

SHAKUN INFRASTRUCTURE

(Builders & Developers)

Head Office : K-113, M.I.D.C. WALUJ, Aurangabad (M.S.) - 431 136.

Ph. No. : +91 240 2555626 / 27, 2555010

E-mail : ashishindustriesk113@yahoo.com, ashishp.agrwal@yahoo.in

DETAILS OF ENCUMBRANCES CONCERNED TO LEGAL

Date: 01/08/2024

I, **Ashish Punamchand Agrawal**, Proprietor of M/s. **Shakun Infrastructure** duly authorized by **Shakun Infrastructure** as Authorized Signatory for the **Real Estate Project** titled "**Rupchand Ramchand Complex**" located at **Plot No. 11, Gut No. 622/P, Village Shendurni, Taluka Jamner, Distt. Jalgaon** and I do hereby solemnly declare, that the said project is free from all encumbrances except the following, such containing to be said land as under:

Legal: Nil

Tax: Nil

Criminal: Nil



Other: I further declare that at the time of Registration of the above mentioned **Real Estate Project** titled "**Rupchand Ramchand Complex**" located at **Plot No. 11, Gut No. 622/P, Village Shendurni, Taluka Jamner, Distt. Jalgaon**, I had informed that according to the Gazette Notification No. S.O. 5288(E) issued by the Ministry of Railways (Central Railway) dated 14/11/2022, the said land along with other adjoining lands was intended to be acquired for the purpose of execution, maintenance, management and operation of Special Railway Project, namely Pachora - Jamner with Extension upto Malkapur - Narrow Gauge to Broad Gauge in the district of Jalgaon in the State of Maharashtra.

Moreover, according to the Notification issued by Office of the Special Land Acquisition Officer (1), Upper Tapi Project-Hatnur, Jalgaon, Revenue and Forest Department, Government of Maharashtra dated 03/01/2023, Purchase and / or Sale transactions in respect of the lands intended to be acquired had been restricted.

Further, as & when the NOC from the concerned department of the Ministry of Railways is issued, the same shall be updated accordingly.

In continuation to the above mentioned information, I would like to further inform that according to the Gazette Notification No. S.O. 2670(E) issued by the Ministry of Railways (Central Railway) dated 09/07/2024, land having Land Owner's Name according to 7/12 Extract as Mr. Ashish Punamchand Agrawal

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situated at Survey No. / Gut No. 622/12, Village Shendurni, Taluka Jamner admeasuring 100 Sq. Mtrs. is intended to be acquired to the extent of 84 Sq. Mtrs. for the purpose of execution, maintenance, management and operation of Special Railway Project, namely Pachora - Jamner with Extension upto Malkapur – Narrow Gauge to Broad Gauge in the district of Jalgaon in the State of Maharashtra.

In other words, since the land intended to be acquired for the purpose of execution, maintenance, management and operation of Special Railway Project, namely Pachora - Jamner with Extension upto Malkapur – Narrow Gauge to Broad Gauge in the district of Jalgaon in the State of Maharashtra has been specifically notified in the Gazette Notification No. S.O. 2670(E) issued by the Ministry of Railways (Central Railway) dated 09/07/2024, it is hereby assumed that there is no impact on Purchase and / or Sale transactions in respect of the said Survey No. / Gut No. 622 including the Real Estate Project titled "Rupchand Ramchand Complex" located at Plot No. 11, Gut No. 622/P, Village Shendurni, Taluka Jamner, Distt. Jalgaon.

I am also attaching herewith a copy of the Gazette Notification No. S.O. 2670(E) issued by the Ministry of Railways (Central Railway) dated 09/07/2024.

This declaration is issued for MahaRERA Act, 2016.

For M/s. Shakun Infrastructure



[Ashish Punamchand Agrawal]
[Proprietor]

Date: 01/08/2024





भारत का राजपत्र The Gazette of India

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असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
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रेल मंत्रालय

(मध्य रेलवे)

अधिसूचना

मुंबई, 9 जुलाई, 2024

का.आ. 2670(अ).—केन्द्रीय सरकार, ने रेल अधिनियम, 1989 (1989 का 24), एवं रेलवे (संशोधन) अधिनियम 2008 (2008 का 11) (जिसे इसमें इसके पश्चात उक्त अधिनियम कहा गया है) की धारा 20 'ए' के खंड (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, यह समाधान हो जाने के पश्चात की लोक प्रयोजन के लिए, वह भूमि, जिसका संक्षिप्त विवरण इससे उपाबद्ध अनुसूची में दिया गया है, महाराष्ट्र राज्य के जलगांव जिला में "पाचोरा - जामनेर का मलकापुर तक विस्तार - नैरो गेज से ब्रॉड गेज" की विशेष रेल परियोजना के निष्पादन, अनुरक्षण, प्रबंधन, और प्रचालन के लिए अपेक्षित है, ऐसी भूमि का अर्जन करने के आशय कि घोषणा करती है।

उक्त भूमि में हितबद्ध कोई व्यक्ति, राजपत्र में इस अधिसूचना के प्रकाशन की तारीख से तीस दिन के भीतर, उक्त अधिनियम की धारा 20घ की उप-धारा (1) के अधीन उपर्युक्त प्रयोजन के लिए ऐसी भूमि के अर्जन और उपयोग के संबंध में आक्षेप कर सकेगा।

प्रत्येक ऐसा आक्षेप, सक्षम प्राधिकारी अर्थात् विशेष भूमि अधिग्रहण अधिकारी (१) यूटीपीएच जलगांव, जिला जलगांव, महाराष्ट्र को लिखित में किया जाएगा और उसके आधार उपवर्णित करेगा और सक्षम प्राधिकारी आक्षेपकर्ता को व्यक्तिगत रूप से या विधि व्यवसायी के माध्यम से सुनवाई का अवसर प्रदान करेगा और ऐसे आक्षेपों कि सुनवाई करने तथा ऐसी जांच करने के पश्चात यदि कोई हो, जिसे सक्षम प्राधिकारी आवश्यक समझे, आदेश द्वारा, या तो आक्षेपों को अनुज्ञात कर सकेगा या अननुज्ञात कर सकेगा।

उक्त अधिनियम की धारा 20 घ की उप-धारा (2) के अधीन सक्षम प्राधिकारी द्वारा किया गया कोई आदेश अंतिम होगा।

इस अधिसूचना के अधीन आने वाली भूमि का रेखांकन और भूमि के अन्य ब्यौरे उपलब्ध है और हितबद्ध व्यक्ति द्वारा सक्षम प्राधिकारी के उपर्युक्त कार्यालय में उनका निरीक्षण किया जा सकता है।

अनुसूची

महाराष्ट्र राज्य के जलगांव जिले में विशेष रेल परियोजना “पाचोरा-जामनेर का मलकापुर तक विस्तार - नैरो गेज से ब्रॉड गेज” के लिए अर्जित की जाने वाली भूमि का संरचना या उसके रहित संक्षिप्त विवरण:

अ.क्र.	भूसंपादन प्रकरण क्रमांक	गाँव का नाम	तालुका	7/12 अनुसार भूधारक का नाम	सर्वे नं/ गट नं.	जमीन धारणा प्रणाली	७/१२ नुसार कुल क्षेत्रफल (हे. आर./हे. आर./चौ. मी.)	संपादन क्षेत्राचा आकार
1	14/2022	शेंदुर्णी	जामनेर	आशिष पुनमचंद अग्रवाल	622/12	I	100.00 चौ.मी.	84 चौ.मी.
2				रोड	622/ रोड	I	57.36.04 चौ.मी.	836 चौ.मी.
3				खुली जागा	622/14	I	16.72.03 चौ.मी.	609 चौ.मी.
				योग			-	1,529 चौ.मी.

[फा. सं. G197/2024/GOM/Pachora-Jamner/July/20A-IV]

अवनीश कुमार पाण्डेय, मुख्य प्रशासनिक अधिकारी (निर्माण)

MINISTRY OF RAILWAYS

(Central Railway)

NOTIFICATION

Mumbai, the 9th July, 2024

S.O. 2670(E).—In exercise of the powers conferred by sub-section (1) of Section 20A of the Railways Act, 1989 (24 of 1989) (hereinafter referred to as the said Act), the Central Government, after being satisfied that for the public purpose, the land, the brief description of which has been given in schedule annexed hereto, is required for purpose of execution, maintenance, management and operation of Special Railway Project, namely Pachora – Jamner with Extension upto Malkapur – Narrow Gauge to Broad Gauge in the District of Jalgaon in the State of Maharashtra, hereby declares its intention to acquire such land.

Any person interested in the said land may, within a period of thirty days from the date of publication of this notification in the Official Gazette, raise objection to the acquisition and use of such land for the aforesaid purpose under sub-section (1) of section 20D of the said Act.

Every such objection shall be made to the Competent Authority namely, Special Land Acquisition Officer (1) UTPH, Jalgaon District Jalgaon Maharashtra in writing and shall set out the grounds thereof, and the Competent Authority shall give the objector the opportunity of being heard, either in person or by legal practitioner and may, after hearing such objections and after making such further enquiry, if any, as the Competent Authority thinks necessary, by order, either allow or disallow the objections.

Any order made by the Competent Authority under sub-section (2) of section 20D of the said Act shall be final.

The land plans and other details of the land covered under this notification are available and can be inspected by the interested person at the aforesaid office of the Competent Authority.

SCHEDULE

Brief description of the land to be acquired, with or without structures, falling within the Special Railway Project of **Pachora-Jamner with Extension upto Malkapur-Narrow Gauge to Broad Gauge** in the District Jalgaon in the State of Maharashtra.

S.N.	Land Acquisition Proposal No.	Name of Village	Taluka	Land Owners Name according to 7/12 Extracts	Survey No./ Gutt No.	Land Holding Method	Total area as per 7/12 (H.R./Sq.m.)	Acquisition Area (H.R)
1	14/2022	Shendurni	Jamner	Ashish Poonamchand Agrawal	622/12	I	100.00 Sq.M.	84 Sq.M.
2				Road	622/Road	I	57.36.04 Sq.M.	836 Sq.M.
3				Open Space	622/14	I	16.72.03 Sq.M.	609 Sq.M.
				Total				1,529 Sq. M.

[F. No. G197/2024/GOM/Pachora-Jamner/July/20A-IV]

AVANISH KUMAR PANDEY, Chief Administrative Officer (Construction)