दस्त - २		
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(35)

महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 93295774150

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

93295774150

गाव/पेठ : देवपूर	तालुका/न.भू.का. : न.भू.अ.धुळे				जिल्हा : धुळे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
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सुविधाधिकार :	—
हक्काचा मूळ धारक :	H
वर्ष : १९९३	अविनाश नारायण सोनार अ. पा .क शशीकला नारायण सोनार .
	शशीकला नारायण सोनार
पट्टेदार :	—
इतर :	
इतर हक्क :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
18/05/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.माप्र.१/मि.अ./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.देवपूर/के.क्र.अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेली मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी चार शे एक्काहत्तर दशांश वीस चौ.मी दाखल केले.			फेरफार क्रं. ३३६२ प्रमाणे सही- 18/05/2015 न.भू.अ.धुळे

टिप मिळकत पत्रिका (दिनांक 12/07/2021 10:07:08 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 24/08/2023 03:06:24 PM

पैघता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/BSLR/Login/VerifyPropertyCard या संकेत स्थळावर 6295100002029861 हा क्रमांक वापरावा.

THE SEAL OF THE JOINT SUB-REGISTRAR (CLASS-2) OF DHULE-2

दलन-२

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THE SEAL OF THE JOINT SUB-REGISTRAR (CLASS-II) OF
DHULE-2

	३३८०	३७/१०
	२०२३	

(36)

U. S. LOKHANDE
Advocate
Lane No 4[illegible]318
DHULE--424 001

DESCRIPTION OF PROPERTY.

(1) The immovable property situated in district Dhule Tal. Dhule vill. Deopur bearing S.No. 53 area plot no. 22 area 5400 sq.ft (East West 60 sq ft. North South 90 Sq. Ft)

bounded by

Towards East		Road
	West	Plot No.21
	South	Plot No. 23
	North	Road.

(2) The above described property of present studs inthe name of Avinash Sonar Resident of Dhule

(3) The Agricultural land bearing S.No. 53 is transfered to N.A. use by the order of collector dhule bering No. C.T.S. Ws- 408/NRSR dated 27-3-1967. (M.E. No. 2472) It is transfered to N.A. use for residential purpose. It is further confirm by Town planning officer Jalgoan by its letter dated 17-4-1967. No. DV/Dhl/209.

(4) on 8-6-1968 the said property is purchased for Rs. 1458/- by one Amanulla Usman Khan from Jagdish and Co. under duly rigistered sale Deed, bearing registration No. Dul 1999/ 4/1968

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(5) Thereafter the said owner possessor Shri. Amanulla Usman Shah sold it to Avinash Narayan Sonar and Sheshikala Narayan Sonar on 14-5-1976. Under the duly registered sale-deed bering No. 812 for Rs. 3780/- since then both the ~~the~~ purchaser have enjoyed said property as owner, occupant, possesor of the said property.

In my search I have not noticed ~~my~~ any transfer of the said property to anyone in the office of Registrar of Document Dhule.

The title of the said Owner is also recorded as Occupant in the 7/12 Extract, from 1984 on wards till ~~19~~ 1998.

I have also not noticed any encumbrance on the said property.

From the ~~perse~~ pervsal of the Sale-Deed executed by Jagdish and Co. in favour of Amanulla. in foraver of Avinash and Sheshikala and M.E. No. 3187 indicutes that the title of the ~~de~~ said present owners Shri Avinesh Narayan and Sheshikala Narayan is legal and valid one.

It is free from all encumbrances and marketable

8280	39	38
2023	14.12.98	

(38)

O R D E R

Permission is hereby granted to Shri Kalu Dagadu Chaudhari to convert to N.A. use of 5 Ar 53 sq Meters measuring A. 0-5-53 for residential purpose on the following conditions :-

1. That N.A.A. at the rate of Rs. 1/- Per Square Meter shall be levied from the day on which N.A. use begins. It will be liable to be revised after 31st July 1968 and thereafter. It is to be used for residential purpose only and as such the grantee shall pay Rs. 5/- the total N.A.

2. That N.A. permission shall be liable to be Cancelled if non-Commencement of N.A. use within within दहन-नवसारे ७३८० | ८० | ८० २०२३

3. That the occupant shall obtain the Mamlatdar's Letter in writing through

[illegible] commencement.

4. That the municipal [illegible] in form "A" within [illegible] months from the date of actual commencement of N.A. use.

5. That the land shall be used only for the permitted purpose.

6. That the plinth of the building in the plot shall not be less than 2 feet above the general ground level.

7. That the building shall be of a pucca construction and no easily combustiable material such as grass etc. except timber shall be used in its constructions.

8. That not more than storey shall be built ground floor.

9. That no cattle shall be kept in the [illegible].

10. That the building shall face the main [illegible] the permiter of the plot.

11. That the plot shall not be sub-divided without the collectors previous permission.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 OF DHULE

SOFT-2
Page No. 1 of
8380 89 80

12. The building shall be ...
... of the permission of the plot

13. The distance between the ...
... of the rear boundary of the plot ...
shall be less than 20'.

14. The plots should be ... not
than 5400 sq. feet.

15. That the occupant shall maintain the
reasonable standard of sanitation in their
plot to the satisfaction of the ...
Dhulia.

16. That Construction should be made ...
in accordance with the building ...
prescribed by the Government under the ...
Code and Rule there under.

17. That no side of residential room shall
measure less than 10' in dimension on ...
one side of every ... shall ... by
on the Surrounding ... open ... through ...
its length.

18. That the occupant ... Construct ...
building according to the site ...
plan first approved by ...
no additions or alterations ... Area ...
without the previous permission

THE SEAL OF THE JOINT SUB-REGISTRAR ... DHULE-2

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the Collector Dhulia.

19. That not more than 1/2 area of [illegible] plot shall be built upon.

20. No Construction work should be start[ed] unless the building and site plan of each plot is approved by the Collector, Dhulia.

21. That the occupant shall bear the - measurement charges.

22. Every room shall have a window and/or aerial projection.

23. That the occupant shall should Construct internal road as shown in the lay out and possession should be handed over to the - Collector.

24. That's no Construction should be made within 10 ft from the centre of the Bombay Agra Road.

25. That lay-out of the by got approved by the Asst. D.T.P.M.S. Jalgaon and there a Collector.

26. In the occupant contravences any of the foregoing conditions:

a) The Collector may without prejudice to any other penalty to which the occupant

THE SEAL OF THE JOINT SUB-REGISTRAR DHULE-2
DHULE-2
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May be liable under the land Revenue Code Continue the said land in his occupation on Payment of such fine and N.A. or rent as he may direct.

b) Notwithstanding any-thing Contained above It shall be lawful for the Collector to direct the removal or alterations as at any building erected or used Contrary to the conditions this order within the time prescribed in the behalf by the Collector and as such remov or alterations not being Carried out with the prescribed period, he may cause the same to be Carried out and may recover the cost of ~~Carrying~~ Carrying out the same from the a occupant as an arrear of land Revenue.

— x x x

Collector Dhulia

Dhule

Copy applied on 23-5-56 ... Rs. —
Copy ready on 24-5-56 Copying fee — 4-20
Copy delivered on 24-5-56 Searching — —
Copies — Certificate — 1-50
Compared — Stamp 0280 | 00 | 02 — 0-30
VP fee — —
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TRUE COPY

For Collector, Dhulia

दस्त-२		
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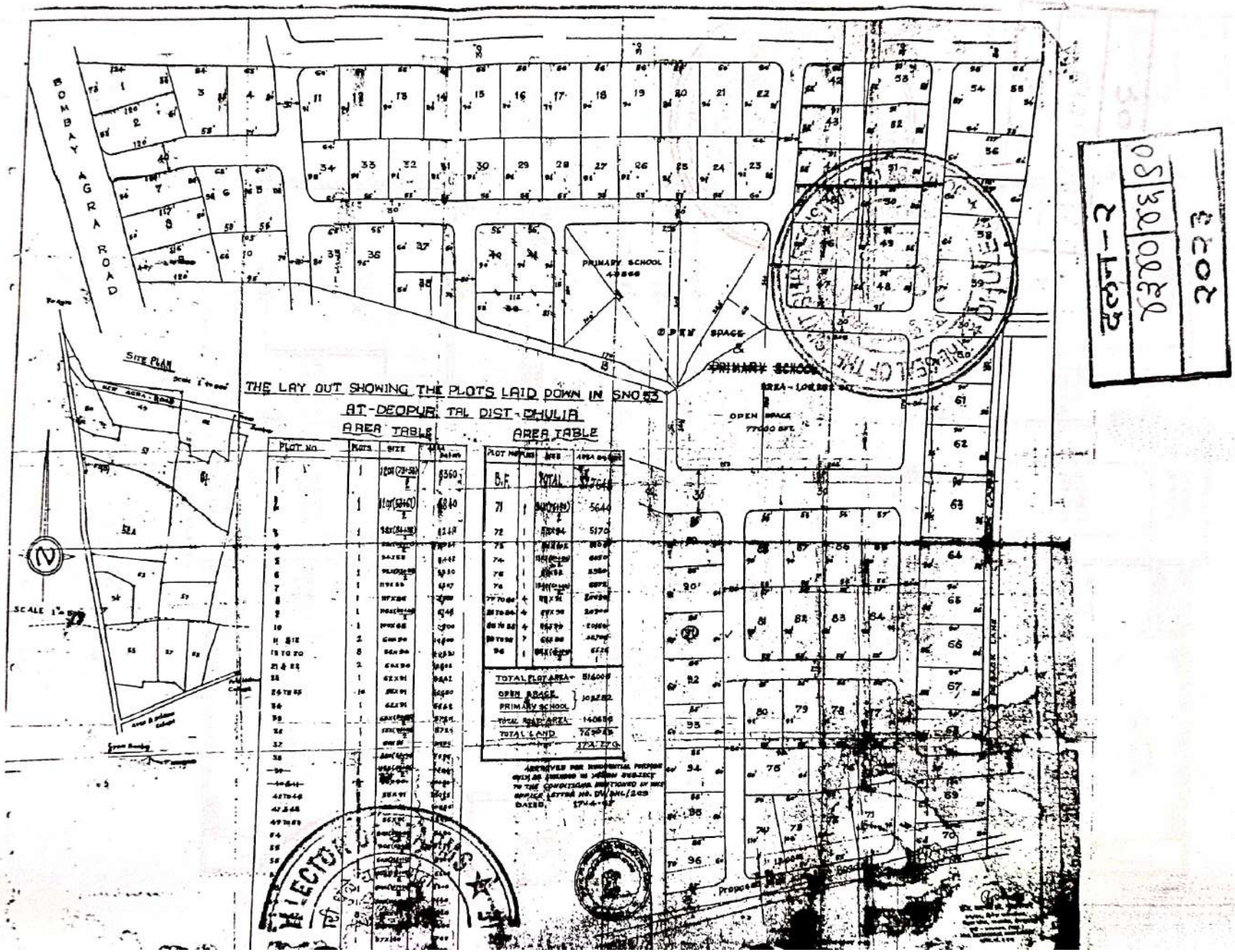
BOMBAY AGRA ROAD
SITE PLAN
THE LAY OUT SHOWING THE PLOTS LAID DOWN IN SNO 53
AT-DEOPUR TAL DIST-DHULIA
AREA TABLE
AREA TABLE
PRIMARY SCHOOL
OPEN SPACE
PRIMARY SCHOOL
OPEN SPACE
77000 SQ.FT.
TOTAL PLOT AREA- 516000
OPEN SPACE
PRIMARY SCHOOL
TOTAL LAND
SCALE 1"=