

332860/-

9



N Zed Education Trust -

Organization-  
Signature: *Sumant Khedkar*

Date: 02/02/06

Amount of Franking 3,22,860/-  
Words Three lac thirty two thousand eight sixty only

I.C.I.C.I Bank LTD,  
Vishnu Vaibhav, 222 Palm Road, Civil  
Lines, Nagpur-440001.

D-5/STP(V)/C.R.1011(07)/05/31810 321  
For I.C.I.C.I Bank Ltd. Civil Lines, Nagpur

भारत 43252  
144014

SPECIAL ADHESIVE  
महाराष्ट्र  
FEB 02 2006



zero three three two eight six zero 12:26

Rs. 0332860/- PB5285

**SALE DEED FOR RS 57 00 000/-**

SUMANT KHEDKAR

VALUED AT RS.60,52,000/-

COVERED UNDER ENTRY NO.4.119 PAGE NO. MOUZA BINAKI,  
IN STAMP DUTY READY RECKONER FOR 2006:

This SALE DEED is made and executed at Nagpur, on this 10<sup>th</sup> day of february, 2006 BETWEEN

VIGNAHARTA INDUSTRIES, acting through its sole proprietor Shri Shankarlal Hiralal Kedia (H.U.F.) acting through its Karta Shri Shankarlal s/o Hiralal Kedia, aged about 49 years, Resident of Wardhaman Nagar, Nagpur, (hereinafter called the "VENDOR") of the first part; पान नं ०५८५५५ ०३७१५

AND

ZED VOCATIONAL TRAINING AND GENERAL EDUCATION CENTRE, acting through its Treasurer Amir s/o Zueb Vali aged about 49 years, Resident of Mount Road, Extension, Sadar, Nagpur (hereinafter called the "PURCHASER") of the other part;

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**WHEREAS** the VENDOR is the exclusive and absolute owner and holder of all that land admeasuring about 20000 Sq. Ft. bearing Plot Nos.38 and 39, together with structure of 400 Sqr. Ft. made of Tin Shed thereon, bearing N.M.C. House 952, being part of the entire land bearing Khasara No.139/39, 2136/40, City Survey No.1297, Sheet No.386/63 of Mouza Binakhi, which is admeasuring 1707.7 Sq. Mtrs. (18,381.68 Sqr. Ft.) as per the record of City Survey situated in Circle No.11, Division No.3, Shanti Nagar, Ward No.22, Tahsil and District Nagpur, (hereinafter for the sake of brevity referred to as SAID PROPERTY) having acquired the title upon the same by virtue of the Sale Deed dated 23-03-2001 executed by Shri Shyamsunder s/o Shivprasad Poddar, which has been registered in Additional Book No.1, Volume No.506, Pages 186 to 192, at Serial No.1780, with the Joint Sub-Registrar, Nagpur-5 on 23-03-2001 ;

**AND WHEREAS** the VENDOR being in need of money for the welfare and upkeep of the family desired to sell the SAID PROPERTY against an appropriate consideration ;

**AND WHEREAS** the PURCHASER desired to own the SAID PROPERTY and as such offered a fairly good market price being consideration thereof ;

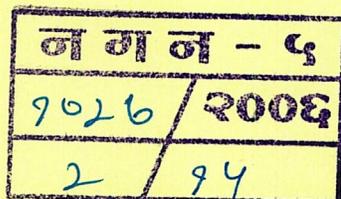
**AND WHEREAS** having found the offer of the PURCHASER being most appropriate, the VENDOR agreed to sell SAID PROPERTY to the PURCHASER for a total consideration of Rs.57,00,000/- (Rupees Fifty-seven Lacs ).

**AND WHEREAS** in pursuance of the said agreement the VENDOR is selling the SAID PROPERTY and the PURCHASER is purchasing the same ;

**AND WHEREAS** it is necessary to execute this sale deed for conveyance of the clear and marketable title of the SAID PROPERTY by the VENDOR to the PURCHASER.

**NOW THEREFORE THIS DOCUMENT WITNESSETH AS UNDER:**

1. That in pursuance of the terms agreed and in consideration of a total sum of Rs.57,00,000/- (Rupees Fifty-seven Lacs ) only, paid vide Cheque No.207293 dated 14/02/06 Drawn on Dena Bank, Durgampet, Nagpur by the PURCHASER to the VENDOR, the receipt whereof is acknowledged by the VENDOR, the VENDOR as beneficial and legal owner thereof does hereby



grant, assign, convey and transfer by way of SALE all that the SAID PROPERTY to hold the same to and unto the PURCHASER as absolute owner thereof forever, free from all encumbrances, whatsoever and also free from any arrears of Land Revenue, Taxes, Cesses, and all other outgoings payable up to date.

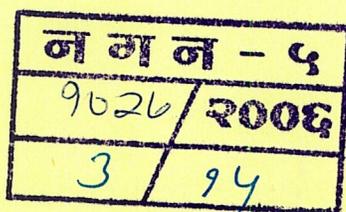
2. The VENDOR hereby covenants with the PURCHASER as follows:-

(i). That the VENDOR has good valid and marketable title and absolute right and full authority to convey and transfer the SAID PROPERTY by way of sale to the PURCHASER. The VENDOR assures to the PURCHASER that the SAID PROPERTY is free from all encumbrances, charges, liens, demands, claims and/or attachments, etc.

(ii). That the SAID PROPERTY hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there-from by the PURCHASER without any interruption or disturbance by the VENDOR or by any person claiming through, under, or in trust for VENDOR and without any lawful disturbance or interruption by way of other person whomsoever. The VENDOR has not reserved any right, title, claim and interest in and upon the SAID PROPERTY i.e. the area and the structure related to the land and/or beneath it and as such the PURCHASER is exclusively entitled to enjoy the same without any hindrance from the VENDOR or any person for and on his/its behalf.

(iii). That the VENDOR will, at the cost of the person requiring the same, shall execute and do every such assurance or things as may be deemed necessary for further and more perfectly assuring the SAID PROPERTY to the PURCHASER and the successors and assigns of the PURCHASER as may reasonably be required.

(iv). That the VENDOR has delivered all the copies of linked documents, papers relating to the SAID PROPERTY and has also delivered the vacant possession of the SAID PROPERTY to the PURCHASER with the rights to enjoy the same absolutely. If anything related to the SAID PROPERTY is found to be in possession of the VENDOR the same shall be in trust for the PURCHASER and the same shall be delivered to the PURCHASER without claiming any thing there for.



(v). That the VENDOR has done no act whereby the property hereby sold is encumbered in any way or whereby the VENDOR is debarred from transferring the same by way of sale to the PURCHASER.

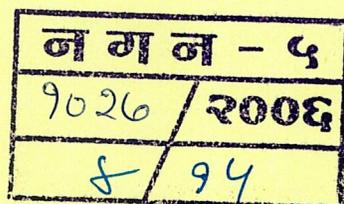
(vi). That the VENDOR will support any application made by the PURCHASER for mutation of names on the SAID PROPERTY hereby sold and will render all assistance for obtaining the mutation of the SAID PROPERTY in favour of the PURCHASER, or their assigns.

(vii). That in case the PURCHASER is deprived of the SAID PROPERTY either in full or in part or any right(s) in and upon it because of any defect found in the title of the VENDOR or any encumbrance thereon, the VENDOR shall pay the damages/ compensation to the PURCHASER as may be suffered by the PURCHASER. In case any arrears in respect of any outgoing due on the SAID PROPERTY are detected, the same shall be paid by the VENDOR to the concerned authorities or the same shall be reimbursed by the VENDOR to the PURCHASER if paid by the PURCHASER.

(viii) That the SAID PROPERTY shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission shall be discovered, the same shall not annul this sale, nor shall any compensation be allowed in respect thereof, but all the while such misstatement error or omission will always be subject to correction by the VENDOR.

3. That all the expenses towards the stamp duty and registration fee payable in respect of this sale deed have been agreed to be borne by the PURCHASER.

4. That the transfer herein contained is not hit by the provisions of Urban Land (C & R) Act or any other law for the time being in force. The parties have sworn affidavits about the sale and submitted the same along with declarations before the Joint Sub-Registrar, Nagpur, at the time of registration of this Sale Deed.



**SCHEDULE OF PROPERTY**

All that land admeasuring 1707.7 Sq. Mtrs. (18,381.68 Sqr. Ft.) bearing Plot Nos.38 and 39, together with Tin Shed structure of 400 Sqr. Ft., thereon bearing N.M.C. House 952, being part of the entire land bearing Khasara No.139/39, 2136/40, City Survey No.1297, Sheet No.386/63 of Mouza Binakhi, situated in Circle No.11, Division No.3, Shanti Nagar, Ward No.22, Tahsil and District Nagpur together with all the rights, appurtenances attached thereto which is bounded as under :-

EAST : Road.

WEST : Property of Swami Printing Press.

NORTH : House of Ashok Kurvey.

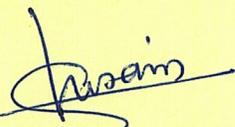
SOUTH : Road.

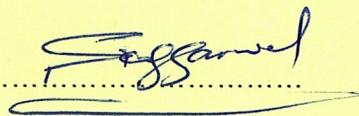
**PROVIDED AND ALWAYS**, and it is hereby agreed that whenever such an interpretation would be requisite to give fullest possible scope and effect to any covenant herein contained the expressions "VENDOR" and "PURCHASER" shall mean and include their respective heirs, executors, administrators and assignees.

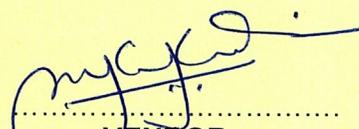
**IN WITNESS WHEREOF** the parties have set their respective hands and signed this DOCUMENT on the day first above mentioned in the presence of attesting witnesses signing as such.

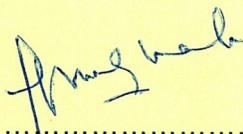
Drafted by Ghulam Abbas Qubbawala, Advocate, M-5, V.H.B. Colony, Behind Labour Court, Civil Lines, Nagpur Ph: 554340, 562813 (Civil Lines), 768552 (Itwari).

**WITNESSES:**

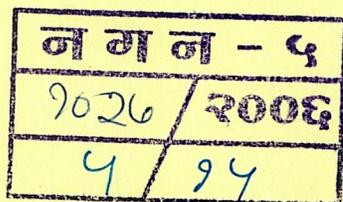
1.   
.....

2.   
.....

  
.....  
**VENDOR**

  
.....  
**PURCHASER**

D:\SALE\sale-gen-zed.



केवल आदाता के खाते में  
PAYEE'S A/C ONLY

जारी किए जाने की तारीख से छः महीने तक वैध है  
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE  
सा/ब खा जारी - भुगतान पर्ची  
G/L A/c Payslip Issued

दिनांक  
Date 02-02-2006

न मोड़ें DO NOT FOLD

Pay

SUB REGISTRAR NAGPUR CITY

MADRAS SECURITY PRINTERS, 2003

रुपये Rupees Thirty Thousand only

या उनके आदेश पर of Order

Rs. \*\*\*\*\*30,000.00

ब.प. 18805  
L.F. INTLS.

30000.00  
NOT OVER Rs.....

अदा करें

कृते बैंक ऑफ़ इंडिया For BANK OF INDIA

बैंक ऑफ़ इंडिया · BANK OF INDIA

रविंद्रनाथ टैगोर रोड शाखा,  
नागपुर - 440 001.  
RTR

RABINDRANATH TAGORE ROAD BRANCH,  
NAGPUR - 440 001.

क्रम सं/ Sr. No. 512265

अधिकृत हस्ताक्षरकर्ता Authorised Signatory

⑈018805⑈ 440013009⑈

12

**ICICI BANK LTD FRANKING DEPOSIT SLIP**

Customer Copy			
Deposit Br.	Date: 2/2/06		
Pay to:	Acct Stamp Duty Mumbai		
Franking Value	Rs.	332860	
Service Charges	Rs.	10	
Total	Rs.	332870	
Name of Stamp duty paying party: ZED EDUCATION TRUST Treasurer Zoeb Vali R/o Mount Road, Sadar Nagpur			
DD / Cheque No.	332870		
Drawn on Bank	M		
ALWPK0371J			
(For Bank's Use only)			
Tran ID			
Franking Sr. No.			
Officer	A3252		

ICICI BANK LTD  
NAGPUR BRANCH  
2 FEB 2006  
CASH RECEIVED

न ग न - ५  
२०२६ / २००६  
६ / १५



मालमत्ता पत्रक

विभाग/मौजे -- बिनाकी

तालुका/न.भू.मा.का. -- नं.भू.अ.का.२

जिल्हा -- नागपूर

नगर भूमापन क्षेत्र  
क्रमांक चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

१२९७

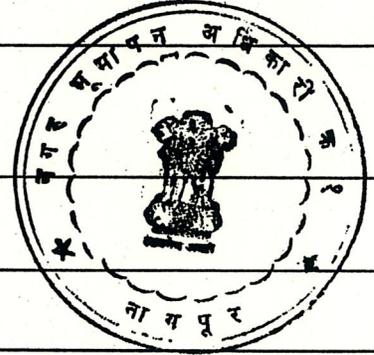
१७०७.७

क

शासन ठरविल त्या दराने  
ब.सा.पा.

सुविधाधिकार

हक्काचा मुळ धारक [शामसुंदर शिवप्रसाद पोदार]  
[खरेदी हक्काने]  
फे.क्र.३३४



पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१४/८/२००१	फे.क्र.३३४ खरेदीने १४०००/-	र.नों.क्र. १७८० दि.२३.३.२००१	(धा) मा.विघ्नहर्ता इन्डस्ट्रीज तर्फे श्री.शंकरलाल हिरालालजी केडिया प्लॉ.नं.३८,३९	सही - १३/०९/२००१

तपासणी करणारा

*[Signature]*

खरी नक्कल

नं.भू.अ.का.२

नागपूर

अर्ज प्राप्त झाल्याचा दिनांक १५/१०/०५  
पावती क्र १०६१००४ दिनांक १५/१०/०५  
नक्कल फी रकम रुपये ००/-  
नक्कल तयार केल्याचा दिनांक १५/१०/०५  
नक्कल तपासणारा  
नक्कल दिल्याचा दिनांक १५/१०/०५

सत्य-प्रतिलिपी

*[Signature]*  
१८/१०/०५  
सांख्यिक लीपीक  
कार्यालय नगरभूमापन अधिकारी क्रमांक १,२,३  
नागपूर.





# नागपूर महानगरपालिका, नागपूर

## (नगर रचना विभाग)

क्र. पी. एल. एन./ना.ह. प्र./ 433

नागपूर, दिनांक - 30-01-2006

प्रति,

श्री/श्रीमती/कुमारी विष्णुवती वृंंडशीज तर्फे शेकरनाथ  
हिराळमी केडिया, वर्धमान  
नगर नागपूर

विषय :- महाराष्ट्र शासनाने रजिस्ट्रेशन क्र. नोंदणी 2001/449/ प्र. क्र. 221/म-1 दि. 18/09/2002 रोजी प्रसिध्द केलेल्या असाधारण राजपत्रात जाहीर केलेल्या अधिसूचनाप्रमाणे "ना हरकत प्रमाणपत्र"

संदर्भ :- आपला दिनांक 29.12.2005 चा अर्ज क्र. 440

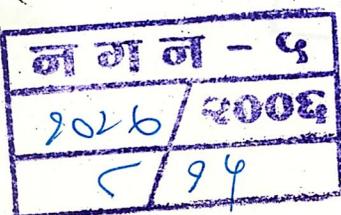
खालील वर्णन केलेली मालमत्ता गहाणाकरीता / विकण्याकरीता / बक्षीस पत्र करिता संबंधित दस्ताऐवज नोंदणी करिता आपणांस मागील बाजूस नमुद अटीच्या अधिन राहून ना हरकत प्रमाणपत्र देण्यात येत आहे. हे प्रमाणपत्र पुढील सहा महिन्यांपर्यंत ग्राह्य समजण्यात येईल. प्रस्तुत भूखंड ना. सु. प्र./ नझुल / स्थावर विभाग, म. न. पा. कडून वाटप केलेला असल्यास ना. सु. प्र. / महसुल विभाग स्थावर विभाग, म.न.पा. चे वेगळे ना हरकत प्रमाणपत्र प्राप्त करावे.

सदर भूखंड / बांधकाम फक्त रहिवासी/वाणिज्य उपयोगाकरीता विकत घेण्याकरीता गहाण ठेवण्याकरीता / बक्षीस पत्र करिता संबंधित दस्ताऐवज नोंदणी करण्याकरिता ना हरकत प्रमाणपत्र देण्यात येत आहे.

मालमत्तेचे वर्णन :-

- |  |   |                                    |
|--|---|------------------------------------|
| 1) खसरा क्रमांक                                  | - | 139/39                             |
| 2) मौजा  | - | बिनाडी                             |
| 3) म. न. पा. घर क्र.                             | - | नविन 952 जुना                      |
| 4) वार्ड क्रमांक                                 | - | नविन 22 जुना                       |
| 5) जागेची आराजी <u>अखीप पत्रीडे पुत्राणे</u>     | - | 1707.70 चौ. फुट / चौ. मि. / हेक्टर |
| 6) भूखंड क्र./ ना. सु. प्र./ नझुल प्लॉट क्र.     | - | शिट क्र.                           |
| नगर भुमापन क्र.                                  | - | 1297                               |
| 7) ले आऊटचे नांव                                 | - |                                    |
| 8) बांधकामाचे क्षेत्र                            | - | आराजी चौ. फुट/चौ. मी.              |
| 9) मालकी हक्काचे स्वरूप लीज / मालीक मकबुजा / इतर | - | मालीक मकबुजा                       |

*S. Kadu*  
Assistant Director,  
Town Planning,  
N.M.C. Nagpur



दस्तावेज नोंदणी करण्याकरिता ना हरकत प्रमाणपत्र खाली नमूद केलेल्या शर्ती व अटीच्या अधीन देण्यात आले आहे -

- 1) ना हरकत प्रमाणपत्र दिल्यामुळे अर्जदारास कोणत्याही प्रकारचा मालकी हक्क मिळत नाही.
- 2) नागपूर महानगरपालिकेने भूखंडासाठी ना हरकत प्रमाणपत्र दिल्यास भूखंडक धारकावर सुरू असलेल्या इतर कार्यवाहीवर कोणत्याच प्रकारे परिणाम होणार नाही.
- 3) ह्या ना हरकत प्रमाणपत्राने अर्जदारांनी धारण केलेल्या हक्क (Title) शिवाय कोणताही अधिकार हक्क (Tital) प्राप्त होत नाही. सरकारी, निमसरकारी अथवा व्यक्तीगत हक्क अबाधित ठेवून प्रमाणपत्र देण्यात येत आहे.
- 4) अर्जदाराने दिलेल्या माहितीच्या आधारे ना हरकत प्रमाणपत्र देण्यात येत आहे. खोटी माहिती आढळल्यास अर्जदार कायदेशीर कार्यवाहीस पात्र राहिल.
- 5) या ना हरकत प्रमाणपत्रामुळे कोणतेही अनधिकृत बांधकाम नियमित होणार नाही अथवा विकास नियंत्रण नियमावलीतील कोणताही नियम शिथिल झाला असे समजण्यात येणार नाही.
- 6) या भूखंडाकाचे विभाजन होणार नाही ह्याची माहिती अर्जदाराला आहे.
- 7) भूखंडाचे क्षेत्र 1500 चौ मी. पेक्षा जास्त असल्याने सक्षम अधिकारी, नागरी जमीन कमाल धारणा यांचे ना हरकत प्रमाणपत्र प्राप्त करावे.
- 8) बांधकामास महानगरपालिके कडून भोगवटा दाखल (OCCUPATION CERTIFICATE) प्राप्त केल्या शिवाय बांधकामाचा वापर करता येणार नाही.

9) ह्याच्या भूखंडाचा विकास मोजनेत रक्षिणी क्षेत्रात असल्यामुळे  
विशेष ना. हरकत प्रमाण पत्र देण्यात येत आहे.

10) भूखंडाचे क्षेत्र 1500 चौ. मी. पेक्षा जास्त असल्याने सक्षम बांधकाम  
अधिकारी नागरी जमीन कमाल धारणा यांचे कडून ~~विशेष~~ भूखंडापूर्वी  
ना. हरकत प्रमाण पत्र प्राप्त करावे.

*Sd Kady*  
Assistant Director,  
Town Planning,  
N.M.C. Nagpur

उप विभागीय अभियंता/नगर रचनाकार  
नगर रचना विभाग,  
म. न. पा. नागपूर

प्रत,

सहजिल्हानिबंधक,  
जिल्हाधिकारी कार्यालय परिसर, नागपूर



नमो भगवते वासुदेवाय  
१०२६ २००६  
९ १५

# DECLARATION US / 27

Declaration to be made before the Registering authority be the transfer or and transferee for transfer 27 of the Ueban Land ( Celling & Regulation) Act 1976

## PART - I

1) a) Name of the transferor Vignahata Industries Th. Shaukarlal H. Kedra  
No. Waedhaman Nagar Nagpur

b) Address in full

2) a) Name of transferee Zed Education Society Th. Anis Zohb Vali

b) Address in full

3) Particulars of land with a dwelling unit there in to which documents relate-

Sr. No.	District	Urban Agglemeration	Registration District	Sub District	Turvey No. Town Survey No.
1	2	3	4	5	6

Nagpur C.S. No. 1297  
Sh. No. 386/63

Total Extent of the Land	Extent of the Land Covered by the document	Boundaries of the land proposed to be transfered	Nature of transfer
7	8	9	10

20000 Sq Ft.  
1858.04 Sq. Mts  
East  
West  
North  
South  
By sale

4) Total extend of the land by the transferor including land proposed to be transferred ( including land with building with or residential unit also )

Sr. No.	District	Name of the Urban Agglemeration	Survey No.. Town S.No..	Total extent of land held by the transteros	How held (a) Owner as mort gage as tenet irricable Remarks power of Attorney hire purchase agreement any other capacity	
1	2	3	4	5	6	7



Nagpur C.S. No. 1297 20,000 Sq Ft  
Sh. No. 386/63 1858.04 Sq. Mts As owner

5) Name of the component authority Within whose jurisdictions a major Part of the Vacant lies.

Sub. Reg. Nagpur City



I Shankarlal S/o. D/o. Hiralal Kedra  
Resident of Wardhaman Nagar Nagpur declare as follows

- 1) That the particulars of land which are given above belong to \_\_\_\_\_  
(Give particulars of the individual family from company or association of the individual)
- 2) That the aforesaid person/s to whom the land belong hold vacant land with in celing limit land down in Urban and Celling and Regulation Act. 1976.

I declare and State the fact mentioned herein are correct to the best of knowledge and belief on materials has been concealed toerefrom:

Place: Nagpur

[Signature]  
Signature of the Transferees

Date: 10/2/2006

his duly authorised representative

Declarent indentified	Name	Occupation	Address
1	2	3	4

[Signature]

G. A. Qubbawda	Advocate	Carl Lewis Nagpur
----------------	----------	----------------------

**PART - II**

I/ we have proposed to obtained \_\_\_\_\_  
Of the land/ with building with a dwelling unit there in Item 3 of declaration filled by the transferer. I own the following vacant land/ with building with a dwelling unit therein of part from the land specilied above.

Name of the Agglemeration	District	Taluka	Village	Survey Town S.No..	Extent	How hold
1	2	3	4	5	6	7

Event after the transfer proposed of the land the total extend of the land or land with building with dwelling unit there in would do within the celling the lenght I/ own vacant land in excess of celling limit before and or after the transfer of the lands I shall file statement Under subsection 6 or section 15 as the case be of the act. Before the Competent Authority within the time prescribed.

Place: Nagpur  
Dated: 10/2/2006

[Signature]  
Signature of the Transferee

Declarent indentified (Signature)	Name	Occupation	Address
1	2	3	4

[Signature]

G.A. Qubbawda

Advocate	Carl Lewis Nagpur
----------	----------------------



29



BEFORE THE NOTARY PUBLIC, NAGPUR.

**AFFIDAVIT (Purchaser)**

DEPONENT (Purchaser) : Zed Education Society Th. Amir Zoeb Vali Age about \_\_\_\_\_ years, Occupation Business Resident of \_\_\_\_\_

I the above named deponent do hereby take oath and state on solemn affirmation as under :-

1. That I want to purchase the Plot No. \_\_\_\_\_ i.e. 20000 Sqr. Ft 1858.64 Sqr. Mtr. having C.S.No. 1297 Sheet No. 386/63 P.H. No. \_\_\_\_\_ as Shri Shankarlal H. Kedra had made an Affidavit.
2. That even after the proposed transfer of land the total extent of the land and or lands with buildings/with dwellings unit, there will be within the ceiling limit, I own vacant the land in excess of the Ceiling limit before the and after transfer of the land and I shall file statements under the Sub-Section (1) of the Section 6 or Section (1) as the case may be of the Act before the competent authority within the time prescribed.

**AFFIDAVIT (Seller)**

(To be produced before the registering authority by the land-holder transfer for transfer of land with building within the Urban agglomeration) as defined under Urban land Ceiling and Regulation Act, 1976)

DEPONENT (Seller) : Vignakanta Industries Th. Shankarlal H. Kedra Age about \_\_\_\_\_ years, Occupation Business Resident of Wadhawan Nagar Nagpur

I, the above named do he declare an OATH and State on SOLEMN AFFIRMATION as under :-

1. That, I am the holder of land bearing Plot No. \_\_\_\_\_ C.S.No. 1297 Sheet No. 386/63 situated at \_\_\_\_\_ admeasuring 20,000 Sq. Feet.
2. That, I am including to transfer by way of sale out of the Half portion of above said i.e. \_\_\_\_\_ Sq. Feet Land/Plot No. \_\_\_\_\_ S.No. \_\_\_\_\_ to Shri/Smt \_\_\_\_\_
3. That, the land described above is authority buildup out of the land above referred the area is still open but of this area is Nill required to be kept open according to Block, regulations Development control Rules of Nagpur Municipal Corporation / Planning authority under the rules and regulations framed by the concerned authority
4. That, the land referred above is not surplus vacant land as defined under the provision of the U. L. (C. & A.) Act, the said land is defined the provision of U. L. (C. & R.) Act, 1976.
5. That, I have filed statement as prescribed U/s (1) of the U. L (C. & A.) Act, with the competent authority, and it has been given his file No. \_\_\_\_\_

NAGPUR

Date 10/2/2006

DEPONENTS



- 1) Seller [Signature]
- 2) Purchaser [Signature]

Verified that the contents of the above para (1) to (5) above are true and correct to my personal knowledge and belief, Hence verified and signed it at Nagpur on this 10<sup>th</sup> day of February 2006, I shall be liable for punishment u/s 199 & 200 of I.P.C., if found false,

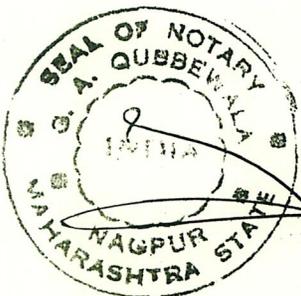
I Know the Deponent

[Signature]  
ADVOCATE

(Th. Amir Zoeb Vali)  
Shri /Smt. Shankarlal H. Kedra  
takes oath before me and he/she  
has been identified by  
[Signature]

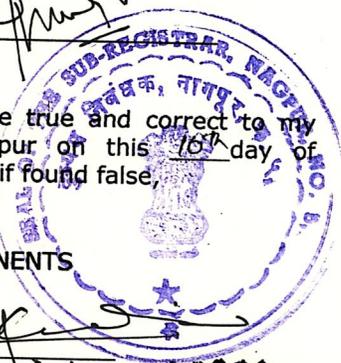
DEPONENTS

- 1) Seller [Signature]
- 2) Purchaser [Signature]

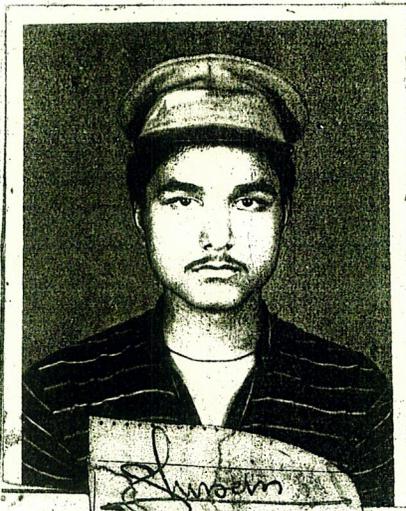


[Signature]  
**G. A. QUBBEWALA**  
ADVOCATE & NOTARY  
MISHIMOLI BUDHWARI, NAGPUR  
**NOTARY**  
Nagpur Area  
Maharashtra State (Ind.)

10 FEB 2006



LICENCE No. 32481/1146/84



SIGNATURE OR THUMB IMPRESSION OF HOLDER

Spl.-M. V. 162

Male

THE UNION OF INDIA  
MAHARASHTRA STATE  
DRIVING LICENCE  
FORM D

(See Sec. 8 (1) M. V. Act, 1939)

No. 32481/1146/1984

NAME Shabbir Hussien

SON/DAUGHTER/WIFE OF

Abba Ali



PERMANENT ACCOUNT NUMBER  
ABUPA3402F

नाम / NAME  
SRIKRISHNDAS SHAMBHUNATH  
AGARWAL

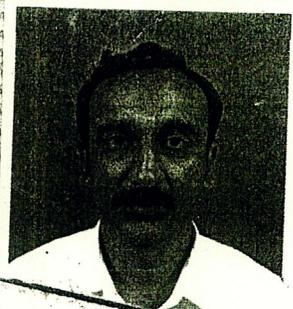
पिता का नाम / FATHER'S NAME  
SHAMBHUNATH RAMSARAN  
AGARWAL

जन्म तिथि / DATE OF BIRTH  
26-06-1941

आयकर आयुक्त, विदर्भ  
COMMISSIONER OF INCOME-TAX, VIDARBH.

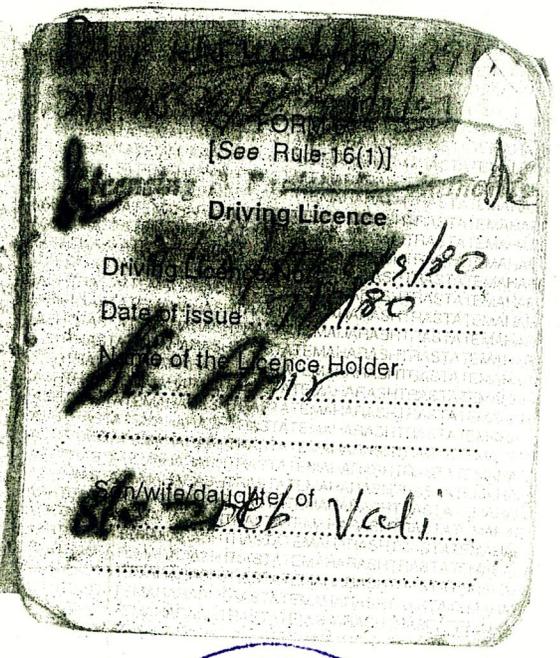
Signature

हस्ताक्षर / SIGNATURE



Signature  
Impression  
Name to be written across the photograph

न ग न - ५  
१०२६ / २००६  
१३ / १५



Application No. 709898/12/1981/6

Name Shankar Kedia 18/10/64

Son/Wife/D/o Hiralal Kedia

Present Address 81-A Sanku  
Wardhaman Nagar  
Nagpur

Date of Birth 06/10/56

The holder of this licence is licensed to drive throughout India vehicle of following description.

~~MOTOR CYCLE~~  
~~(With Gear)~~  
~~Light Vehicle (N.V.)~~

Name, Signature & Designation of the Licencing Authority.  
Regional Transport Officer, Nagpur (M.H.)

Licencing Authority

FORM - 6 (See Rule 16 (1))  
FORM OF DRIVING LICENCE

(Govt. From Out of Stock)  
21603  
D.L.No. 32616/1402/m/75

Date of Issue 18/3/75



Signature Authority

105-230



33

नगन5

दस्त क्र 1027/2006

१५१९५

10/02/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

04:53 pm

नागपूर 5

दस्त क्रमांक : 1027/2006

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: झेड व्होकेशनल ट्रेनिंग अँड जनरल एज्युकेशन सेंटर तर्फे ट्रेजरर श्री आमिर झोएब वली - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: माऊंट रोड सदर शहर

लिहून घेणार

वय 49

सही



2 नाव: श्री विघ्नहर्ता इन्डस्ट्रिज तर्फे प्रोप्रा श्री शंकरलाल हिरालाल केडिया ( एच यु एफ ) तर्फे कर्ता श्री शंकरलाल हिरालाल केडिया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/ट

लिहून देणार

वय 49

सही



दुय्यम निबंधक  
नागपूर-५

35



दस्त गोषवारा भाग - 2

नगन5
दस्त क्रमांक (1027/2006)
94/99

दस्त क्र. [नगन5-1027-2006] चा गोषवारा  
बाजार मुल्य :6052000 मोबदला 5700000 भरलेले मुद्रांक शुल्क : 332860

पावती क्र.:1080 दिनांक:10/02/2006  
पावतीचे वर्णन  
नांव: झेड व्होकेशनल ट्रेनिंग अँड जनरल  
एज्युकेशन सेंटर तर्फे ट्रेजरर श्री आमिर झोएब  
वली - -

दस्त हजर केल्याचा दिनांक :10/02/2006 02:58 PM  
निष्पादनाचा दिनांक : 10/02/2006  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

20000 :नोंदणी फी  
300 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/02/2006 02:58 PM  
शिक्का क्र. 2 ची वेळ : (फ्री) 10/02/2006 03:01 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 10/02/2006 03:04 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 10/02/2006 03:04 PM

20300: एकूण

दस्त नोंद केल्याचा दिनांक : 10/02/2006 03:04 PM

*[Handwritten signature]*  
दु. निबंधकाची सही, नागपूर 5

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) शब्बीर अब्बास अली हुसैन - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: इतवारी  
शहर/गाव:नागपूर  
तालुका: -  
पिन: -

*[Handwritten signature]*

2) श्री किशनदास शंभुनाथ अग्रवाल - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: वर्धमान नगर  
शहर/गाव:नागपूर  
तालुका: --  
पिन: -

*[Handwritten signature]*

नों. प्र. 3. 10. 0001-  
पा. क्र. 26 दि. 10/2/06  
इन्वये क्युम  
*[Handwritten signature]*

दुय्यम निबंधक  
नागपूर-५

प्रमाणित करण्यात येते कि, या दस्ताऐवजात  
एकूण 99 पाने आहेत.

*[Handwritten signature]*  
दुय्यम निबंधक क. ५  
नागपूर शहर

*[Handwritten signature]*  
दु. निबंधकाची सही  
नागपूर 5

9 नंबराचे बुकाचे  
9026 नंबरी नोंदला

*[Handwritten signature]*  
दुय्यम निबंधक, नागपूर क्र. ५  
दि १० माहे २ सन २००६





Tuesday, April 21, 2009

4:37:32 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2058

गावाचे नाव बिनाखी

दिनांक 21/04/2009

दस्ताऐवजाचा अनुक्रमांक

नगन4 - 01985 - 2009

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: झेड वोकेशनल ट्रेनिंग अँड जनरल सेंट्रल शिक्षण संस्था तर्फे सेक्रेटरी श्री  
अमिर वल्द झोएब वली

नोंदणी फी	: -	2200.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)	: -	200.00
एकूण	रु.	2400.00

आपणास हा दस्त अंदाजे 4:52PM ह्या वेळेस मिळेल

*Shrooker*  
21/4/09  
दुय्यम निबंधक  
नागपूर 4

बाजार मुल्य: 215250 रु. मोबदला: 160000 रु.

भरलेले मुद्रांक शुल्क: 11850 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: युको बँक शाखा माऊंट रोडसदर नागपूर ;

डीडी/धनाकर्ष क्रमांक: 578197; रक्कम: 2200 रु.; दिनांक: 17/04/2009

*Shrooker*

Union Bank of India,  
District Bar Association  
Extension Counter, Behind  
District Court, Civil Lines,  
Nagpur

D-5/STP(V)/C.R.1008/05/05/  
1218-1221

भारत 49013  
131210



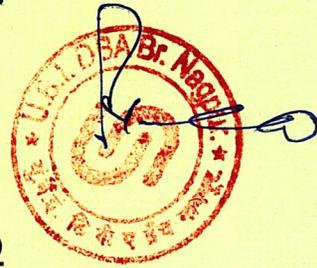
00000000000000000000 13:54

R.0011850/-PB5304

INDIA STAMP DUTY MAHARASHTRA

SPECIAL ADHESIVE  
महाराष्ट्र  
APR 18 2009

शुक्रवादि  
डो.डी.पि आडर क्र. 578197  
दिनांक 17.4.09  
फी र. 22.00/-  
अधीन राहून जमा केलेली आहे.



SALE DEED

VALUED AT Rs.1,60,000/- [( Rupees One Lakh Sixty Thousand Only )] For The Purpose Of Stamp-Duty Valued At Rs.2,15,250/-, Stamp Duty of Rs.11,850/-, is Paid as Per Valuation Mentioned in Government Ready Recknor, Page No. 384, Item No. 4.11.9/386/63 of Mouza – Binaki, Sheet No. 386 / 63, City Survey No. 1386 for Open Land admeasuring 61.50 Sq.Mt. @ Rs.3500/- per Sq.Mts.

THIS SALE – DEED is made on this 20<sup>th</sup> day of April, 2009 at Nagpur, between :-

Shri. Krishnarao S/o. Vinayakrao Ghatole, Aged About 70 Years, Occ.:- Retired, R/o. Shanti Nagar, Nagpur ; hereinafter called the **VENDOR** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR**, his heirs, legal representatives, successors, executors, administrators and assigns of the **FIRST PART**.

AND

ZED Vocational Training & General Central Shikshan Sanstha, Through its Secretary, Shri. Amir S/o. Zueb Vali, Aged About 50 Years, Occ.:- Business, Sadar, Nagpur ;

hereinafter called the **PURCHASER** which expression shall unless repugnant to the context or meaning thereof always mean and include the said Society, its representatives, executors, administrators and assigns of the **SECOND PART**.

गणना-8  
924/2009  
9/90



-- 2/-

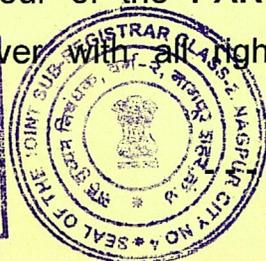
WHEREAS the **PARTY NO. 1** owns Western Side Malik Makbuja land admeasuring 61.50 Sq. Mts., bearing NMC House No. 954, Ward No. 22, situated at Shanti Nagar, Mouza Binaki, City Survey No. 1386, Sheet No. 386/63, within the limits of Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur, and which is more fully described in the Schedule of Property hereunder written.

That the **PARTY NO. 1** was the owner of open land admeasuring 206.5 Sq. Mts. of which he has already sold Eastern Side of land admeasuring 145 Sq. Mts. to Shri. Abdul Javed S/o. Abdul Wahab, vide registered Sale-Deed dated 17.03.2003, bearing registration No. 761. The **PARTY NO. 1** is the absolute owner of the remaining Western Side land admeasuring 61.50 Sq. Mts., as per government records i.e. City Survey, which is already in possession of the **PARTY NO. 2**.

The above said property for certain cogent, valid and good reasons, for the benefit and in the interest of family, the **PARTY NO. 1**, the **VENDOR** do not want to retain the said property and decided to sell the said property to **PARTY NO. 2** and further to utilize the sale proceeds for and in the best interest of the family of **PARTY NO. 1**.

The **PARTY NO. 2**, the **PURCHASER** being desirous to purchase, approached **PARTY NO. 1** for purchasing the above said property and after due discussion and deliberation between the parties hereto, the **PARTY NO. 2** having offered a fairly good price, the **PARTY NO. 2** agreed to purchase the said property for a total valuable consideration of **Rs.1,60,000/- ( Rupees One Lakh Sixty Thousand Only )** which is accepted by the **PARTY NO. 1** and accordingly the **PARTY NO. 1** agreed to sell the said property to and in favour of the **PARTY NO. 2** by way of sale absolutely forever with all rights, claims and interest thereon.

07/01-8  
2002  
2/90



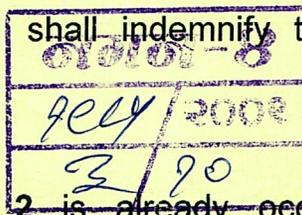
**NOW THEREFORE THIS SALE – DEED WITNESSETH  
AS UNDER**

1. The **PURCHASER, PARTY NO. 2** agrees to purchase Western Side Malik Makbuja land admeasuring 61.5 Sq. Mts., bearing NMC House No. 954, Ward No. 22, situated at Shanti Nagar, Mouza Binaki, City Survey No. 1386, Sheet No. 386/63, within the limits of Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur, for a **total consideration of Rs.1,60,000/- ( Rupees One Lakh Sixty Thousand Only )** which will be paid by the **PARTY NO. 2** to the **PARTY NO. 1**, before the Sub-registrar, Nagpur, vide Account Payee Cheque No. 830260 of UCO Bank, Branch – Sadar, Nagpur, dated 20.04.2009, in favour of **PARTY NO. 1**, at the time of registration of Sale-Deed.

2. That, the **PARTY NO. 1** hereby declares that he is the full and absolute owner of the said property described in the Schedule of Property hereunder, and has full right, power and authority to sell, transfer, convey and assign the same. No other person has any right, title or interest in the same.

3. That, the said property hereby sold and described in the Schedule of Property hereunder, is free from all encumbrances, charge, mortgage, lien, attachment whatsoever. The **PARTY NO. 1** has not done or committed any act, deed or thing, nor he has been a party to any transaction whereby any lien or charge is created over the property. In the event of any such thing found and if the **PARTY NO. 2** is put to any loss or suffers any damage, the **PARTY NO. 1** shall indemnify the same to the **PARTY NO. 2**.

4. That, the **PARTY NO. 2** is already occupying and physically possessing the said property.



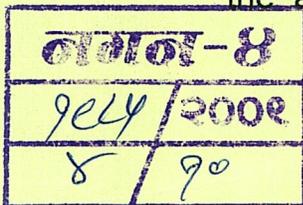
5. That, the **PARTY NO. 1** has already paid all taxes i.e. Corporation Tax, water charges, electricity charges etc. up to the date of execution of this Sale-Deed, and if it is found that any taxes or charges is not paid by the **PARTY NO. 1** till execution of this Sale-Deed, then the **PARTY NO. 1** will be liable to compensate the **PARTY NO. 2**.

6. That, it is further agreed by **PARTY NO. 2** that after the execution of this Sale-Deed to it, the **PARTY NO. 2** undertakes to pay regularly and punctually all out going taxes and charges, etc. to the appropriate authorities.

7. That, the **PARTY NO. 1** shall support any application made by the **PARTY NO. 2** for mutation of it name on the property hereby sold and shall render necessary assistance for obtaining the mutation thereof in its favour, in all relevant records.

8. That, the **PARTY NO. 1** hereby declare that the said property described in the Schedule of Property hereunder is Malik Makbuja, therefore, No Objection Certificate is not required.

9. That, the **PARTY NO. 2** has paid all the expenses i.e. stamp duty, registration fees, etc., for the transfer of the above said property.



**SCHEDULE OF PROPERTY**

All that property comprising of Western Side Malik Makbuja land admeasuring 61.5 Sq. Mts., bearing NMC House No. 954, Ward No. 22, situated at Shanti Nagar, Mouza

Binaki, City Survey No. 1386, Sheet No. 386/63, within the limits of Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur, and which is bounded as under :-

- North** :- Property Belonging to ZED V. T. & G. E. S.  
**South** :- Shanti Nagar Main Road.  
**East** :- Property Belonging to ZED V. T. & G. E. S.  
**West** :- Property Belonging Abdul Javed.

**IN WITNESS WHEREOF** the aforesaid parties have put their respective hands at Nagpur on the day, Year First mentioned above.

*Drafted by Sachin R. Gupta Adv. Nagpur.*

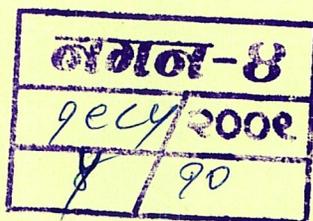
**WITNESSES :-**

- [Signature]*  
1. Shri. Indrajeet H. Ramteke,  
Aged About 36 Years,  
Occ.:- Business,  
R/o. Shanti Nagar, Nagpur.

*[Signature]*  
**Shri. Krishnarao S/o.  
Vinayakrao Ghatole  
PARTY NO. 1 / VENDOR**

- Ashok D. Lakhani*  
2. Shri. Ashok D. Lakhani,  
Aged About 34 Years,  
Occ.:- Business,  
R/o. Quetta Colony, Nagpur.

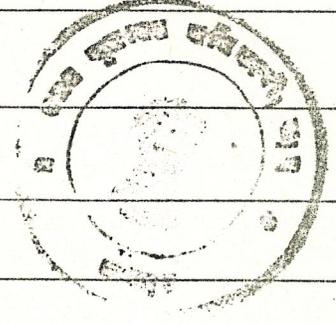
*[Signature]*  
**Secretary  
ZED Vocational Training And  
General Central Shikshan Sanstha  
Nagpur.**  
Secretary ZED Vocational Training  
And General Central Shikshan Sanstha  
**PARTY NO. 2 / PURCHASER**



मालमत्ता पत्रक

विभाग/मोजे --	बिनाकी	नालुका/नं.भु.मा.का. --	नं.भू.अ.का.२	जिल्हा --	नागपूर
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
१३८६		२०६.५	क		शासन ठरविल त्या दराने ब.सा.पा.

सुविधाधिकार	
हक्काच्या मुळ धारक	कृष्णराव विनायकराव घाटोळे खरेदी हक्काने
पट्टेदार	
इतर भार	
इतर शेर	



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२५/०६/२००६	खरेदिने र.नो.क्र ७६१ दि.१७/०३/०३ अन्वये रु.३,०५,०००/-श्री कृष्णराव विनायकराव घाटोळे यांचा पासून भु.क्र ३६ दक्षिणेकडील भाग क्षेत्र १४५.०० चौ.मि.जागा खरेदिने नोंद	-----	धारक अब्दुल जावेद वल्द अब्दुल वहाब	फेरफार क्र. ३६९७ प्रमाणे सही - २५/०६/२००७ न.भू.अ.क्र.२,नागपूर

तपासणी करणारा -

खरी नक्कल -

१५६०१  
२३११०  
५३५१०२  
३०७

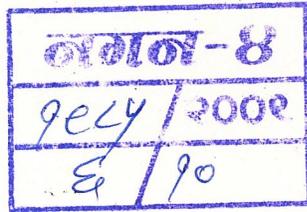
नं.भू.अ.का.२

नागपूर

नागपूर

Handwritten signature

नगर भुमापन अधिकारी  
नागपूर यांचे कार्यालय

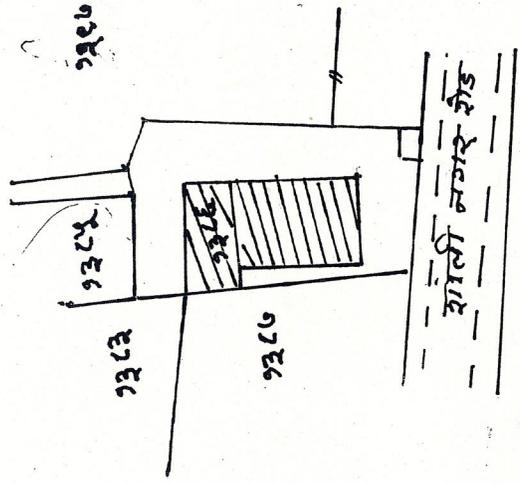
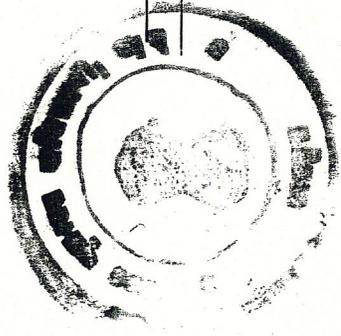


नगर भूमापन नकाशा

शिट क्रमांक - ३८६/६३



अमाण :- १ : ५००  
मोजा :- बिलाकी  
तहसिल - नागापूर  
जिल्हा - नागापूर.  
न. नं. क्र. १३८६



सर्वेक्षण

देव. कामंडे

सबस्-कन्नगर

आकार १५६०१  
मूल मूल्य २०१४०६  
वर्धी मूल्य ५३५९६३  
एवम् २५८८०००

२९/०१/२०१७  
नगर भूमापन विभाग, नागापूर

वर्ग-४  
१०८५/२००२  
६/१०



भुगतान आदेश / PAY ORDER

~~NOT NEGOTIABLE~~ NAGPUR

0022

20

17-04-2009

PAY

SUB REGISTRAR, NAGPUR

को या उनके आदेश पर OR ORDER

रुपये RUPEES

Two Thousand Two Hundred only

\*\*\*\*\* ₹ 2,200.00  
अदा करें

यूको बैंक

UCO Bank Not Over INR. 2,200.00

\*\*\*\*\*  
Wide No. 001 No. 212/07/09  
A/c No. 00000000000000000000

कृते यूको बैंक  
For UCO Bank

सोमालवार भवन, प्रथम तल, माउंट रोड एक्सटेंशन, नागपुर - 440 001

Somalwar Bhavan, 1st Floor, Mount Road Extension, Nagpur - 440 001

CPO/B

UCBA 000 0022

स. प्रबंधक / Asst. MANAGER  
( भ.नि.स.सं. / P.F.No. )

प्रबंधक / MANAGER  
( भ.नि.स.सं. / P.F.No. )

⑈ 578197⑈ 440020003⑈

12

स्टैम्प ड्युटी / Stamp Duty	₹./Rs.	11850/-
सेवा प्रभार / Service Charges	₹./Rs.	12/-
कुल / Total	₹./Rs.	11862/-

रेंट्स ड्युटी भुगतान करनेवाली पार्टी का नाम  
Name of stamp duty paying party  
K.V. Ghatole

रेंट्स ड्युटी का उद्देश्य / Purpose of transaction  
Sale-Deed

डीडी/चीओ/चेक नंबर यदि कोई है / DD/PO/Cheque No. If any

कौनसी पार्टी का नाम / Name of Counter Party

किस बैंक पर आहरित / Drawn on Bank

शाखा / Branch

SPACE FOR BANK SEAL

हस्ताक्षर / Signature of Purchaser  
हस्ताक्षर / Cashier  
प्रमाणित हस्ताक्षर / Authorised Signatory

भारत निवडणूक आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
YGR1252238

मातृसंस्थान / Mother's Name : इंदराजीत हरिदास रामटेके  
पति / Husband's Name : इंदराजीत हरिदास रामटेके  
पति / Husband's Name : Haridas Ramteke  
लिंग / Sex : स्त्री / FEMALE  
जन्म तिथि / DATE OF BIRTH : XXXXX1974

नाम - 8  
904/2008  
L/90

THE JOINT SUB-REGISTRAR, NAGPUR CITY NO. 4  
REGISTRATION

शेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAZPL4262E

नाम / NAME  
ASHOK DAMODARDAS LAKHANI

पिता का नाम / FATHER'S NAME  
DAMODHARDAS TULSIDAS LAKHANI

जन्म तिथि / DATE OF BIRTH  
16-11-1975

हस्ताक्षर / SIGNATURE

आवक आधिकारिक निदेश  
COMMISSIONER OF INCOME-TAX, VIJAY

Ashok D. Lakhani



नगन4

दस्त क्र 1985/2009

९/१०

21/04/2009

दुय्यम निबंधक:

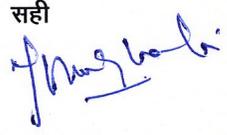
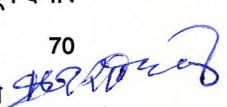
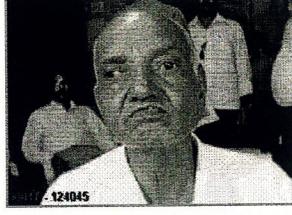
दस्त गोषवारा भाग-1

4:39:45 pm

नागपूर 4

दस्त क्रमांक : 1985/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: झेड वॉकेशनल ट्रेनिंग अँड जनरल सेट्रल शिक्षन संस्था तर्फे सेक्रेटरी श्री अमिर वल्द झोएब वली - -</p> <p>पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सदर शहर/गाव:</p>	<p>लिहून घेणार</p> <p>वय 50</p> <p>सही</p> 		
2	<p>नाव: श्री क्रिष्णराव विनायकराव घाटोळे - -</p> <p>पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: शांती नगर शहर/गाव: नागपूर तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार</p> <p>वय 70</p> <p>सही</p> 		



सह दुय्यम निबंधक, वर्ग-२  
नागपूर शहर, क्र.४.

दस्तऐवज करुन देणार तथाकथीत [अभिहस्तांतरणपत्र] दस्तऐवज करुन दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

नगन4

दस्त क्रमांक (1985/2009)

90/90

दस्त क्र. [नगन4-1985-2009] चा गोषवारा  
बाजार मुल्य :215250 मोबदला 160000 भरलेले मुद्रांक शुल्क : 11850

दस्त हजर केल्याचा दिनांक :21/04/2009 04:35 PM  
निष्पादनाचा दिनांक : 20/04/2009  
दस्त हजर करणा-याची सही :

*Handwritten signature*

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/04/2009 04:35 PM  
शिकका क्र. 2 ची वेळ : (फी) 21/04/2009 04:37 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 21/04/2009 04:39 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 21/04/2009 04:39 PM

दस्त नोंद केल्याचा दिनांक : 21/04/2009 04:39 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) इंद्रजीत हरीदास रामटेके ,घर/प्लॉट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: शांती नगर  
शहर/गाव: नागपूर  
तालुका: -  
पिन: -

*Handwritten signature*



2) अशोक दामोधर लखानी ,घर/प्लॉट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: क्वेटा कॉलोनी  
शहर/गाव:नागपूर  
तालुका: -  
पिन: -

*Handwritten signature*



*Handwritten signature*  
दु. निबंधकाची सही 9864 नंबरी नोंदला  
नागपूर 4

*Handwritten signature*  
सह दुय्यम निबंधक, वर्ग-२,  
नागपूर शहर, क्र. ४,  
दि. 29 माहे ४ सन २००९



प्रमाणित करण्यांत येते कि या दस्ताऐवजात  
एकूण...१०...पाने आहेत.

*Handwritten signature*  
सह दुय्यम निबंधक, वर्ग - २  
नागपूर शहर. क्र. ४.



२०१२ - २०१३  
नागपूर महानगरपालिका  
कर व कर आकारणी विभाग नागपूर  
ISO 9001-2008 प्रमाणित



(ही रसीद १.४.२०१२ पासून ३१.३.२०१३ पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद बुक क्र. **I-3** रसीद क्र. **Nº 000965**  
 देयक क्र. \_\_\_\_\_ वार्ड क्र. **२२**  
 घर क्र. **१५२** मोहल्याचे नांव **श्री. श्री. निरंजन**  
 इंडेक्स क्र. **२२००१७६५**  
 घर मालकाचे नांव **डॉ. डी. व्ही. कृष्णमूर्ति रेजीडेंसियल प्रॉपर्टीज सेक्टर B५**  
 वहिवाटदाराचे नांव **डॉ. जयशंकर अमीर डा० जामुनकर**  
 तारीख पासून **१/५/२०१२** ता. **३१/३/२०१३** पावेतो  
 (If payment is made by cheque, this receipt is valid subject to realization of cheque.)

Details of Taxes / कराचे नांव	Arrears / बकाया	Current / चालू	Remarks / शेरा
मलजल कर (Sewerage Tax)		1550=00	12/13
पाणी कर (Water Tax)			15 प्रमाण
सामान्य कर (General Tax)		2868=00	जकल कर
प्रकाश कर (Light Tax)		129=00	000053
अग्नि सेवा कर (Fire S. Tax)		129=00	वा. 24/9-12
मलजल लाभ कर (Sewerage Bene. Tax)			कॉक ऑन कस्ट
पाणी लाभ कर (Water Bene. Tax)			वा. 1/10/12, न/का
नोटीस फी (Notice Fee)			
वारंट फी (Warrant Fee)			
किर. ङ (Misc)			
रा.स.शि.कर (Educn. cess.)		1499=00	
रोजगार हमी कर (E.G.S. cess.)		373=00	
मोठ्या निवासी इमारती वरील शासनाचा कर (Tax on Large Residential Properties)		2	
एकुण (Grand Total)		6571=00	6571=00

एकूण रक्कम अक्षरी रु. in words total Rs. **सहा हजार पाचशे एकचाळीस**

दिनांक Date **3/10/12** 201

व **[Signature]** पूर्ण सही  
 Fu **[Stamp]** Official

मालमत्ता पत्रक

शिट ७

६३, ६६

विभाग/मौजे -- बिनाकी नं.का/न.भु.मा.का. -- नं.भू.अ.क्र.२ जिल्हा -- नागपूर

नगर भूमापन क्रमांक १२१७ शट नंबर प्लॉट नंबर क्षेत्र चौ.मी. धारणाधिकार शासनाद्वारे दिलेल्या आकारणीचा किंवा भाड्याचा तपशील (जि त्याच्या फेर तपासणीची नियत वेळ)

१७०७.७ क शासनाद्वारे विल त्या दराने न.सा.पा.

सुविधाधिकार

हक्काचा मुळ धारक [शामसुंदर शिवप्रसाद पोहार] [खरेदी हक्काने] फ.क्र.३३४

पट्टेदार

इतर भार

इतर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा (भा)	साक्षात्कन
१४/०८/२००१	फे.क्र.३३४ खरेदीने १४०००/-	र.नों.क्र. १७८० दि.२३.३.२००१	(धा) [मा.विघ्नहर्ता इन्डस्ट्रीज] [श्री.शंकरलाल हिरालाल केडिया प्लॉ.नं.३८,३९ फे.क्र. २८२५	सही - १३/०९/२००१
१८/०३/२००६	खरेदीने र.द.क्र.१०२७दि.१०/२/२००६अन्वये रु. ५७,०००००/-मध्ये विघ्नहर्ता इन्डस्ट्रीज तर्फ श्री.शंकरलाल हिरालाल केडिया मौजा बिनाकी ख.न.१३९/३९मधील भु.क्र. ३८ व ३९ तसेच न.भू.क्र.१२९७पैकी क्षेत्र १७०७-७ चौ.मी.जागा खरेदी केलेमुळे नोंद.	-----	धारक जेड व्होकेशनल ट्रेनिक ए.जे.नरल एज्युकेशन सेंटर तर्फ आ.झोएब तर्फ	फे रफार क्र. २८२५ प्रमाणे सही - १८/०३/२००६ न.भू.अ.क्र.२,नागपूर

तपासणी करणारा - खरी न.भू.अ.क्र.२ नागपूर

५९  
६६१०६  
१३८८२३०  
३४१

विभागाधीप  
६/१०/०९



**NAGPUR MUNICIPAL CORPORATION, NAGPUR****(TOWN PLANNING DEPARTMENT)**1<sup>st</sup> floor, Narang Tower, Palm Road, Civil Lines, Nagpur- 440 001 ☎ 2567017

No. NMC/TPD/ 2248

Dt. 14 /01/2008

To,  
Shri. A. Z. Vali,  
Secretary,  
Zed Vocational Training and General  
Central Shikshan Sanstha,  
Nagpur.

Sub : Permission to use of Education Purpose with respect  
to Sanctioned Development Plan of Nagpur City.  
Ref : Sanctioned Plan No. 994/TP(E)/NMC/1603,  
dt. 27/06/2006.

The Town Planning department of Nagpur Municipal Corporation has sanctioned the building plan vide permitt memo No. 994/TP(E)/NMC/1603, dt. 27/06/2006 to Zed Vocational Training and General Central Shikshan Sanstha, Nagpur on Plot No. 38, & 39, N.M.C. House No. 952, Kh.No. 139/39, Mz. Binaki, W.No. 22, at Shanti Nagar, Nagpur.

The building is sanctioned for Educational use and all the uses such as Principal Room, Class Room, Staff Room, Office, Store Room, Toilets etc. are mentioned specifically in the sanctioned plan as per clause No. 6.2.6 (a), Development Control Regulations 2000 for Nagpur City. As per regulation No. 14.2 land use classification and use permitted as per sanctioned plan by N.M.C., Nagpur on Plot No. 38, & 39, N.M.C. House No. 952, Kh.No. 139/39, Mz. Binaki, W.No. 22, at Shanti Nagar, for Educational use.

  
Sub Div. Engineer,  
Town Planning Deptt.,  
N.M.C. Nagpur