. Mouza : Shivmadka

04. Khasra No : 27

05. Land Use as per DP : Out of Sector, Agriculture, 24.00 M. Wide Proposed Road

06. Sanctioned EP :-

07. Sanctioned SM :-



Date : 15-01-2024



6202401121

CHANDRASH
EKHAR
GANGARAM
KAPGATE

Digitally signed by
CHANDRASHEKHAR GANGARAM
KAPGATE
Date: 2024.01.15 16:27:33 +05'30'

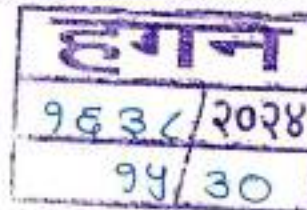
नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य भरता येणार नाही.
३) नविन/जुना एकवित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरवर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य घरण्यात येईल.
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
६) सदर भाग नकाशा हा प्रमाणात नाही.
७) अर्जदाराने चुकीची माहिती पुरविल्याचे सिद्ध झाल्यास सदर दाखला रद्द समजण्यात येईल

Prepared By : AATAYWADE

Approved By : MSKEDAR

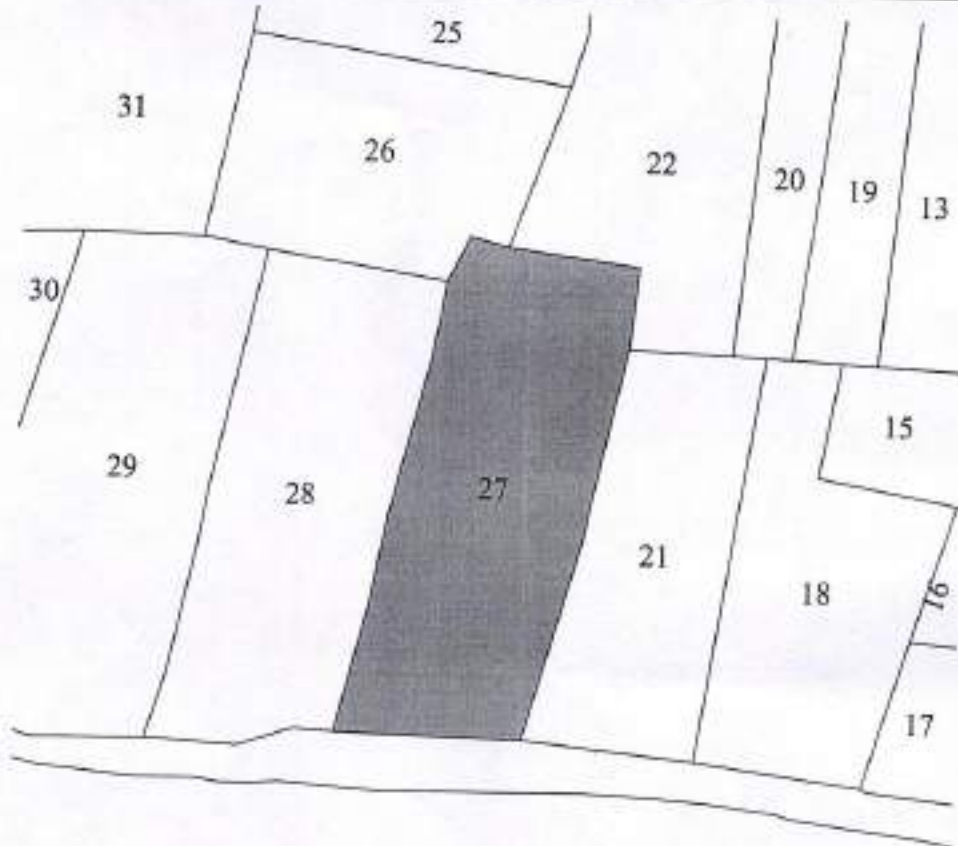


हगन
१६३८/२०२४
१६/३०



Plot Report

Rural, District : नागपूर, Taluka : हिंगणा, Village : शिवमडका त.सा.क्र.48 अ,



Scale 1:4000



ग्राम अधिकारी 19
त.सा.क्र. 48 अ, हिंगणा
दिनांक 19/08/2028

हंगन
9831/2028
96/30



हगन
१६३८/२०२४
१८३०



वर्ष: २०२३-२४		गाव नमुना आठ-अ		1/15/2024	
		धारण जमिनीची नोंदवही (कृषिक)			
		(आसामीवार खतावणी -- जमाबंदी पत्रक)			
गाव: शिवमडकर त.सा.क्र.४८ अ		तालुका: हिंगणा		जिल्हा: नागपूर	
गाव भूमापन नमुना क्रमांक व सहा उपविभाग मधील क्रमांक नोंद	क्षेत्र	वसुलीसाठी	एकूण		
लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर
(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प. ग्रा. प.
(१)	(२)	(३अ)	(३ब)	(३क)	(४)
					(५)
					(६अ) (६ब)
					(७)
खाते केतन रतनलाल शहा , गुलरान मदनलाल चडडा , तिलकराज इंद्रजीत चडडा , संजय क्रमांक आनंद जयस्वाल .					
४२					
सामाईक खाते	२७	२.७९.००	०.००००	२.७९.००	२५
					०
					१७५ २५ २२५
एकूण		२.७९.००	०.००००	२.७९.००	२५
					०
					१७५ २५ २२५

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- १५/०१/२०२४

सांकेतिक क्रमांक :- २७०९००१९०१९०४३००००१२०२४२३६

(नाव :- वैभव रमेशराव तावरे)
तलावी साझा : किराडी त.सा.क्र.४८ अ ता :-
हिंगणा जि :- नागपूर

हगन
१६३८/२०२४
१९/३०



हगन	
१६३८	२०२४
२०	३०



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABPFM2930H

नाम / Name
MAHALAXMI INFRACON



14112020

निगम / सदन की तारीख
Date of Incorporation / Formation
27/10/2020

भारत सरकार
GOVERNMENT OF INDIA

अनिश भावरीलालजी छाजेड
Anish Bhawarilalji Chhajed
जन्म तारीख / DOB : 25/01/1966
पुल्लिंगी / MALE

2035 9697 9517

भारत सरकार
GOVERNMENT OF INDIA

रहुल जगदीश बोडे
Rahul Jagdish Bondre
जन्म तारीख / DOB : 05/11/1982
पुरुष / MALE

7077 3261 1826

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
फ्लैट नं. 303, मंगलम अपार्टमेंट,
लॉन मने, खारे टाउन,
धरामपेठ, नागपुर, महाराष्ट्र,
440010

Address:
Flat No. 303, Manglam
Apartment, Behind wazalwar
Lawn, Khare Town,
Dharampeth,, NAGPUR,
Nagpur, Maharashtra, 440010

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
प्लॉट नं 17, खामला रोड, सोनेगाव
हल्लाव जवळ, पैराडिस सोसायटी, न्यू
सोनेगाव, नागपुर, महाराष्ट्र,
440025

Address:
Plot No 17, Khamla Road, Near
Sonegaon Lake, Paradise Soc,
New Sonegaon, nagpur, Nagpur,
Maharashtra - 440025

हगन
9E3L/2028
29/30



हगन	
१६३८	२०३४
२२	३०



भारत सरकार
Government of India

गुलशन मदनलाल चड्ढा
Gulshan Madanlal Chadda
जन्म तारीख/DOB: 09/10/1981
पुरुष / MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारीखचा नाही.
It is a proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4630 3885 0575

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O: Madanlal Chadda, station road, shivaji
ward shukrawari, nu bhandara, Bhandara,
PO: Bhandara, DIST: Bhandara,
Maharashtra - 441904

4630 3885 0575
VID: 9199 9606 5660 6908

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

हरिहर अण्णाजी वैद्य
Harishar Appaji Vaidya
जन्म तारीख/DOB: 15/06/1975
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारीखचा नाही.
Aadhaar is a proof of identity, not of citizenship or date of birth.

5828 3804 2821

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: गुमगाव, वागदरा, नगपुर, महाराष्ट्र.
441122

Address: GUMAGAON, Wagdara,
Nagpur, Maharashtra, 441122

5828 3804 2821

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

शिवकान्त इंद्रजीत चड्ढा
Shivkant Indrajit Chadda
जन्म तारीख/DOB: 30/12/1954
पुरुष / Male

5729 1034 5998

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: दुर्वास मनमोहन अरोरा, फ्लॅट
नं. 2/42, अजंठा रोड, एच.बी.नगर,
ओल्ड पारडी नागर, पारडी, नागपुर,
महाराष्ट्र, 440035

Address: C/O: Manmohan Arora, flat no
2/42, Ajanta Road, H.B. Nagar,
Old Paradi Nagar, Paradi, Nagpur,
Maharashtra, 440035

5729 1034 5998

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

Ketan Ramani Shah
Date of Birth/DOB: 22/10/1959
Male/ MALE
Mobile No: 9820143015

9571 2457 1107
VID: 9109 3861 2295 4679

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
FLAT NO. 701, 7TH FLOOR, PUSHPAVATIKA
CHSL, PODDAR ROAD, SANTACRUZ WEST,
MUMBAI, Mumbai, Mumbai Suburban,
Maharashtra - 400054

Address:
FLAT NO. 701, 7TH FLOOR, PUSHPAVATIKA
CHSL, PODDAR ROAD, SANTACRUZ WEST,
MUMBAI, Mumbai, Mumbai Suburban,
Maharashtra - 400054

9571 2457 1107

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भारत सरकार
Government of India

देवेंद्र जैनायरायन शुक्ला
Devendra Jainarayan Shukla
जन्म तारीख/DOB: 11/06/1987
पुरुष / MALE
Mobile No.: 9810386924

7061 9121 1236

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
C/O: Chandathaga Ganesh, 9, BEHIND JADU
MAHAL, NEW KAILASH NAGAR, Parvati Nagar,
Nagpur, Maharashtra - 440027

Address:
C/O: Chandathaga Ganesh, 9, BEHIND JADU
MAHAL, NEW KAILASH NAGAR, Parvati Nagar,
Nagpur, Maharashtra - 440027

7061 9121 1236

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEFPC3796Q

नाम / Name
TILAKRAJ INDRAJIT CHADHA

पिता का नाम / Father's Name
INDRAJIT VEERBHAN CHADHA

जन्म तिथि / Date of Birth
10/12/1954

हस्ताक्षर / Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACPS4783Q

नाम / NAME
KETAN RAMANLAL SHAH

पिता का नाम / FATHER'S NAME
RAMANLAL KESHAVLAL SHAH

जन्म तिथि / DATE OF BIRTH
22-10-1969

हस्ताक्षर / SIGNATURE
K. R. Shah

सूचना प्रणाली (सीटी)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GULSHAN MADANLAL CHADHA
MADANLAL INDRAJIT CHADHA

09/10/1981
Permanent Account Number
AEYPC3286Q

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY ANAND JAISWAL HUF

01/04/1994
Permanent Account Number
AAOHS0457B

हस्ताक्षर / Signature

भारत सरकार
Unique Identification Authority of India
Government of India

नियुक्ति/आधार क्रमांक / Enrollment No 11901044704904

TO
श्री. संजय अनंद जैसवाल
Sanjay Anand Jaiswal
S/O
Anand Villa East Wardhaman Nagar
Nagpur
Nagpur
Maharashtra 440008

Ref: T31 / O/E / 730787 / 730815 / P

UE424121000IN

आपका आधार क्रमांक / Your Aadhaar No. :
2778 8816 3508

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

श्री. संजय अनंद जैसवाल
Sanjay Anand Jaiswal

जन्म वर्ष / Year of Birth: 1957
लिंग / Male

2778 8816 3508

सामान्य माणसाचा अधिकार

हगन

१६३८ / २०२४

२४ / ३०



मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

Valuation ID : 202402203311

20 February 2024, 12:34:36 PM

हगन

मूल्यांकनाचे वर्ष : 2023
 जिल्हा : नागपूर
 तातुका : हिंगणा
 गावाचे नाव : मौजा : शिवमठका (105)
 क्षेत्राचे नाव : Influence Area
 मूल्य विभाग/उपमूल्य विभाग : 11/11.2
 सर्वे नंबर/ गट नंबर : 27

मिळकतीचा प्रकार : खुली
 मिळकतीचे क्षेत्र : 27900 चौ. मीटर Bulk Land
 वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर : Rs.2000 /-
 Zone Change Primary Notification: No
 जमीन बिनशेती झाली नाही.जमिनीचा दर: Rs.2000 /-
 वापराचा दाखला : रहिवास
 प्रथम विक्री

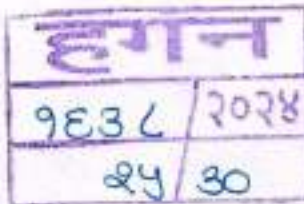
Applicable Rules : ,16 ब

- 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2000/-
 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 2000
 =1000000/-
- 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =1800/-
 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 1800
 =2700000/-
- 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =1600 /-
 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 1600
 =3200000/-
- 6000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =1400/-
 6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 1400
 =8400000/-
- 17900चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =1200 /-
 17900चौ. मीटर क्षेत्रासाठी मूल्य = 17900 * 1200
 =21480000/-

जमीनीचे एकत्रित अंतिम मूल्य =मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य+ मिळकतीचे क्षेत्र (5) मूल्य
 =1000000 + 2700000 + 3200000 + 8400000 + 21480000
 = Rs.36780000/-
 = १ तीन करोड सवसहस्र लाख ऐंशी हजार /-

Home

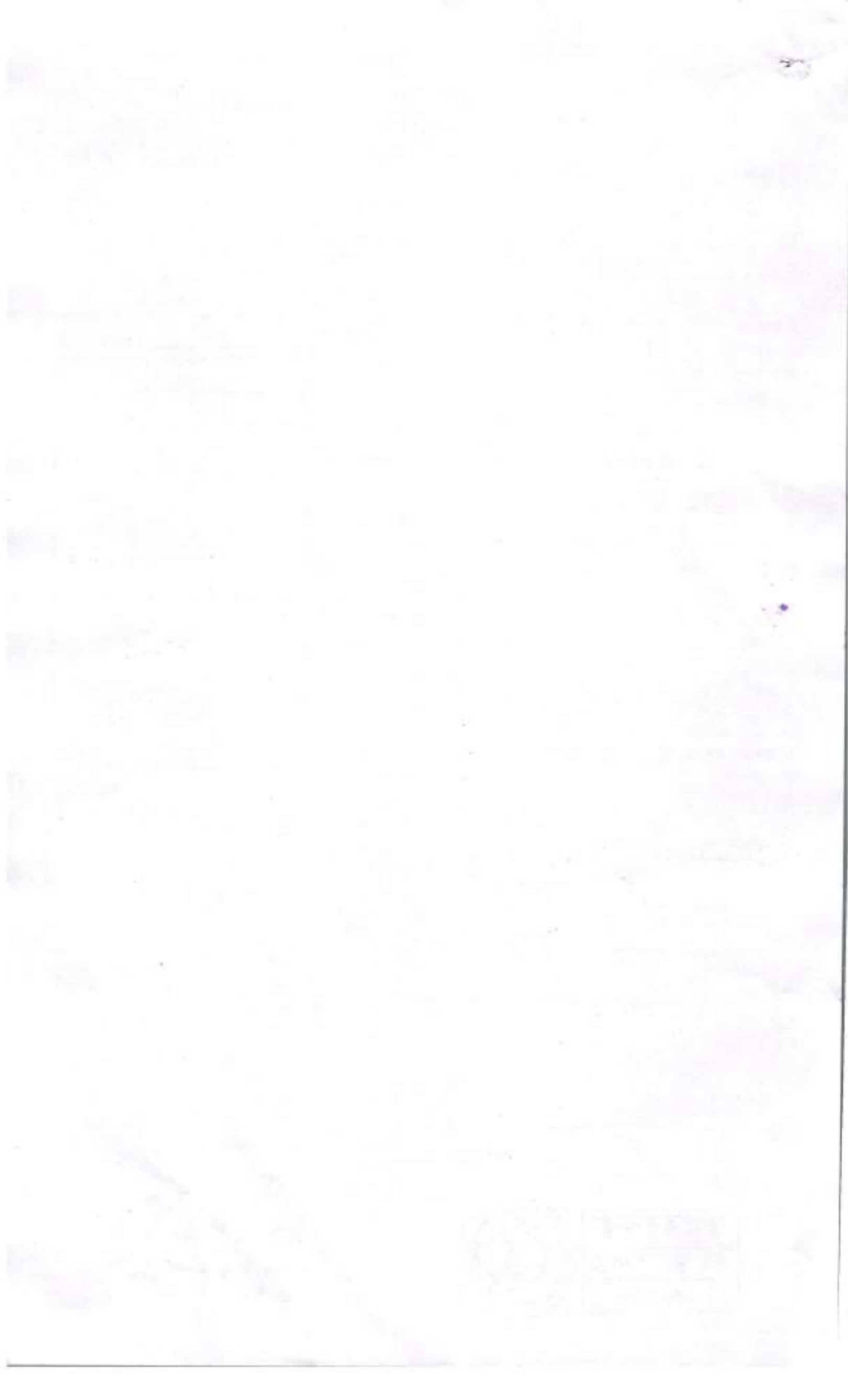
Print



सह दुय्यम निबंधक, वर्ग-२
 हिंगणा

हगन
१६३८/२०२०
२६/३०





273/1638

दस्त गोषवारा भाग-1

हगन २८-३०

दस्त क्रमांक: 1638/2024

शुक्रवार, 20 फेब्रुवारी 2024 1:12 म.नं.

दस्त क्रमांक: हगन /1638/2024

बाजार मूल्य: रु. 3,67,80,000/-

मोबदला: रु. 6,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.39,60,000/-

दु. नि. सह. दु. नि. हगन यांचे कार्यालयात

अ. क्र. 1638 वर दि.20-02-2024

रोजी 1:10 म.नं. वा. हजर केला.

पावती:1940

पावती दिनांक: 20/02/2024

सादरकरणाचे नाव: मेसर्स महालक्ष्मी इंद्राकॉन भागीदारी संस्था तर्फे
अधिकृत भागीदार (2) राहुल जगदीश बोंदरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

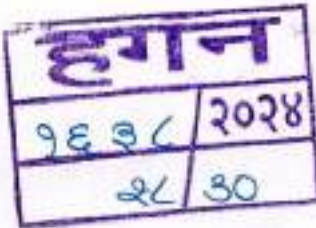
सह दुय्यम निबंधक, वर्ग-२
हिंगणासह दुय्यम निबंधक, वर्ग- HGN
हिंगणा

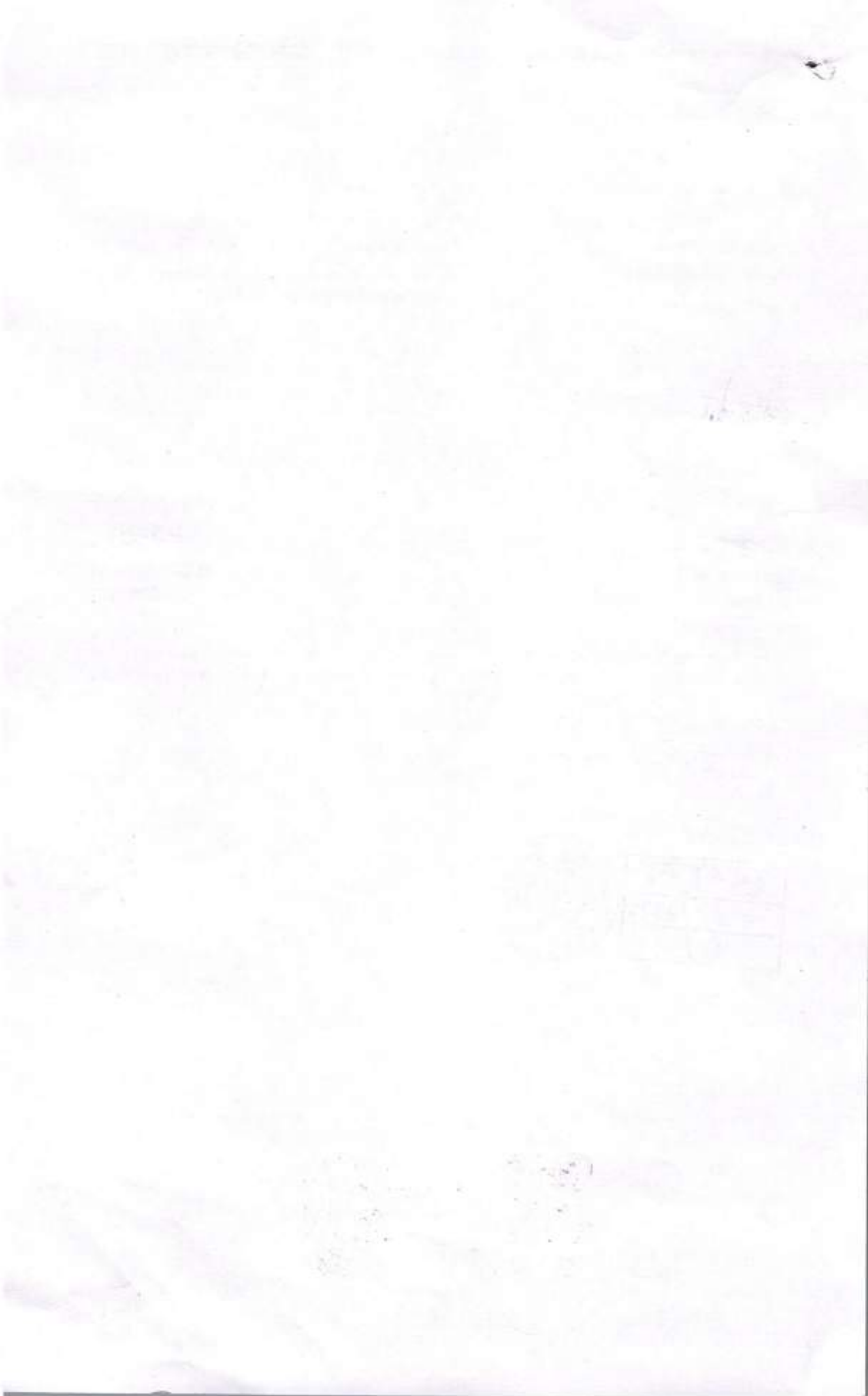
दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील यराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 20 / 02 / 2024 01 : 10 : 25 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 20 / 02 / 2024 01 : 12 : 05 PM ची वेळ: (फी)





दस्ता गोपबारा भाग-2

हगन

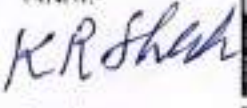
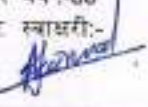
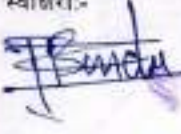
२९-३०

दस्ता क्रमांक:1638/2024

20/02/2024 1 44:07 PM

दस्ता क्रमांक :हगन/1638/2024

दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:लिवकराज इंद्रजित चव्हा पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर वय :-69 5729 1034 5998, रोड नं: राहणार प्लॉट नंबर 7/45 भंडारा रोड एच बी टाउन जुना पारडी नाका पारडी नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:AEFPC3796Q	लिहून देणार स्वाक्षरी:- 		
2	नाव:गुलशन मदनलाल चव्हा पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर वय :-42 4630 3885 0575, रोड नं: राहणार स्टेशन रोड शिवाजी वार्ड शुक्रवारी भंडारा, महाराष्ट्र, भंडारा. पिन नंबर:AEYPC3286Q	लिहून देणार स्वाक्षरी:- 		
3	नाव:केतन रमणलाल शाह पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर वय :-60 9571 2457 1107, रोड नं: राहणार प्लॉट नंबर 701 सातवा माळा पोहार रोड सांताक्रुझ वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AACP34763Q	लिहून देणार स्वाक्षरी:- 		
4	नाव:संजय आनंद जयस्वाल (HUF) पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर वय :-66 2778 8816 3508, रोड नं: राहणार आनंद विना ईस्ट वर्धमान नगर नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:AAOHS0457B	लिहून देणार स्वाक्षरी:- 		
5	नाव:मेसर्स महालक्ष्मी इंफ्राकॉन भागीदारी संस्था तर्फे अधिकृत भागीदार (1) अनिश भवरीलाल छाजेड पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर वय :-57 2035 9697 9517, रोड नं: राहणार प्लॉट नंबर 303 मंगलम अपार्टमेंट वॉरे टाउन धरमपेठ नागपुर, महाराष्ट्र, NAGPUR. पिन नंबर:ABPFM2930H	लिहून देणार स्वाक्षरी:- 		
6	नाव:मेसर्स महालक्ष्मी इंफ्राकॉन भागीदारी संस्था तर्फे अधिकृत भागीदार (2) राहुल जयदीप बोदरे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर वय :-42 7077 3261 1826, रोड नं: राहणार प्लॉट नंबर 17 खामला रोड सोनेगांव ललाच जवळ पैराडाइस सोसाइटी न्यू सोनेगांव नागपुर, महाराष्ट्र, NAGPUR. पिन नंबर:ABPFM2930H	लिहून देणार स्वाक्षरी:- 		

वरील दस्ताऐवज करून देणार तथाकथीत विक्रीपत्र चा दस्ता ऐवज करून दिल्याचे कबुल करतात,
शिफ्टा क्र.3 ची वेळ:20 / 02 / 2024 01 : 41 : 39 PM

राहु दुय्यप निबंधक, कर्ब-२
हिंगणा

टीपणी:-
दस्ताऐवज लिहिल्याबलाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संयुजी-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार लिवकराज इंद्रजित चव्हा	20/02/2024 01:43:04 PM	लिवकराज इंद्रजित चव्हा M 1184453777446952960 
2	लिहून देणार गुलशन मदनलाल चव्हा	20/02/2024 01:42:49 PM	गुलशन मदनलाल चव्हा M 1209412309917192192 
3	लिहून देणार केतन रमणलाल शाह	20/02/2024 01:42:33 PM	केतन रमणलाल शाह M 1209412244494438400 

4	लिहून घेणार संजय अनंद जयस्वाल (HUF)	20/02/2024 01:41:59 PM	संजय अनंद जयस्वाल M 1177574917967208448	
5	लिहून घेणार मेसर्स महालक्ष्मी इंफ्राकॉन भागीदारी संस्था लॉफे अधिकृत भागीदार (1) अनिश भवरीलाल छाजेड	20/02/2024 01:43:59 PM	अनिश भावरीलालजी छाजेड M 1184453668000784384	
6	लिहून घेणार मेसर्स महालक्ष्मी इंफ्राकॉन भागीदारी संस्था लॉफे अधिकृत भागीदार (2) राहुल जगदीश बोंदरे	20/02/2024 01:43:20 PM	राहुल जगदीश बोंदरे M 1183717205097340928	

शिवका क्र.4 ची वेळ:20 / 02 / 2024 01 : 44 : 03 PM

HG सह दुय्यम निबंधक, वर्ग-२

हिंण्डा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS MAHALAXMI INFRACON THROUGH RAHUL JAGDISH BONDRE AND OTHER	eChallan	69103332024022010573	MH015861175202324M	3960000.00	SD	0008387282202324	20/02/2024
2		DHC		0224204808194	600	RF	0224204808194D	20/02/2024
3	MS MAHALAXMI INFRACON THROUGH RAHUL JAGDISH BONDRE AND OTHER	eChallan		MH015861175202324M	30000	RF	0008387282202324	20/02/2024

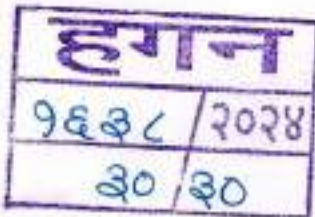
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१६३८ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला खुज ३० पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
हिंण्डा

दि २० माहे ०२ रान २०२४