

270/2894

पावती

Original/Duplicate

Tuesday, March 28, 2023

नोंदणी क्र. 39म

3:42 PM

Regn. 39M

पावती क्र. 3466 दिनांक: 28/03/2023

ग्राहकाचे नाव: चेन्नवरोडी

दस्तावेजाचा अनुक्रमांक: नगन7-2894-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: मेसर्स मंदिर इवेलर्स प्रा.लि. तर्फे अधिकृत संचालक श्री गौरव अशोक अग्रवाल तर्फे आ.मु. श्री. दिनेश विठोबाजी लांबाळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

एकूण:

रु. 31160.00

आपणास मुळ दस्त, चेन्नवेल प्रिंट, मुंबई-२ अंदाजे

3:57 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, (अ-२)
नामूर प्रमिष क्र. ७

वाजार मूल्य: रु. 37584463.62/-

मोबदला रु. 39453500/-

अर्जाचे मुद्रांक शुल्क: रु. 2367300/-

1) देयकाना प्रकार: DHC रकम: रु. 1160/-

टीडी/अनादेश/पे ऑर्डर क्रमांक: 2803202315356 दिनांक: 28/03/2023

विक्रेते नाव व पत्ता:

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

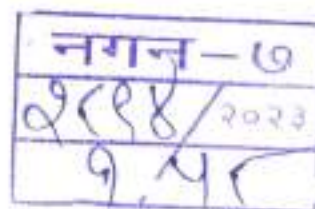
टीडी/अनादेश/पे ऑर्डर क्रमांक: MH017624212202223E दिनांक: 28/03/2023

विक्रेते नाव व पत्ता:



GRN	MH017624212202223E	BARCODE			Date	28/03/2023-11:04:13		Form ID	25.2			
Department Inspector General Of Registration				Payer Details								
Stamp Duty				TAX ID / TAN (If Any)								
Type of Payment Registration Fee				PAN No.(If Applicable)		AACCS8133P						
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		SANDEEP DWELLERS PRIVATE LIMITED						
Location NAGPUR												
Year 2022-2023 One Time				Flat/Block No.		KH. NO. 6/2						
Account Head Details			Amount In Rs.	Premises/Building								
0030046401 Stamp Duty			2367300.00	Road/Street		MOUZA BELTARODI						
0030063301 Registration Fee			30000.00	Area/Locality		NAGPUR						
				Town/City/District								
				PIN			4	4	1	1	0	8
				Remarks (If Any)								
				PAN2=AAHF01378A~SecondPartyName=OZEN DEVELOPERS-								
				Amount In		Twenty Three Lakh Ninety Seven Thousand Three Hund						
Total			23,97,300.00	Words		red Rupees Only						
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	02901792023032836987			516598515			
Cheque/DD No.				Bank Date	RBI Date	28/03/2023-11:07:00			Not Verified with RBI			
Name of Bank				Bank Branch		UNION BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID : _____ Mobile No. : 9823111700
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ घालने केल्या दुसऱ्या निवाड्याक कळविल्यात नोंदणी करवण्याच्या दस्तऐवाडी लागू आहे. नोंदणी न करवण्याच्या दस्तऐवाडी संदर्भ घालने लागू नाही.



2

नगन-७
२६४/२०२३
२.५५



1

SALE DEED

FOR RS. 3,94,53,500/- ONLY

(RUPEES THREE CRORE NINETY-FOUR LAKH FIFTY-THREE

THOUSAND FIVE HUNDRED ONLY)

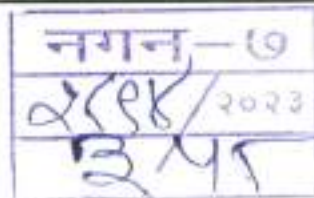
VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)

RS. 3,41,68,000/- ONLY

THIS SALE DEED is made and executed at Nagpur on this 28th day of
MARCH, 2023 BY AND BETWEEN:

M/S. OZEN DEVELOPERS, A Partnership Firm (PAN AAHFO1378A) having its Office at Nagpur and acting through its Partners **(1) SHRI. PRATIK S/o RAJESH SARAOGI**, Aged 29 Years, Occupation – Business, PAN CKSPS5018J, AADHAR UID 3068 7010 3995, Mobile 9890990003, Resident of Anandam World City, Ganeshpeth Road, Nagpur-440018, Tahsil and District – NAGPUR; **(2) SHRI. VIVEK S/o BABANRAO HUSUKALE**, Aged 45 Years, Occupation – Business, PAN AABPH9138D, AADHAR UID 3378 0203 3376, Mobile 9822226723, Resident of Plot No. 7, Friends Society No. 2, Deendayal Nagar, Nagpur-440022, Tahsil and District – NAGPUR; AND **(3) SHRI. AJAY S/o SHRI. NATHUJI KESARE**, Aged 48 Years, Occupation – Business, PAN ALVPK0401D, AADHAR UID 3993 2176 7996, Resident of Flat No. B-101, Sanchayani Prestige Apartments, Near Poonam Vihar, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR, hereinafter called the **VENDOR**, 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 **ONE PART.**

IN FAVOUR OF



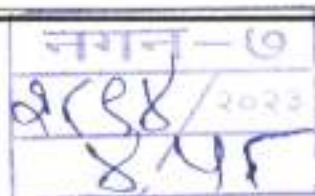
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M/S. SANDEEP DWELLERS PRIVATE LIMITED, (Income Tax Permanent Account No. AACCS0133P), A Company incorporated under the provisions of Companies Act, 1956 of India, having its Registered Office at 3B, "Guilmohar", Temple Road, Civil Lines, Nagpur and acting through its Authorised Director **SHRI. GAURAV AGARWALA S/o ASHOK AGARWALA**, Aged about 43 Years, Occupation - Business, (Income Tax Permanent Account No. AGGPA6169C), Resident of Raj Nagar, Nagpur-440013, Tahsil and District – NAGPUR, hereinafter all jointly called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER**, as well as its **DIRECTORS**, its legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 52/2 (old) of MOUZA – BELTARODI, P.S.K. 38 having an area of 2.02 Hectares, Rental Rs. 9.74 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 Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to (1) Smt. Ahilyabai Laxman Raut, (2) Shri. Gulab Laxman Raut, (3) Subhadra Shravan Thakre, being their separate property; AND

WHEREAS the aforesaid Smt. Ahilyabai Laxman Raut, (2) Shri. Gulab Laxman Raut, (3) Subhadra Shravan Thakre later on transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 52/2 (6/2 New) of MOUZA – BELTARODI, P.S.K. 38 having an area of 2.02 Hectares, Rental Rs. 9.75 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 Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Prabodh Sadashiv Sadavarte, by a Sale Deed Dated 19-03-1981; AND

WHEREAS the aforesaid Shri. Prabodh Sadashiv Sadavarte transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 2.00 Acres comprising Eastern Portion out of land bearing Kh. No. 6 of MOUZA – BELTARODI, P.S.K. 38 having total area of 2.02 Hectares, Rental Rs. 3.90 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 Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Yashveersingh Balvantsingh Yadav, by a Sale Deed Dated 16-09-1994, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 Volume No. 620, Page Nos. 76 to 80 at Sr. No. 3607 (P) on even date. Pursuant to execution of the said Sale Deed, the portion of land admeasuring 2.00 Acres sold to the Vendor is identified as Kh. No. 6/2 of Mouza – Beltarodi; AND



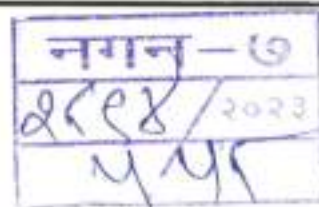
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WHEREAS the aforesaid Shri. Yashveersingh Balvantsingh Yadav lateron transferred ALL THAT Piece and Parcel of land containing by admeasurement 0.61 Hectares (1.50 Acres) being undivided WESTERN SIDE portion of entire land bearing Kh. No. 6/2 of MOUZA – BELTARODI, P.S.K. 38 having an area of 0.81 Hectares, Rental Rs. 3.90 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 Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/S. OZEN DEVELOPERS, the Vendor named hereinabove by a Sale Deed Dated 31-03-2021, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7900 on 02-06-2021. As a result, therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid portion of land with heritable and transferable rights therein; AND

WHEREAS the aforesaid M/S. OZEN DEVELOPERS has got the above said land bearing Kh. No. 6/2 of Mouza – Beltarodi converted for Non-Agricultural (Residential) use as per the letter of The Tahsildar, Nagpur (Rural) vide his Order Dated 10-05-2022 passed in Revenue Case No. 217/NAP-34/Mouza Beltarodi/Nag(Rural)/2021-22; AND

As a result, therefore the aforesaid M/S. OZEN DEVELOPERS, have now become an exclusive, absolute and full owner of the aforesaid Non-agriculture land comprising Kh. No. 6/2 of Mouza – Beltarodi, having an area of 0.81 Hectares, with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 3604 Dated 21-06-2022; AND

- i) That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.
- ii) That Nagpur Metropolitan Region Development Authority has finally sanctioned the residential Lay-out carved on the said entire land of Kh. No. 6/2, admeasuring about 0.61 Hectares consisting of various residential Lay-out plots vide Letter bearing No. अ.अ.पि./नगरप्रदेश/६६६ dated 16-06-2022 and the owner is under the process of obtaining final sanctioned Lay-out as well as to obtain the user of the said land to be converted from agricultural into residential purposes.



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WHEREAS, the Nagpur Metropolitan Region Development Authority, Nagpur Released 3 Plots vide its Letter No. AE-I/(NMRDA)South/953 dated 25-07-2022.

WHEREAS, the SELLER/PROMOTER decided to develop the aforesaid land of Kh. No. 6/2 of Mouza – BELTARODI into a residential Lay-out on the said entire land and applied to Collector, Nagpur for the change of the user of the said land from agricultural into non-agricultural purposes (i.e. residential use) in Revenue Case No. 217/NAP-34/Mouza Beltarodi/Nag(Rural)/2021-22 dated 10-05-2022. The said Lay-out is sanctioned as Residential Lay-out and the same is known and styled as “OZEN TULIP”; AND

WHEREAS, the SELLER/PROMOTER has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Executive Engineer, NMRDA; AND

WHEREAS, the SELLER/PROMOTER got the Lay-out Project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority and the said Authority granted the registration of the Project bearing No. **P50500030803**; AND

WHEREAS, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-out, approached the SELLER/PROMOTER herein and visited the office of the SELLER/PROMOTER and also satisfied himself/herself/themselves in respect of the title of the said entire property and SELLER/PROMOTER’S authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers; AND

WHEREAS, the ALLOTTEE/PURCHASER/S here-in-above approached to the SELLER/PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said Lay-out known as “OZEN TULIP” and has agreed to pay the cost of developed plot to the SELLER/PROMOTER; AND

WHEREAS, the SELLER/PROMOTER here-in decided to sell the various Lay-out plots and the PURCHASER/S approached the SELLER/PROMOTER for purchase of Plot in the said Lay-out and the SELLER/PROMOTER having accepted the proposal of the ALLOTTEE/PURCHASER/S agreed to sell the **Plot bearing No. 10**, admeasuring about **2698.87 Sq. Mtrs. (OR 29056.64 Sq. Ft.)** for a total consideration of **Rs. 3,94,53,500/- (Rupees Three Crore Ninety Four Lakh Fifty Three Thousand Five Hundred Only)** upon following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- (1) That in consideration of total sum of **Rs. 3,94,53,500/- (Rupees Three Crore Ninety Four Lakh Fifty Three Thousand Five Hundred) Only** paid by the

24/08/2023
E/45



Contd. . .

ALLOTTEE/PURCHASER/S to the SELLER/PROMOTER as per the Manner of Payment appearing in the Schedule – B appended herewith, the receipt whereof the SELLER/PROMOTER do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the ALLOTTEE/PURCHASER/S the property being ALL THAT piece and parcel of land being **Plot bearing No. 10**, admeasuring about **2698.87 Sq. Mtrs (OR 29056.64 Sq. Ft.)** (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "OZEN TULIP" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 6/2/10 of MOUZA – BELTARODI, P.S.K. 38, held in Occupancy Class-1 Rights, situated at Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR, and more particularly described in the Schedule hereunder written, alongwith all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE ALLOTTEE/PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.

(2) THAT the SELLER/PROMOTER do hereby covenant with the ALLOTTEE/PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the ALLOTTEE/PURCHASER/S absolutely forever with heritable and transferable rights therein.

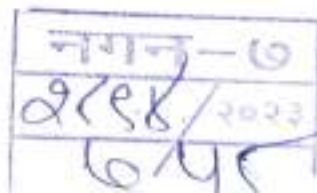
(3) THAT the SELLER/PROMOTER further assures the ALLOTTEE/PURCHASER/S that the property hereby sold is its separate property belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the SELLER/PROMOTER assures to the ALLOTTEE/PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way or sale to the ALLOTTEE/PURCHASER/S.

(5) THAT the SELLER/PROMOTER further assures to the ALLOTTEE/PURCHASER/S that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone.

(6) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the ALLOTTEE/PURCHASER/S without any interruption or disturbance by the SELLER/PROMOTER or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

Contd.



(7) THAT the SELLER/PROMOTER 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/S and his/her/their heirs, successors and assigns etc. as may reasonably be required.

(8) THAT the SELLER/PROMOTER has paid upto this date all dues with respect to non-agricultural assessments, 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 SELLER/PROMOTER undertakes to pay the same and keep the ALLOTTEE/PURCHASER/S always indemnified against such payments.

(9) THAT the SELLER/PROMOTER has this day delivered the actual physical possession of the property hereby sold to the ALLOTTEE/PURCHASER/S in vacant condition at the time of execution of this Sale Deed and the ALLOTTEE/PURCHASER/S has/have taken over the same.

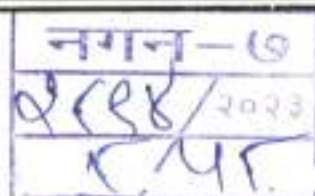
(10) THAT the SELLER/PROMOTER will support any application made by the ALLOTTEE/PURCHASER/S for mutation of name on the property hereby sold and shall render necessary assistance to the ALLOTTEE/PURCHASER/S for obtaining the mutation in respect thereof in favour of the ALLOTTEE/PURCHASER/S in all relevant records.

(11) 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 shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(12) THAT the SELLER/PROMOTER has delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the ALLOTTEE/PURCHASER/S at the time of execution of this Sale Deed.

(13) THAT in case the ALLOTTEE/PURCHASER/S is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLER/PROMOTER or any encumbrance or charge on the same to which this sale is not subject, the SELLER/PROMOTER will indemnify the ALLOTTEE/PURCHASER/S in all respects.

(14) THAT the SELLER/PROMOTER covenants with the ALLOTTEE/PURCHASER/S that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.



(15) The ALLOTTEE/PURCHASER/S covenants that he/she/they fully satisfied himself/herself/themselves regarding correctness of the dimensions of the plot and agrees to enjoy all facilities commonly with other ALLOTTEE/PURCHASER/S of the plots in the said layout.

(16) The ALLOTTEE/PURCHASER/S after taking over the possession of the said plot shall use the said Plot or any part thereof or permit the same to be used only for Residential / legal Purposes.

(17) THAT the ALLOTTEE/PURCHASER/S covenant that he/she/they shall get the building plan approved from the appropriate authority at his/her/their own cost and shall construct the house on the said plot or land as per rules and regulations of appropriate authorities.

(18) It is agreed that the ALLOTTEE/PURCHASER/S shall obtain his/her/their own electric meter on payment of necessary deposit, connection charges, overhead expenses to the MSDDL / SDDL as and when required.

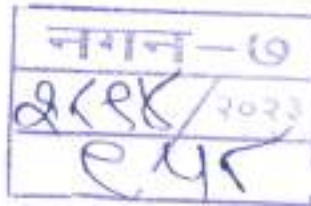
(19) THAT expenses on account of payment of Stamp Duty and Registered Fees and other related expenses are borne and paid by ALLOTTEE/PURCHASER/S.

SCHEDULE - "A"

SCHEDULE OF THE PROPERTY

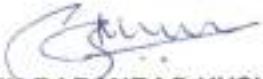
ALL THAT piece and parcel of land being **Plot bearing No. 10**, admeasuring about **2698.87 Sq. Mtrs. (OR 29056.64 Sq. Ft.)** (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "**OZEN TULIP**" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 6/2/10 of MOUZA - BELTARODI, P.S.K. 38, held in Occupancy Class-1 Rights, situated at Beltarodi in Tahsil - Nagpur (Rural) and District - NAGPUR and the same is bounded as under :

ON THE EAST	-	BY OPEN SPACE,
ON THE WEST	-	BY KH. NO. 6/1,
ON THE NORTH	-	BY 18.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY 9.00 MTRS. WIDE ROAD.

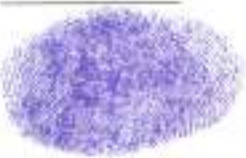


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IN WITNESSES WHEREOF THE SELLER/PROMOTER AND THE ALLOTTEE/PURCHASER/S hereto have signed this SALE DEED at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (PRATIK RAJESH SARAOGI)
02			2)  (VIVEK BABANRAO HUSUKALE)
03			3)  (AJAY NATHUJI KESARE) Partners <u>VENDOR</u>
04			FOR M/S. SANDEEP DWELLERS PRIVATE LIMITED  (GAURAV AGARWALA) Authorised Director <u>PURCHASER</u>

WITNESSES :-

(1)  		(2)  	
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२०/५६



Contd.

SCHEDULE – "B"
MANNER OF PAYMENT

Amount Rs.	CH. No. / UTR No.	Date	Bank
Rs. 5,00,000=00	Cheque No. 007315	05-04-2021	ICICI Bank
Rs. 16,00,000=00	Online Transfer	15-06-2021	ICICI Bank
Rs. 40,00,000=00	UTR No. INDBR32022050900219608	09-05-2022	ICICI Bank
Rs. 40,00,000=00	Cheque No. 885469	21-07-2022	ICICI Bank
Rs. 45,00,000=00	Cheque No. 885548	01-08-2022	ICICI Bank
Rs. 45,00,000=00	Cheque No. 885549	03-08-2022	ICICI Bank
Rs. 45,00,000=00	Cheque No. 834921	10-08-2022	ICICI Bank
Rs. 40,00,000=00	Cheque No. 834948	20-08-2022	ICICI Bank
Rs. 40,00,000=00	Cheque No. 835083	29-08-2022	ICICI Bank
Rs. 40,00,000=00	Cheque No. 728155	08-09-2022	ICICI Bank
Rs. 25,00,000=00	Cheque No. 702317	17-09-2022	ICICI Bank
Rs. 9,00,000=00	Cheque No. 509526	15-10-2022	INDUSIND BANK
Rs. 58,965=00	Cheque No. 853193	04-11-2022	INDUSIND BANK
Rs. 3,94,535=00	TDS	15-09-2022	
Rs. 3,94,53,500=00	TOTAL AMOUNT (RUPEES THREE CRORE NINETY FOUR LAKH FIFTY THREE THOUSAND FIVE HUNDRED ONLY)		

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१४/५५



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संस्कृत-
(संस्कृत-देवनागरी)
निम्नलिखित-संस्कृत-कर्मणः



Page No. 1

Nagpur Metropolitan Region Development Authority

Mr. Hemant Kulkarni, Joint Secretary

Letter No. N.M.R.D.A./South/2022/10

Date: 28.08.2022

To
 Shri. Subhashin Bhalwansingh Vadgaonkar,
 Member Development Planning Committee,
 (1) Mr. Shri. Ajay Nandhikar,
 (2) Mr. Pratik Ramesh Nandhikar,
 (3) Mr. Virendra Bhalwansingh Vadgaonkar,
 (4) Mr. Pratik Nandhikar, W.H.D. Road,
 Naraina Nagar, Nagpur-440011

Subject: Release of Plot in Naraina Bazar, K.M. No. 57 and 58, W.H.D. Road, Naraina Bazar, Nagpur-440011.

Reference: 1. Development & Approval Form No. 2022/10

2. Your application dated 02.08.2022

With reference to above, following 7 (seven) plots are released in per defined dimensions and area (sq. mtrs.) as per release order in flow Metropolitan Council, N.M.R.D.A. (see attached page 02).

Area released in Plot released:

No.	Plot No.	Dimension in Mtr.	Gross Area in sq. Mtr.	Net Area in sq. Mtr.	Net Area in sq. Mtr.
1	1	15.00 x 5.45 (7.52)	125.77	125.77	125.77
2	2	15.00 x 11.25	168.75	168.75	168.75
3	3	15.00 x 10.00 (10.00)	150.00	150.00	150.00
4	4	15.00 x 11.25 (11.25)	168.75	168.75	168.75
Total			513.27	513.27	513.27
Net Area released			513.27	513.27	513.27

Approved Engineer & Surveyor
 Nagpur Metropolitan Region Development Authority

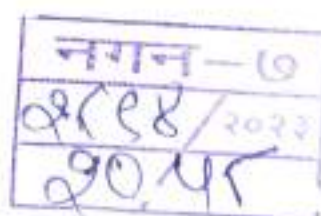
Special conditions

- The area is released as per the information given in the application and the release order. The release order is issued with the condition that the area released is for the purpose of the release order and the area released is for the purpose of the release order.

The release order is issued as per the information given in the application and the release order. The release order is issued with the condition that the area released is for the purpose of the release order and the area released is for the purpose of the release order.

The release order is issued as per the information given in the application and the release order. The release order is issued with the condition that the area released is for the purpose of the release order and the area released is for the purpose of the release order.

Approved Engineer & Surveyor
 Nagpur Metropolitan Region Development Authority





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500030803.

Project: **OZEN TULIP** Plot Bearing / CTS / Survey / Final Plot No.: **8/2 at Belarodi, Nagpur (Rural), Nagpur, 441106.**

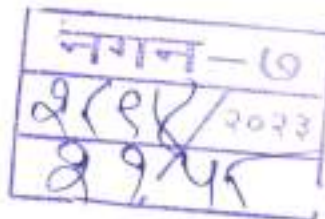
1. **Ozen Developers** having its registered office / principal place of business at Tehsil: **Nagpur (Urban)** District: **Nagpur**, Pin: **440022**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.
 - OR
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **14/09/2021** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 14-09-2021 18:12:09

Dated: 14/09/2021

Place: Mumbai.

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



6



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नगन-७	
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२३५८	



POWER OF ATTORNEY
(FOR PRESENTATION / ADMISSION)

This POWER OF ATTORNEY is made and executed at NAGPUR on this 14th day of FEBRUARY 2022 BY (1) MR. AJAY S/o NATHUJI KESARE, Aged about 49 Years, Occupation - Business, (Income Tax PAN - ALVPR04010) (Aadhar No. 3953 2175 7996) (Mobile No. 9371664709), Resident of B-101, Sanchayani Prestige Apartment, Near Poonam Vihar Swawarni Nagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR, (2) MR. PRATIK S/o RAJESH SARADGI, Aged about 30 years, Occupation - Business, (Income Tax PAN - CKSPSS018J) (Aadhar No. 3068 7010 3995), Resident of C/o Gold Bricks Infrastructure Pvt. Ltd., Anandam World City, Ganesh Peth Road, Near S. T. Bus Stand, Ganesh Peth, Mahatma Fule Bazar, Nagpur, Pin Code No. 440016, Tahsil and District - NAGPUR and (3) MR. VIVEK S/o BABANRAO MUSUKALE, Aged about 45 years, Occupation - Business, (Income Tax PAN - AABPH91382) (Aadhar No. 3378 0203 3376), Resident of Plot No. 7, Ring Road, Near Poddar Square, Dindayal Nagar, Ranaprastap Nagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR.

WHEREAS We, the aforesaid Executants name hereinabove are the Partners of M/s OZEN DEVELOPERS that the said firm own and possess the following various properties described in following chart as under -

Mouza & P.H. No.	Survey / Khasra No.	Area	Rental	Khata No.
VELA HARISHCHANDRA P.H. No. 38	195	1.20 Hectare R.	Rs. 3.70/-	1803
GHOGLI (GRA) P.H. No. 38	33/1	10700 Sq. Mtrs.	Rs. 1070/-	1489
GHOGLI (GRA) P.H. No. 38	33/1/R-1, 2	3000 Sq. Mtrs.	Rs. 150/-	1489
GHOGLI (GRA) P.H. No. 38	33/1/R-3, 4	3000 Sq. Mtrs.	Rs. 150/-	1489
GHOGLI (GRA) P.H. No. 38	33/1/R-5, 6	3000 Sq. Mtrs.	Rs. 150/-	1489
BELTARODI P.H. No. 38	8/2	0.81 Hectare R.	Rs. 3.70/-	2375
BELTARODI P.H. No. 38	8/5	14200 Sq. Mtrs.	Rs. 810/-	174

WHEREAS we may require to execute various deeds and documents viz Agreement to Sell, Sale Deed, Correction Deed, Cancellation Deed etc. and other related documents our individual capacity and being of Partners of M/s OZEN

नगन-४
१८/२/२०२३
३/१२



नगन-७
२५/२/२०२३
४४५५



4

DEVELOPERS and to present for registration the same in accordance with the law in force. AND

WHEREAS, due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before Competent Officer/Sub Registrar Authorities for registration of documents viz. Agreement to Sell, Sale Deed, Correction Deed, Cancellation Deed etc. and other related documents in our individual capacity as well as being partner of the firm and to register the same in accordance with the law in force and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf in respect of the aforesaid deeds and documents. AND (1) MR. RAMCHANDRA S/o PARASRAM MESHRAM, Aged about 50 years, Occupation - Service, (Income Tax PAN - 80YPM5777N) (Aadhar No. 9837 9892 3517) Resident of 50, Keshav Madhav Nagar Back side of Saraswati Shishu Mandir, Jaitala Road, Nagpur, Pin Code No. 440016, Tahsil and District - NAGPUR and / or (2) MR. NILESH S/o ARUNRAO MAHANKAL, Aged about 35 years, Occupation - Service, (Aadhar No. 7435 2010 5897) (Mobile No. 7841931785) Resident of 42, Bharat Mata Nagar, Hudkeshwar Road, Hubkeshwar (Bu.), Nagpur, Pin Code No. 440034, Tahsil and District - NAGPUR are ready and willing to act on our behalf as our Lawful Attorney's JOINTLY AND SEVERALLY for the above said purposes.

NOW THEREFORE THIS DEED WITNESS AS UNDER

We, the Executants named hereinabove do hereby nominate, constitute and appoint (1) MR. RAMCHANDRA S/o PARASRAM MESHRAM, Aged about 50 years, Occupation - Service, (Income Tax PAN - 80YPM5777N) (Aadhar No. 9837 9892 3517) Resident of 50, Keshav Madhav Nagar, Back side of Saraswati Shishu Mandir, Jaitala Road, Nagpur, Pin Code No. 440016, Tahsil and District - NAGPUR and / or (2) MR. NILESH S/o ARUNRAO MAHANKAL, Aged about 35 years, Occupation - Service, (Aadhar No. 7435 2010 5897) (Mobile No. 7841931785) Resident of 42, Bharat Mata Nagar, Hudkeshwar Road, Hubkeshwar (Bu.), Nagpur, Pin Code No. 440034, Tahsil and District - NAGPUR as our duly Constituted Attorney to do and perform the following acts and things that is to say:

To present the deeds and documents executed by us regarding the above mentioned property only, Before the Competent registering Authority and to admit the contents of the said Documents to the extent of our execution only,

AND We, the Executants named hereinabove further state that the acts and things done by the said Constituted attorney in Admission of the said documents shall be binding on us as if we have done the same we undertake to ratify the acts and things done of Deeds or Documents admitted by him

31-1-8
23/12/2023
8/12



नगन-७
२८९४/२०२३
२५.५८



WITNESSES _____



Perkins



1

(AJAY NATHUJI KESARE)



2

(PRATIK RAJESH SARADGI)



17



21

(VIVEK BABANRAO HUSUKALE)
Partners of M/s Ozee Developers
EXECUTANTS



1

(RAMCHANDRA PARASRAM MESHRAM



21

(NILESH ARUNRAO MAHANKAR)
CONSTITUTED ATTORNEY



(NILESH ARU CONSTITUTE)
प्राप्त. 9843, सा. 98/2022

908
आप आर्य समाज के प्रधानाचार्य
को भेजा जा रहा है।
[Signature]
श्री गुरुदेव की सेवा में
[Stamp] श्री गुरुदेव की सेवा में
[Date]

पृष्ठ-४

नमन-७
२१९४/२०२३
२६/५



नगन-७
२८९४/२०२३
२६५८



1

भारत सरकार
Government of India

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

3068 7010 3995

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

3993 2176 7996

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

3378 0203 3376

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

9864 8192 2956

VID: 9145 4926 6431 2640
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

6109 1738 9144

माझी आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

7435 2010 5897

माझी आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

नाम: राजेश कुमार
Rajesh Kumar
जन्म तिथि: 2008-10-08-1997
पुल: MALE

9837 9992 3517

माझी आधार, माझी ओळख



नगन-७
२८९४/२०२३
१५/५८



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O अशोक मलिक, 42, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Ashok Malik, 42, Gangala Road, Nagpur, Maharashtra - 440004

9864 8192 2956
YID: 8145 8936 8431 2643

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O प्रमोद मलिक, 40, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Pramod Malik, 40, Gangala Road, Nagpur, Maharashtra - 440004

6109 1738 9144
YID: 8182 8921 8289 6731

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O राजेश चव्हाण, 42, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Rajesh Chavan, 42, Gangala Road, Nagpur, Maharashtra - 440004

9864 8192 2956
YID: 8145 8936 8431 2643

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O राजेश चव्हाण, 42, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Rajesh Chavan, 42, Gangala Road, Nagpur, Maharashtra - 440004

6109 1738 9144
YID: 8182 8921 8289 6731

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O अशोक मलिक, 42, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Ashok Malik, 42, Gangala Road, Nagpur, Maharashtra - 440004

9864 8192 2956
YID: 8145 8936 8431 2643

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O प्रमोद मलिक, 40, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Pramod Malik, 40, Gangala Road, Nagpur, Maharashtra - 440004

3378 0203 3376

नगन-४
9831/2023
4/12

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते: S/O राजेश चव्हाण, 42, गंगाला रोड, नगर, महाराष्ट्र - 440004

Address: S/O Rajesh Chavan, 42, Gangala Road, Nagpur, Maharashtra - 440004

3068 7010 3995

नगन-७
9831/2023
28/4



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नगन-७
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३९/५८



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आमदार 14 फरवरी 2022 12:35 बजे

रुपये सौंदर्यात भाग-1

आमदार

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NGPA

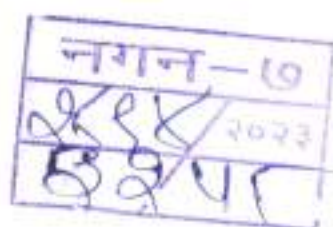
NGPA

आमदार 1432/2022

आमदार 1432/2022

आमदार 1432/2022

आमदार 1432/2022





हमारे मासिक पत्रिका

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2004-03-14 14:12:20

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NGFA

Article 110, 2000

नगन-७
२४/२०२३
६३/५८



Payment Details

Sr.	Purchaser	Type	Verification no/vendor	ORNI License	Amount	Used At	Deface Number	Deface Date
1	AJAY NATHLLI KESARE	eChalan	00040572022021080044	MHD12953868202122E	000.00	SD	0006328228202122	14/02/2022
2	AJAY NATHLLI KESARE	eChalan		MHD12953868202122E	100	RF	0006328228202122	14/02/2022
3		DHC		1402202204937	200	RF	1402202204937D	14/02/2022

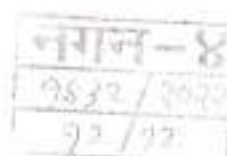
[SD-Stamp Duty] [RF-Registration Fee] [DHC-Document Handling Charges]

14/02/2022

How Your Rights are Protected

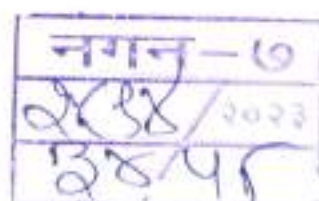
1. Verify Scanned Document for correctness through thumbnails of pages on a softy printer after scanning.
2. Get your hardcopy after registration.

For Questions, please write to us at feedback.dhara@gmail.com



१ नगरपालिका मुख्यालय
१६३२ नवरी महिना
१२/१२
नगरपालिका, नगर-२,
नगरपालिका, नगर-२,
१२/१२

नगरपालिका मुख्यालय, नगर-२, नगरपालिका, नगर-२,
१२/१२
नगरपालिका, नगर-२, नगरपालिका, नगर-२,
१२/१२



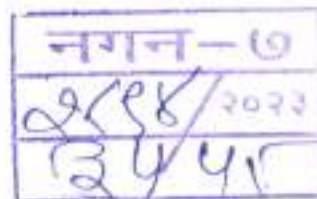
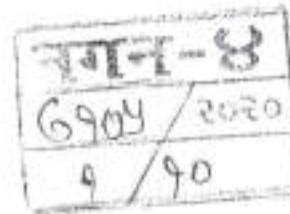


CHALLAN
MTR Form Number-6

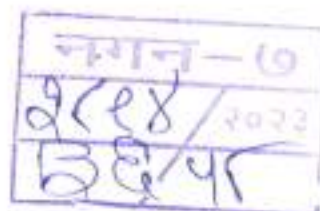
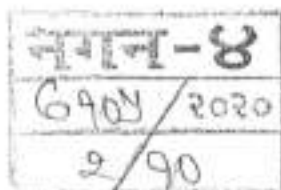


GRN	MH007983124202021E	BARCODE			Date	07/12/2020-17:42:16	Form ID	48(1)	
Department Inspector General Of Registration					Payer Details				
Stamp Duty					TAX ID / TAN (If Any)				
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha					PAN No.(If Applicable)				
Office Name NCP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		GAURAV ASHOK AGARWALA		
Location NAGPUR									
Year 2020-2021 One Time					Flat/Block No.				
Account Head Details				Amount in Rs.	Premises/Building				
0030046401 Sale of NonJudicial Stamp				500.00	Road/Street				
					Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 1 3		
					Remarks (If Any)				
					SecondPartyName=MILIND VASANT SHRIBAVIKAR-				
					Amount in		Five Hundred Rupees Only		
Total				500.00	Words				
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02901792020120793658	500699517	
Cheque/DD No.					Bank Date	RBI Date	07/12/2020-17:44:41	Not Verified with RBI	
Name of Bank					Bank-Branch		UNION BANK OF INDIA		
Name of Branch					Scrub No. , Date		Not Verified with Scrub		

Department ID: Mobile No.: 9823111700
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
वसुधैव कुटुम्बकम् दुर्योधन विवाहक कर्मचारीयत नोदणी कर्मचारीयत दस्तावेजी लागू आहे, नोदणी न कर्मचारीयत दस्तावेजी सदर खाली लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1012202004269	Date 10/12/2020
Received from GAURAV ASHOK AGARWALA , Mobile number 9823111700, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name UBIC	Date 10/12/2020
Bank CIN 10004152020121012239	REF No. 503094653
This is computer generated receipt, hence no signature is required.	



POWER OF ATTORNEY
(FOR ADMISSION)

This POWER of ATTORNEY is made and executed on this 10th Day of Dec 2020 BY: **Shri Gaurav Agarwala S/o Ashok Kumar Agarwala**, aged about 41 Yrs., Occ. **Business**, R/o Flat No 501, Silver Oak, Raj Nagar, Katol Road, Nagpur - 440013, having Aadhar Unique Identity No. 3431 8634 2057, Tahsil and District - NAGPUR, (Hereinafter called as the 'Executant')

WHEREAS the Executant is Director of M/S VIDARBHA INDUSTRIES LTD. a company duly incorporated under the provisions of Companies Act, 1956 having its registered office at 25, Ganesh Chandra Avenue, Kolkatta - 700 013 and its administrative office at 3C, Gulmohar, Temple Road, Civil Lines, Nagpur - 440001, having PAN AAACV8686N and CIN L01406WB1981PLC033564.

Also the EXECUTANT is a Director of M/s. Sandeep Dwellers Pvt Ltd., a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at 3 B, Gulmohar, Temple Road, Civil Lines, Nagpur - 440001 having PAN AACCS0133P and CIN U45200MH1990PTC058101. Also, he is partner in Rahul Properties, a Partnership Firm registered under the Indian Partnership Act, 1932 bearing registration No. NGP_13328/12-13.

During the course of business being the Director of said Companies or as Partner of said Firm or otherwise in personal capacity, the Executant is required to seek Power of Attorney from various Persons, entitles and further required to execute various deeds and documents in such capacities as well as Authorised Director of M/s. VIDARBHA INDUSTRIES LTD or as Authorised Director of M/s. Sandeep Dwellers Pvt. Ltd or as Partner of M/s Rahul Properties and requires to get such deeds and documents registered in accordance with the law in force; AND

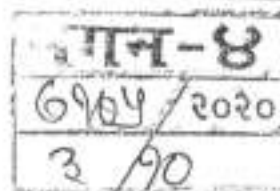
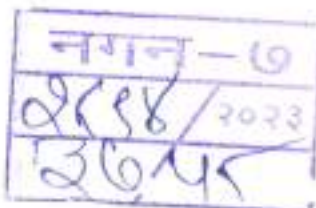
WHEREAS due to pre-occupation and other assignments it is neither possible nor convenient for me to remain present before Competent registration officer/Authorities and it has therefore become expedient and necessary for me to appoint someone to admit the execution of the document on my behalf. And whereas the below mentioned are ready and willing to act on my behalf as my Lawful Attorney -

1. SHRI. PANKAJ VERMA S/o SURESH VERMA, Aged about 40 Years, Occupation - Service, Resident of Plot No. 93, Bajiprabhu Nagar, Ram Nagar, Nagpur, Tahsil and District - NAGPUR,
2. SHRI. MILIND SHRIBAVIKAR S/o VASANT SHRIBAVIKAR, Aged about 56 Years, Occupation - Service, Resident of, C/o Smt. Rita Saldanha Plot No 38, Opp Jaiswal High School Wadi, Nagpur-440023, Tahsil and District - NAGPUR
3. SHRI. DINESH LAMBHATE S/o VITHOBAJI LAMBHATE, Aged about 41 Years, Occupation - Service, Resident of Gangabai Ghat Road, Near Hanuman Mandir., Nagpur, Tahsil and District - NAGPUR; AND

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

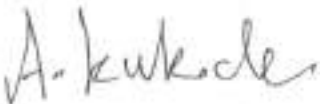
I, the Executant named hereinabove do hereby nominate, constitute and appoint (1) SHRI. PANKAJ VERMA S/o SURESH VERMA, Aged about 40 Years, Occupation - Service, Resident of Plot No. 93, Bajiprabhu Nagar, Ram Nagar, Nagpur, Tahsil and District - NAGPUR, (2) SHRI. MILIND SHRIBAVIKAR S/o VASANT SHRIBAVIKAR, Aged about 56 Years, Occupation - Service, Resident of C/o Smt. Rita Saldanha Plot No 38, Opp. Jaiswal High School Wadi, Nagpur-440023, Tahsil and District - NAGPUR AND (3) SHRI. DINESH LAMBHATE S/o VITHOBAJI LAMBHATE, Aged about 41 Years, Occupation - Service, Resident of Gangabai Ghat Road, Near Hanuman Mandir., Nagpur, Tahsil and District - NAGPUR; to ACT SEVERALLY i.e. INDIVIDUALLY (any of them) as our Constituted Attorneys to do and perform the following acts and things that is to say:

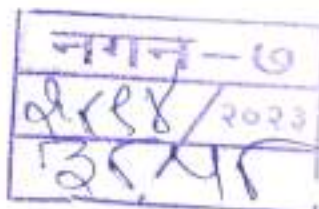
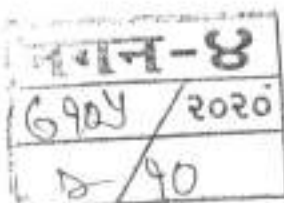
To present the deeds and documents executed by me before the Competent registering Authority (ies) and to admit the contents of such deeds and documents to the extent of my execution only



AND I, the Executant named hereinabove further state that the acts and things done by my said Constituted Attorney in admission of such deeds and documents shall be binding on me as if I have done the same. I undertake to ratify the acts and things done or Deeds or Documents admitted by them.

IN WITNESS WHEREOF, I, the aforesaid Executant has signed and executed this Deed of Power of Attorney at NAGPUR on the Day, Date and Year first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (GAURAV ASHOK AGARWALA) <u>EXECUTANT</u>
02			 PANKAJ SURESH VERMA CONSTITUTED ATTORNEYS
03			 MILIND VASANT SHRIBAVIKAR CONSTITUTED ATTORNEY
05			 DINESH LAMBHATE CONSTITUTED ATTORNEY
WITNESSES:			
06			
07			





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrolment No 0206/60002/01556

To:
मिनिंद वसन शिवाजीन
Minind Vasant Shrivastavkar
C/O: Rta Sathane
plot no 38
ambawadi road
opposite jeeval high school mangalmurti lay out, sai nagar
Ward
Wadi Naggur (urban) Naggur
Maharashtra 440023
9823752207

Ref: 1007 / 30A / 574859 / 575057 / P



5H855094836FT



आपला आधार क्रमांक / Your Aadhaar No. :
3393 0627 9667

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

मिनिंद वसन शिवाजीन
Minind Vasant Shrivastavkar
जन्म तारीख / DOB : 12/05/1964
पुरुष / Male

3393 0627 9667

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No. : 1104/10072/08803

To:
Gaurav Ashok Agarwala
(गौरव अशोक अग्रवाल)
S/O Ashok Agarwala
F NO 851 SILVER OAK RAJ NAGAR
Kalmad S.O
Nagpur
Maharashtra - 440013

Date: 12/08/2011

Ref No : 00010710-00048004-00048489-Kalmad



UB 04016613 6 IN

आपला आधार क्रमांक / Your Aadhaar No. :
3431 8684 2057

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

गौरव अशोक अग्रवाल
Gaurav Ashok Agarwala
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male

3431 8684 2057

भारत सरकार
GOVERNMENT OF INDIA

पंकज सुरेश वर्मा
Pankaj Suresh Verma
जन्म तारीख / DOB : 02/09/1981
पुल्लिंगी / MALE

8709 3801 7585

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
ओट न 93 बाजीपु नगर, नगपुर,
बाजीपु नगर वन नगर, राम मंदिर
जवळ, अंबावडी रोड, शंकर नगर,
शंकर नगर, नगपुर, महाराष्ट्र,
महाराष्ट्र, 440010

Address:
plot no 93 bajiprabhu nagar
nagpur, bajiprabhu nagar ram
nagar, near ram mandir,
ambawadi road, Shankar Nagar,
Shankar Nagar, Nagpur,
Nagpur, Maharashtra, 440010



भारत सरकार
GOVERNMENT OF INDIA

दिनेश विठोबाजी लाम्भटे
Dinesh Vitthobaji Lambhate
जन्म वर्ष/Year of Birth: 1978
पुरुष Male

9118 2843 7972

आधार - सामान्य माणसाचा अधिकार

6904/2020
15/90

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O विठोबाजी लाम्भटे,
हनुमान मंदिर मंगवाडी
घाट रोड शिवाजी नगर,
महाल स.ओ. नगपुर
महाराष्ट्र, 440032

Address:
S/O Vitthobaji Lambhate,
HANUMAN MANDIR GANGAGAI
GHAT ROAD SHIVAJI NAGAR,
Mahal S.O, Nagpur
Maharashtra, 440032

नगन-७
22/8/2023
22/5/23



आधार अधिकारी



भारत सरकार
GOVERNMENT OF INDIA



जयंत निरंजन बारसागडे
Jayant Niranjn Barsagade
जन्म तिथि / DOB : 12/10/1988
पुरुष / MALE

5226 0725 1375



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O Niranjn Barsagade, Plot No. 55, House No. 1213, Lava Road, Near Madina Chikan Center, Mahadeo Nagar, Lava, Nagpur, Maharashtra, 440023

Address:

S/O Niranjn Barsagade, Plot No. 55, House No. 1213, Lava Road, Near Madina Chikan Center, Mahadeo Nagar, Lava, Nagpur, Maharashtra, 440023



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No. 1947, Bhopal-462 001



भारत सरकार
GOVERNMENT OF INDIA



अशोक सयदुजी कुकडे
Ashok Sayduji Kukde
जन्म तिथि / DOB : 04/11/1961
पुरुष / MALE

5462 2619 2481



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O Sayduji Kukde, Hill Road, Near Hanuman Mandir, Ambazari Road, Nagpur, Maharashtra, 440033

Address:

S/O Sayduji Kukde, Hill Road, Near Hanuman Mandir, Ambazari Road, Nagpur, Maharashtra, 440033



नगन-४
6904/2020
8/90



नगन-७
2598/2023
20/45



नगन-४
6904/2020
L/90



नगन-७
2588/2023
8245



267/7105

गुरुवार, 10 डिसेंबर 2020 4:05 म.नं.

दस्त गोपवारा भाग-1

नगन4

९१९०

दस्त क्रमांक: 7105/2020

दस्त क्रमांक: नगन4 /7105/2020

भाजदार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयत

पावती:8855

पावती दिनांक: 10/12/2020

अ. क्र.,7105 वर दि.10-12-2020

सादरकरणाचे नाव: गौरव अशोक कुमार अगरवाला - -

रोजी 3:58 म.नं. वा. हजर केला.

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पुढाची संख्या: 10

एकूण: 300.00

दस्त हजर करण्याच्याची सही:

नगन4

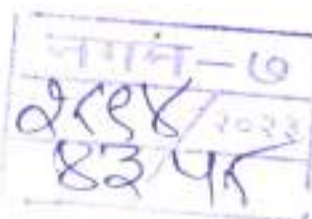
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विशेष मुखत्यारनामा

मुद्रांक शुल्क: ३ वेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्वाक्षर मालमत्ता विकण्याना प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 10 / 12 / 2020 03 : 58 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 12 / 2020 03 : 59 : 19 PM ची वेळ: (फी)



267/7105

गुरुवार, 10 डिसेंबर 2020 4:05 म.ने.

दस्त गोपबारा भाग-1

नगन4

९/१०

दस्त क्रमांक: 7105/2020

दस्त क्रमांक: नगन4 /7105/2020

याजान मूल्य: रु. 00/-

मोबदला: रु. 01/-

मरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालय

पावती:8855

पावती दिनांक: 10/12/2020

अ. क्र.7105 वर दि.10-12-2020

सादरकरधाराने नाव: गौरव अशोक कुमार अगरवाला - -

रोबी 3:58 म.ने. वा. हुजर केला.

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांभी संख्या: 10

एकूण: 300.00

दस्त हुजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

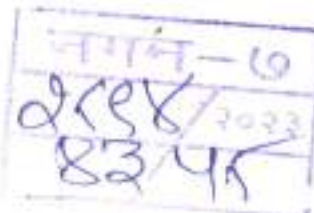
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विशेष मुखत्यारनामा

मुद्रांक शुल्क: ३ वेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 10 / 12 / 2020 03 : 58 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 12 / 2020 03 : 59 : 19 PM ची वेळ: (फी)



267/7105

गुरुवार, 10 डिसेंबर 2020 4:05 म.नं.

दस्त गोषवारा भाग-1

नगन4

९/१०

दस्त क्रमांक: 7105/2020

दस्त क्रमांक: नगन4 /7105/2020

धातार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

पावती:8855

पावती दिनांक: 10/12/2020

अ. क्र. 7105 नर दि.10-12-2020

सादरकरणाचे नाव: भीरव अशोक कुमार अगरवाला - -

रोजी 3:58 म.नं. बा. हजर केला.

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पुढाची संख्या: 10

एकुण: 300.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

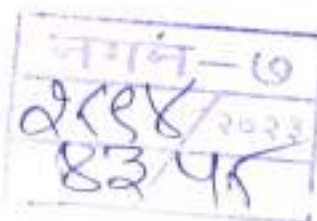
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विशेष मुखत्यारनामा

मुद्रांक शुल्क: व जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्वावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 10 / 12 / 2020 03 : 58 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 12 / 2020 03 : 59 : 19 PM ची वेळ: (फी)



भाग नं० १०/१०
 स्मृति क्रमांक: 7105/2020

Date of Receipt: 07/12/2020 Date: 07/12/2020-17:42:16 Form ID: 48(1)			
Dependent: 1 Type of Payment: 1 Office Name: NGP-11 NAGPUR NO 4 SUB REGISTRAR Location: 2 Year: 2020-2021		Payer Details Payer Name: 1 Payer Address: 1 Payer Photo: 1 Payer Signature: 1	
Account Head Details Amount in Rupees: 500.00		Amount in Rupees: 500.00	
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 	

[illegible]

Sl. No.	Purchaser	Reason for Disbursement	Verification no	Vendor	Debitment No	Debitment Date	Debitment Amount	Debitment Date	Debitment Amount
1	CAURAV ASHOK AGARWALA	eChallan	029017992020120793858	0003714405202021	10/12/2020-16:34:58	500.00	SD	0003714405202021	10/12/2020
2		By Cash				100	RF		
3		DHC				200	RF		

(SD Stamp Duty) (RF Registration Fee) (DMG Copypaper) (Handling Charges)

8. Verify Payment Document for correctness of amount and date of payment. If any discrepancy is found, please write to us at feedback.natltd@gmail.com

88/47

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

विवेक सारनाथ मुसुके
VIVEK SARANATH MUSKALE

पर्सनल आयकर कार्ड
A&BPH9138D

विवेक सारनाथ मुसुके
SARANATH SARANATH MUSKALE

18/10/2023

भारत सरकार
GOVT. OF INDIA

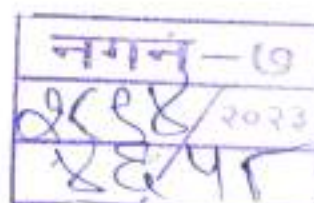
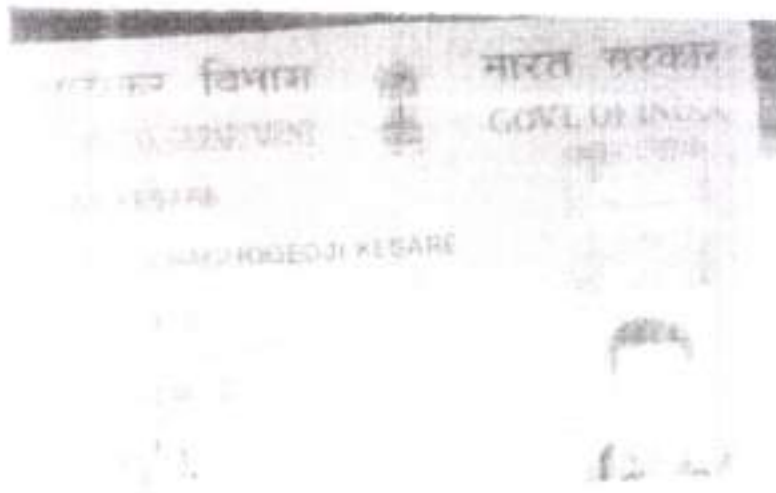
विवेक सारनाथ मुसुके
VIVEK SARANATH MUSKALE

पर्सनल आयकर कार्ड
5378 0203 3378

भारत - सामान्य माणसाचा अधिकार

नमून-७
२०२४/२०२३
२५/५





भारत सरकार
GOVT. OF INDIA



Government of India



1. *How often do you use the Internet?*
2. *How often do you use the Internet?*
3. *How often do you use the Internet?*
4. *How often do you use the Internet?*



3068 7010 3995

अनुच्छेद - आम आदमी का अधिकार

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[illegible]

3068 7010 3995



नगन-७

2023
86/45



नगन-७
२५४/२०२३
२५/५२



1

घोषणापत्र

मी रामचंद्र परसराम मेडगाम या द्वारे घोषित
करतो की, दुय्यम निबंधक 7 यांचे कार्यालयात विस्थित
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
मी रोसेन डेव्हनपल्ली तेली सगळे इतर यांनी दिनांक 14/2/2022
रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला
आहे/निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर चे कथन चुकीचे आढळून
आल्यास नोंदणी अधिनियत १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील.
याची मला जाणीव आहे.

दिनांक: 28/3/2023


कुलमुखत्यारपत्र धारकाचे
नाव व सही

नगन-७
२८/३/२०२३
२८/३



नगन-७

२९९४/२०२३

५०/५५



मूल्यांकनाचे वर्ष	2022
जिल्हा	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग	11.2.1-महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसीत जमिनी - अखंड
क्षेत्राचे नाव	Nagpur Municipal Corporation
सर्वे नक्शा नं. नंबर	6

वार्षिक मूल्य दर लंक्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
13926	36120	42120	45750	0	चौ. मीटर

मिळकतीचे क्षेत्र 2698.87 चौ. मीटर Layout Plot - More Than 1 Road Front Corner Plot (12 meter)

कोर्नर प्लॉट सुमार 110% = 13926

Applicable Rules 30.16 ब

1. 2698.87 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 13926/-

2698.87 चौ. मीटर क्षेत्रासाठी मूल्य = 2698.87 * 13926

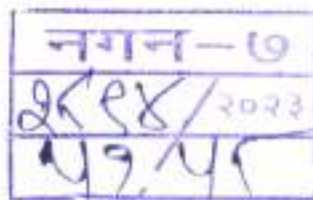
37584463.62 =

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

37584463.62 + 0 =

Rs. 37584463.62/-

तीन करोड पन्नाहत्तर लाख चौन्वाऐशी हजार चार शे चौसष्ठ :-



नगन-७
२६४/२०२३
५२/५५

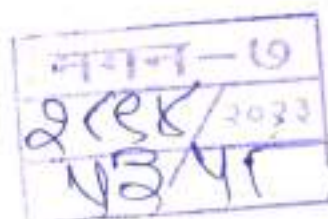


घोषणापत्र

मी दिनेश विठ्ठलजी चौधरी या द्वारे घोषित
करतो की, दुय्यम निबंधक 7 यांचे कार्यालयात विशेषज्ञ
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
मे. सी. देव. प्रेक्स. प्रि. ली. सफा व इतर यांनी दिनांक 10/12/2020
रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला
आहे/निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर चे कथन चुकीचे आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील.
याची मला जाणीव आहे.

दिनांक: 28/3/2023

कुलमुखत्यारपत्र धारकाचे
नाव व सही



भारत सरकार
GOVERNMENT OF INDIA

रामचंद्र परसराम मेस्रम
Ramchandra Parasram Meshram
जन्म तिथि/DOB: 25/03/1972
पुरुष / MALE
Mobile No: 9423106254

9837 9992 3517

माझे आधार, माझी ओळख

राजु रामदास गंगवार
Raju Ramdas Gangwar
जन्म तिथि/DOB: 15/05/1962
पुरुष / MALE

9664 9538 2222
UID: 9111 1679 4752 1238

भारत सरकार
GOVERNMENT OF INDIA

दिनेश विठोबाजी लम्भाटे
Dinesh Vithobaji Lambhate
जन्म तारीख / DOB: 01/07/1978
पुरुष / MALE

9118 2843 7972

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

लक्ष्मीकांत पुंडलीकराव चेंबारे
Laxmikant Pundalikarao Chembare
जन्म तारीख / DOB: 12/05/1972
पुरुष / MALE

7662 4330 1611

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते:
S/O परसराम मेस्रम, ५० केशव माधव नगर जयदास रोड,
सरस्वती शिशु मंदिर च्या मागे, नागपुर, नागपुर,
महाराष्ट्र - 440016

Address:
S/O Parasram Meshram, 50 KESHAV MADHAV
NAGAR JAITALA ROAD, BACK SIDE OF
SARSWATI SHISHU MANDIR, Nagpur (Urban),
Nagpur,
Maharashtra - 440016

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1801 1801 1801
1801 1801 1801

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नमोद्वार क्रमांक Enrolment No.: 0662/20060/06395

पते:
राजु रामदास गंगवार
Raju Ramdas Gangwar
S/O Ramdas Gangwar
In front of police station
on the Kishanpuri road near P. S. station, Nagpur
Nagpur Nagpur S.O.
Nagpur Maharashtra - 440016
778811 1538

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते:
S/O दिनेशजी लम्भाटे, हनुमान मंदिर,
गंगबाई घाट रोड दिनेशजी नगर, नागपुर न.ओ.
नागपुर, महाराष्ट्र, 440032

Address:
S/O Vithobaji Lambhate,
HANUMAN MANDIR,
GANGABAI GHAT ROAD
SHIVAJI NAGAR, Mahal S.O.,
Nagpur, Maharashtra, 440032

1801 1801 1801
1801 1801 1801
1801 1801 1801
1801 1801 1801

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते:
S/O लक्ष्मीकांत चेंबारे
Laxmikant Chembare
QUARTER NO- 975 NEAR
NORTH GATE GATEWAY
NAGPUR, MAHARASHTRA - 440016

Address:
S/O Pundalikarao Chembare
QUARTER NO- 975 NEAR
NORTH GATE GATEWAY
NAGPUR, MAHARASHTRA - 440016

1801 1801 1801
1801 1801 1801
1801 1801 1801
1801 1801 1801

नगन-७
२८९४/२०२३
प४/प५



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Total	

Page 1/1

Print Date 28-03-2023 03:43:39

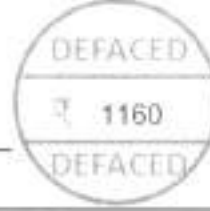


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2803202315356	Receipt Date	28/03/2023
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Received from SANDEEP DWELLERS, Mobile number 0000000000, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered on Document No. 2894 dated 28/03/2023 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name	SBIN	Payment Date	28/03/2023
Bank CIN	10004152023032814010	REF No.	308710655401
Deface No	2803202315356D	Deface Date	28/03/2023

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

नगन-७
२८९४/२०२३
५६/५८



270/2894

मंगळ: २८ मार्च 2023 3:43 म.नं.

दस्त गोपवारा भाग-1

नमन7

दस्त क्रमांक: 2894/2023

दस्त क्रमांक: नमन7 /2894/2023

वाजारा मूल्य: ₹. 3,75,84,464/-

मोवदना: ₹. 3,94,53,500/-

अमलेचे मुद्रांक शुल्क: ₹. 23,67,300/-

द. नि. मंड. द. नि. नमन7 यांचे कार्यालय

ज. नं. 2894 वन नि. 28-03-2023

गोर्दी 3:36 म.नं. वा. इतर केला,

वाकती: 3466

वाकती दिनांक: 28/03/2023

मादरकरणाचे नाव: मेमर्मे मंदिर हवेलर्स प्रा. लि. तर्फे अधिकृत संचालक श्री गौरव अशोक अगरवाला तर्फे आ.पु. श्री. दिनेश बिठोबाजी नांभाते

मोदणी फी

₹. 30000.00

दस्त ज्ञानाळणी फी

₹. 1160.00

पृष्ठांची संख्या: 58

दस्त ज्ञानाळणीची माली:

एकूण: 31160.00

राह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७,

राह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७,

दस्तावेजा प्रकार: विहीण

मुद्रांक शुल्क: (दोन) कोणत्याही नमस्कारिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा मुंबई महानगर प्रदेश ॥
विकास प्राधिकरणाच्या इदीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मानमतेच्या प्रत्यक्ष वाजारा मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणावरील दस्तप्रमाण प्रभाव क्षेत्रात,

शिवा क्र. 1 28 / 03 / 2023 03 : 36 : 26 PM ची वेळ: (नदरीकरण)

शिवा क्र. 2 28 / 03 / 2023 03 : 37 : 09 PM ची वेळ: (फी)





28/03/2023 3:47:49 PM

इम्ले गौणभाग भाग-2

नमन 7

पृष्ठ संख्या: 2894/2023

इस नमूने का नाम: 2894/2023

इन्सानवा इकाय - विनिर्णय

क्र.सं.	प्रत्यक्षदर्शी नाव व पत्ता	प्रत्यक्षदर्शी प्रकार	हस्ताक्षर	अंगठ्याचा दस्त
1	नाम समर्थ मंडित इच्छावर्धन प्रा.वि. तर्फे अधिपति संस्थापक श्री सोमर कडोक अग्रवाला तर्फे आ.म. श्री. दिनेश किशोराजी नांभाचे पत्ता: पत्तिका नं. : साळा नं. : इमारतीचे नाव : , जलक नं. : , रीट नं. 50, अग्रवादी धाट रीट, हनुमान मंदिर जवळ, नागपूर, महाराष्ट्र, नागपूर. फोन नंबर : AACCS0133P	निवृत्त पणार वय : -54 स्वाक्षरी : 		
2	नाम समर्थ ज्ञान इच्छावर्धन तर्फे छात्रीदार प्रवीण राजेश मराठोरी, चिबळ कलनाथ हसकरे, अजय सधुजी केवरे या तर्फे दस्तऐवज प्रवणामादी व.स. रामचंद्र परमरास मेषाम पत्ता: पत्तिका नं. : साळा नं. : इमारतीचे नाव : , जलक नं. : , रीट नं. 50, कलक माध्यम नगर, सरस्वती जि.म. मंदिराच्या मागील बाजू, हनुमान रीट, नागपूर, महाराष्ट्र, नागपूर. फोन नंबर : AAHFO1378A	निवृत्त पणार वय : -50 स्वाक्षरी : 		

सर्गोत्तरं दुर्भाग्यवत्तं कर्मन्तु दण्डान् तथा कथं चित् विचिन्तयन् सा दुर्गन्तु गच्छन् कर्मन्तु दिव्यान् कच्छन् कर्मन्तु

बिदा ४ ३ सी सी 28 / 03 / 2023 03 : 41 : 35 PM

बोला

उपरोक्त विषयसूची कक्षागत वाचन देणाऱ्या सर्व शिक्षकांनी ओळख समिती-अधारित - साधारण प्रमाणावर पार पाडण्यात आनी असे, त्याबाबत प्राप्त माहिती त्रिमहिने

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	विहल पेशार अमरें सॉल्यूटिन्स प्रा. लि. तर्फे अधिकृत संचालक श्री सौरभ अशोक अंबारभावा तर्फे आ.सू. श्री. दिनेश बिरोबाजी नाभाने	28/03/2023 03:42:08 PM	दिनेश बिरोबाजी नाभाने M XXXX XXXX 7972	
2	पांचिर ऑफ अटॉर्नी होल्डर रामचंद्र परमराम मेघाम	28/03/2023 03:41:53 PM	रामचंद्र परमराम मेघाम M XXXX XXXX 3517	

शिवका क्र.4 ची वेळ: 28 / 03 / 2023 03 : 42 : 09 PM

सह दुय्यम निबंधक, दर्म-२

महामुखी ग्रामिण सं. ७

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANDEEP DWELLERS PRIVATE LIMITED	eChallan	02901792023032836967	MH017624212202223E	2367300.00	SD	0008684146202223	28/03/2023
2		DHC		2803202315356	1160	RF	2803202315356D	28/03/2023
3	SANDEEP DWELLERS PRIVATE LIMITED	eChallan		MH017624212202223E	30000	9 नवराचे सुकाळे २८४ नवरी नोंदला	0008684146202223	28/03/2023

(SD: Stamp Duty) (RR: Registration Fee) (DHC: Document Handling Charges)

प्रमाणित करण्यात येत कि,
या दस्ताला एकूण ५५ पाने आहेत

2894/2023

1. Verify that the scanned document is complete (check for missing pages) and that the printed text is legible (check for blurring, etc.).

100

<https://doi.org/10.1016/j.sbsbs.2019.01.001>

सह-द्वयम् निबन्धक वर्ग-२

नागपुर ग्रामिण क्रं. ७,

दि. १५ माह ३ सन २०२३