चिखली नगरपरिषद

नमुना क्रमांक ४३

(नियम ७४ पहा)

उतारा क्रमांक: CHLI/PTE/2131 | 2023-2024 वर्षांसाठी करपात्र इमारती व जमिनींची सूची | उतारा दिनांक: 18/10/2023

मालमत्ता क्रमांक / जुना मालमत्ता क्रमांक / मॅन्युअल मालमत्ता क्रमांक	रस्ता, विभाग वा मंडलाचे नाव	मालमत्तेचा पत्ता	मालमत्तेचे वर्णन	मालकाचे नाव	बांधकाम वर्ष
CHLI00018099 / Z2W8018233 / 8/1008	प्रभाग-2,वार्ड-8	वार्ड 8 चिखली, वार्ड-8, चिखली		रमेश कृष्णराव वानखेडे , बोंद्रे बोंद्रे	2012

सदनिका क्रमांक	सदनिका मालकाचे नाव	भोगवटादाराचे नाव	प्रत्येक गाळ्यांच्या भोगवट्याचे प्रयोजन	बांधकाम वर्ग	क्षेत्रफळ	अंदाजित वार्षिक भाडे मुल्य	भाड्याने दिलेल्या भागाचे वार्षिक भाडे	भाड्याने न दिलेल्या भागाचे अंदाजित वार्षिक भाडे	इमारतीचे वा जमिनीचे वार्षिक भाडे	दुरुस्ती वैगरे साठी १० टक्के वजावट	इमारतीचे किंवा जमिनीचे करपात्र मूल्य
0	श्री/श्रीमती बोंद्रे	रमेश कृष्णराव वानखेडे	निवासी-निवासी	आर.सी.सी.	0.00	3240.00	0.00	3240.00	3240.00	324.0	3240.00

आकारलेल्या करांच्या रकमा	मालमत्ता कर	विशेष शिक्षण कर	शिक्षण कर	वृक्ष कर	जाहीरात कर	अग्निशमन कर	स्वच्छता कर	एकूण
	874.00	162.00	162.00	32.00	0.00	32.00	32.00	1294.00
अपिलाने निकाल व त्यानंतरचे फेरबदल	मालमत्ता कर	विशेष शिक्षण कर	शिक्षण कर	वृक्ष कर	जाहीरात कर	अग्निशमन कर	स्वच्छता कर	एकूण
	874.00	162.00	162.00	32.00	0.00	32.00	32.00	1294.00

दुय्यम निबंधक वर्ग-२ चिखली क्र. ७४४ दि. 18/10/2023

THE SEAL OF THE SUB REGISTRAR CHIKHALI

चिखली नगरपरिषद

टीप: - सदर उतारा संगणीकृतरित्या तयार केलेले असून स्वाक्षरीची आवश्यकता नाही.

CamScanner

मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव)

Valuation ID 202310176003

17 October 2023,03:25:34 PM

चकल

मूल्यांकनाचे वर्ष	2023
जिल्हा	दुलटाणा
मूल्य विभाग	तालुका: चिखली विभाग (1),मौजा: चिखली,(चिखली नगर परिषद ह.उर्वा)
उप मूल्य विभाग	1,94,58-टकटकगाव राजा / मेहकर: खंडाळा रस्त्यावरील भूखंड
क्षेत्राचे नाव	B Class Pathka
	सर्व्हे नंबर /न भू क्रमांक: सर्व्हे नंबर#154

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
6300	21900	25600	31200	0	चौ.मीटर

खुल्या व बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र:	60.41चौ.मीटर	एकूण क्षेत्र:	297चौ.मीटर	मिळकतीचा प्रकार:	खुली+बांधीव
बांधकामाचे वर्गीकरण:	RCC/आर सी सी	मिळकतीचे वय:	0 TO 2वर्ष	मूल्यदर बांधकामाचा दर:	Rs.21900/-
मिळकतीचा तपशील:	स्वतंत्र भूखंडावरील निवासी इमारत				Bulk Land

Sale Type : First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

खुल्या क्षेत्राचे मूल्यांकन

1 236.59चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दराचा 100 % मूल्यदर - Rs.6300/-

=236.59चौ.मीटर क्षेत्रासाठी मूल्य = 236.59 * 6300

=Rs.1490517/-

खुल्या जमीनीचे एकत्रित मूल्य - मिळकतीचे क्षेत्र(1) मूल्य

= 1490517

=Rs.1490517/-

बांधीव क्षेत्राचे मूल्यांकन

दर्शक तक्त्यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर	=(वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
	=(21900-6300) * (100 / 100) + 6300)
	= Rs.21900/-
A) मुख्य मिळकतीचे मूल्य	= प्रतीत चौरसमाचे मूल्य दर * मिळकतीचे क्षेत्र
	= 21900 * 60.41
	=Rs.1322979/-
Applicable Rules	3

बांधीव क्षेत्राचे एकत्रित मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + पोटमाळ्याचे क्षेत्राचे मूल्य + वरिष्ठत बांधकाम तळघराचे मूल्य + तात्पुरत्या स्वरूपाचे मूल्य + प्रतीत बांधकाम + सुधारणे अंतिमोपयोगात बांधकाम तळघराचे मूल्य + इतरांचे अंतिमोपयोगात सुधारणा जागेचे मूल्य + वरिष्ठत बांधकामे + स्वयंघोषित

= A + B + C + D + E + F + G + H + I + J

= 1322979 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.1322979/-

खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य = बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य

= 1322979 + 1490517

=Rs.2813496/-

— 3 अठ्ठावीस लाख तेरा हजार चार से शहाण्णव /-

Home Print

चकल
दस्त क्र. 1988
2023
मुद्दे 96/85

THE SEAL OF THE SUB REGISTRAR CL-II चिखली CHIKHALI

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9684

THE SUB REGISTRAR CL-II
दुय्यम निबंधक वर्ग-२ चिखली यांचे कार्यालय
CHIKHALI

BEFORE THE SUB-DIVISIONAL OFFICER, Haveli No.2/TNA/NAP/96/84
of Chikhli.

Applicant :- Rajesh Gadhavimuzukappa Hotti
of Chikhli.

O R D E R

(Passed on this the 25th day of May 1996)

This order is a further continuation to my order dated 28th August 1995 passed in Nav.Case No.2/TNA-96 of Chikhli. The permission for conversion of land admeasuring 0 Acres 7 gunthas from S.No.354 of Chikhli for Non-Agri. use for residential purpose vide order referred above was granted to the applicant subject to the condition that he should get the layout prepared and get it approved from the Asstt.Director of Town Planning Akola and also from this office. Accordingly the applicant has prepared the layout and the same has been approved by the Asstt.Director Town Planning Akola vide his letter No.DTA/Conversion/Chikhli/3025 dt.25-9-96 for residential use. The grant of permission for conversion of the said land i.e. area 0 acres 7 gunthas from S.No.354 of Chikhli for Non-Agri.use for residential purposes is subject to the following further conditions which are incorporated in the Asstt.Director Town Planning Akola letter referred above.

i) That the grantee shall use the land only for the purpose for which the land is permitted take used i.e.for constructing residential houses and shall not use it or any part of the land or building thereon for any other purpose without obtaining previous written permission in that effect from the Sub-Divisional Officer, Buldana. For this purpose the use of the building shall decide the use of the land.

ii) That the grantee shall not sub-divide the plots as approved in this order without getting the sub-division previously approved from the authority that purpose.

iii) That the grantee shall develop the land according in accordance with the sanctioned layout plan within a period of one year from the date of the order by constructing roads, drains etc. to the satisfaction of the Sub-Divisional Officer, Buldana and the Municipal Authority Chikhli and by measuring and demarcating the plots by Survey Department and until the development no plot thereof shall be disposed of by the grantee.

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SUB REGISTRAR CL-II
उप निबंधक वर्ग-२
CHIKHALI

iii) Special Conditions Given Below

vv) That if the plot is sold or otherwise disposed off by the grantee it shall be duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and bind and to make a specific mention about this in the deeds to be executed by him.

v) That the construction work of the building on the plot in the layout shall be subject to the conditions as mentioned in the Asstt.Director Town Planning Akola as detailed below.

a) The set spaces as mentioned below shall be kept open by the undertaking construction work on the plots.

Front Margin. ....(From roads) 4.6 meters i.e. 15 feet
Side Margin ....(From the sides) each of 2.3 meters i.e. 7½ feet.
Rear Margin. .... 3 Metres i.e. 10 feet.

b) No construction work will be allowed within 30 feet from the centre of the road on the plots situated by the side of Chikhli-Mehkar & Chikhli Mehkar-Khamgaon-Road.

c) The built-up area of each plot shall not exceed 1/3rd of the total area of each plot.

d) Three storeys (ground and two upper floors) shall be permitted to built over an area where the minimum open space is 2/3rd of the plot.

e) There shall be only one main building in each plot and the distance in between the two buildings shall not be less than 20 feet.

f) The grantee shall construct roads, lanes and ecss roads and shall not sell or otherwise dispose of the plots without first constructing the same.

g) That all buildings shall be of pucca construction and no easily combustible materials shall be used in their construction.

h) In case any change in the approved layout is required at the demarcating of plots or the site so, the fresh layout according to the demarcation of the site will have to be prepared by the grantee and will have to get duly approved before hand from this office.

i) That the grantee shall be helped to obtain the required building permission from the Municipal Council Chikhli before starting construction of the proposed building on the plot in the layout.

vv) That the grantee shall put the building plan approved from the Municipal Council Chikhli and shall prepare the same strictly in accordance with the provisions as contained in Schedule II and III appended to the Maharashtra Land Revenue (Conversion of Use of land and N.A.assessment)Rules, 1969 shall construct the building according to the approved plan.

vii)

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पृष्ठे २०/४५

THE SUB REGISTRAR CLASS-२ चिखली जि. बुलढाणा CHIKHALI

viii) That the roads and service lanes as the extent and in the local body e.g. Municipal Council, Chikhli for further amendments. That the Grantee shall construct roads and lanes according to the satisfaction of the Municipal Council, Chikhli.

ix) That the Grantee shall pay the Non-Agricultural assessment under section 118 of the Maharashtra Land Revenue Code as detailed below from the date of commencement of the use of the land for the purpose for which these permission is granted. In the event of any change in the use of the land the Non-Agril.assessment shall be liable to be levied at the different rates irrespective of the fact that the guarantee period of the Non-Agril.assessment already levied is yet to expire. The provisional Non-Agricultural assessment of cultivated plots be converted for Non-Agril.purposes @ 0-02 paisa per Sq.metre as follows :-

Plot No.	Area in Sq.feet.	Area in Sq.Metre.	Non-Agril. assessment Rs-ps.	Plot No.	Area in Sq.feet.	Area in Sq.metre	N.A. assessment Rs.ps.
1	5000	464.5	9-30	24	3055	283.8	5-70
2	5000	464.5	9-30	25	3055	283.8	5-70
3	5000	464.5	9-30	26	3055	283.8	5-70
4	5000	464.5	9-30	27	3250	301.9	6-05
5	5000	464.5	9-30	28	3120	289.9	5-80
6	3375	313.6	6-30	29	3120	289.9	5-80
7	3375	313.5	6-30	30	3120	289.9	5-80
8	3375	313.5	6-30	31	3120	289.9	5-80
9	3375	313.5	6-30	32	3120	289.9	5-80
10	3375	313.5	6-30	33	3120	289.9	5-80
11	3375	313.5	6-30	34	3000	278.7	5-60
12	3375	313.5	6-30	35	3000	278.7	5-60
13	3006	279.3	5-60	36	3000	278.7	5-60
14	3006	279.3	5-60	37	3000	278.7	5-60
15	3006	279.3	5-60	38	3000	278.7	5-60
16	3006	279.3	5-60	39	3000	278.7	5-60
17	3006	279.3	5-60	40	3000	278.7	5-60
18	3006	279.3	5-60	41	3225	299.6	6-00
19	3055	283.8	5-70	42	3225	299.6	6-00
20	3120	289.9	5-80	43	3225	299.6	6-00
21	3055	283.8	5-70	44	3225	299.6	6-00
22	3055	283.8	5-70	45	3225	299.6	6-00
23	3055	283.8	5-70	46	5035	467.8	9-35

x) That the Non-Agril. assessment shall be guaranteed for a period of ten years after which it shall be liable to the revision at the revised rates if any.

xi) That the tenure holder shall relinquish to the Municipal Council Chikhli the land reserved in the layout for roads, lanes, drains, open space and culverts for public purpose in accordance with the provisions of the Code. In view of this the land in the said layout under the above item has not been charged Non-Agril.assessment.

xii) That the area and Non-Agril.assessment mentioned in the above and in the said shall be liable to altered in accordance with the actual area found on measuring the land by the Survey Department.

-/-

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29/88

(viii) If the Grantee contravene any of the conditions specified in this order and in the order passed on 8-8-72 and made in the said the competent authority may without prejudice to any other penalties to which he may be liable under the provisions of the Code continue the said land i.e. plot on the occupation of the applicant on payment of such fine and assessment as he may direct. It shall also be lawful for the Sub-Divisional officer, Buldana to direct the removal of alteration of any building or structure erected or used contrary to the provisions of this Grant within such time as is specified in that behalf and of such removal or alterations not being carried out within the specific time he may cause the same to be carried out and recover the cost of the carrying out of the same from the Grantee as an Arrear of Land-Revenue.

xxxx) The Grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the relavent other facts of the case.

(S.W.Mapkar)
Sub-Divisional officer, Buldana

Copy forwarded to the Tahsildar, Chikhli for information and necessary action.

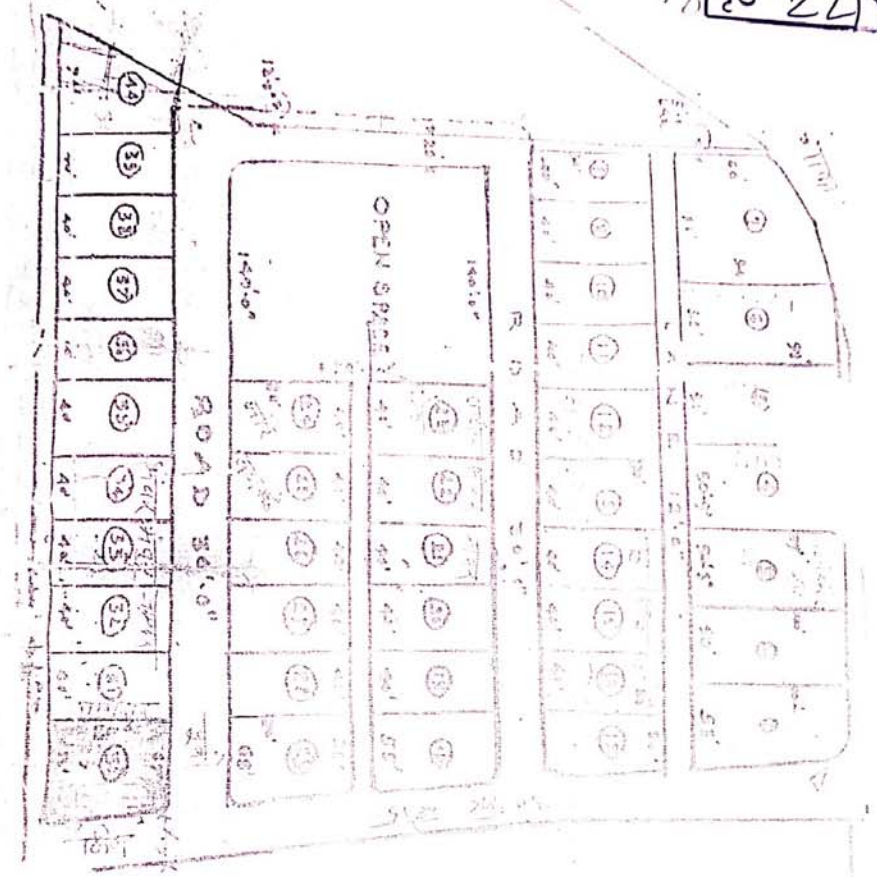
Copy forwarded to the Chief officer, Municipal Council Of Chikhli for information and necessary action.

Copy forwarded to the Talathi Chikhli for information and act.

(S.W.Mapkar)
Sub-Divisional officer,
Buldana.

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SUB REGISTRAR CL-II
CHIKHALI



PPROVED FOR RESIDENTIAL USE AS SHOWED IN RED COLOUR
ID SUBJECT TO THE CONDITIONS MENTIONED IN THE
:TTER NO. [illegible]

PROVED SUBJECT TO THE CONDITIONS MENTIONED
THE ASSTT. DIRECTOR, TOWN PLANNING AKOLA
TTER NO. [illegible]

च क्र

दस्त क्र. 6988

२०

पृष्ठे 23/84

SUB REGISTRAR CL-II CHIKHALI

MOUZA - CHIKHLI
TALUK - CHIKHLI
DIST - BULDANA.
SURVEY NO. 15

TOTAL		LAY OUT.
225423	SQ.FT	2. GHONTHAS.
20942	SQ.M.	2 - 09 ARES. 42 SQ.M.

SQ.FT.   G.H.

AREA [illegible] SPACES.

DE[illegible]LS

PLOT NO.		[illegible]	AREA IN SQ.FT.
[illegible]			[illegible]
[illegible] TO [illegible]			[illegible]
[illegible]			[illegible]
[illegible] TO [illegible]			[illegible]
[illegible]			[illegible]
[illegible]			[illegible]
[illegible] TO [illegible]			[illegible]
[illegible]			[illegible]
[illegible]			[illegible]
[illegible] TO [illegible]			[illegible]
[illegible]			[illegible]

नियम ७८ (१), ८४ (४) ८५, ८६ (४) आणि ९६ (४) महा M.A.C.49 m.

बिल नं.

चिखली नगर परिषद

पुस्तक क्र.

मागणी

वसुलीची पावती

No. 6916

नोंदवहीतील अनुक्रमांक

मालमत्ता क्र. १७३८ रस्ता वार्ड क्र. ६ मंडळ/विभागाचे

मालक / भोगवटदार [illegible]

यांचे कडून २०२३ ते २०२४ च्या वर्षाच्या पुढील करावदल रकम रुपये १३९४/-

अक्षरी [illegible]

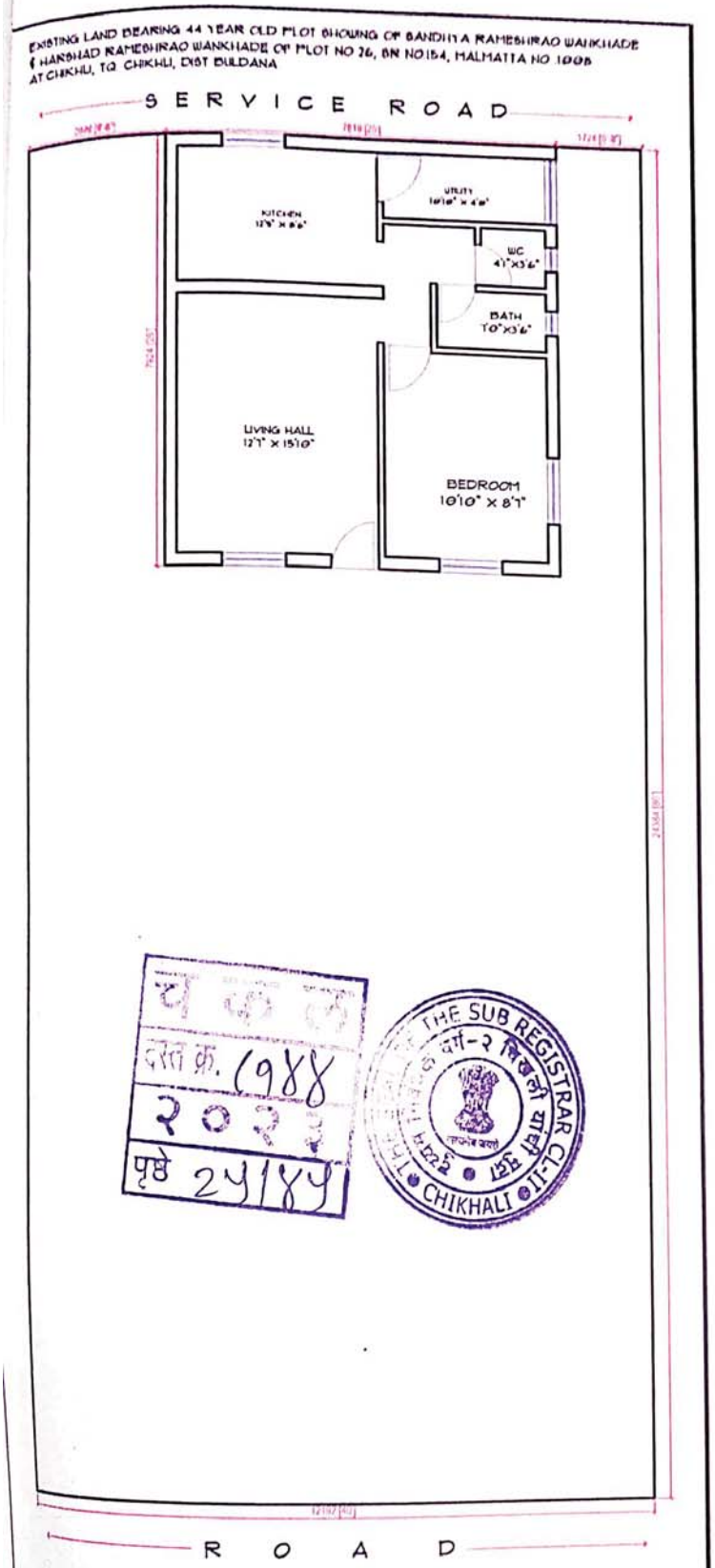
कराचे नांव	मिळालेली रक्कम		
	थकबाकी	चालू	एकुण
प्रकाशित मालमत्ता कर -		२७५	२७५=
विशेष शिक्षण कर -		१६२	१६२-
जाहिरात कर -			
सिनेमा कर -			
भाषी कर -			
शिक्षण कर -		१६२	१६२-
रोजगार हमी उपकर -			
पूर्व परिसाय कर -		३२	३२=
अग्निशमन कर -		३२	३२=
स्वच्छता कर -		३२	३२=
एकुण -		१२१४	१२१४-
वजा सुट -			
सुचना शुल्क -			
अधिमत शुल्क -			
इतर वसुलीचा खर्च -			
एकुण वेरीज -		१२१४	१२१४

दिनांक : १२/ /२०२३

कर वसुलीकार मुख्याधिकारी



EXISTING LAND BEARING 44 YEAR OLD PLOT BHOUNG OF BANDITA RAMESHRAO WANKHADE
& HANSHAD RAMESHRAO WANKHADE OF PLOT NO 26, BN NO 154, MALMATTA NO 1008
AT CHIKHLI, TQ CHIKHLI, DIST BULDANA



दस्त क्र. 1988
२०२३
पृष्ठ 24184

THE SUB REGISTRAR CL-II सह दुय्यम निबंधक वर्ग-२ CHIKHALI

TOTAL AREA OF PLOT = 3200.00SQ.FT
B/UP AREA ON GROUND FLOOR = 650.00SQ.FT
AREA OF OPEN PLOT = 2550.00SQ.FT

Akash Gaikwad
B.E.(Civil),M.E.(tructure)
Consultant Structural Engineer
Mob.9420940050
Reg No.CCCEAR/2022/APL/00127
(Home Point)

GROUND FLOOR PLAN

CLIENT NAME - MR.	DRG NO 01(G) DATE-16/01/2023	DRAWN BY-AKASH	SCALE-FIT TO PAGE	N

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ER. AKASH GAIKWAD
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+91 9404853082

HOME POINT

CamScanner

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :27AAECI4063Q1Z2

1.	Legal Name	RENUCORP PRIVATE LIMITED			
2.	Trade Name, if any	M/s INTERISM PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	Vidya Vihar, Adarsh Colony, Old Income Tax Square,, Gaurakshan Road, Opposite to Nikte Hospital,, AKOLA, Akola, Maharashtra, 444004			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra Goods and Services Tax Act, 2017			
Signature					

Name	ANIL SHESHARAO KARDEKAR
Designation	Deputy Commissioners of State Tax
Jurisdictional Office	AKOLA_501
9. Date of issue of Certificate	26/07/2021

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

THE SUB REGISTRAR CLASS-II CHIKHALI

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 26/07/2021 by the jurisdictional authority.

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Annexure A

Details of Additional Place of Business(s)

GSTIN	27AAECI4063Q1Z2
Legal Name	RENUCORP PRIVATE LIMITED
Trade Name, if any	M/s INTERISM PRIVATE LIMITED

Total Number of Additional Places of Business(s) in the State 2

Sr. No.	Address
1	PLOT NO H31/1, C/O SURIYA INDUSTRIES, MIDC NO 3, AKOLA, Akola, Maharashtra, 444001
2	Godown No. A 45, Block Number A/45, Osiya Matadi Compound, Reti Bunder Road,Kalher, Bhiwandi, Thane, Maharashtra, 421302



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Annexure B

GSTIN	27AAECI4063Q1Z2
Legal Name	RENUCORP PRIVATE LIMITED
Trade Name, if any	M/s INTERISM PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1 

Name	VAIBHAV DILIPRAO WANKHADE
Designation/Status	Director
Resident of State	Maharashtra

2

Name	SACHINKUMAR LAXMAN SHARMA
Designation/Status	Director
Resident of State	Maharashtra

3 

Name	MEERA DILIP WANKHADE
Designation/Status	Director
Resident of State	Maharashtra

4 

Name	POONAM VAIBHAV WANKHADE
Designation/Status	Director
Resident of State	Maharashtra

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THE SUB REGISTRAR CL-II
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RENUCORP PRIVATE LIMITED

CIN: U74999MH2017PTC291929

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF RENUCORP PRIVATE LIMITED, HELD ON MONDAY THE 16TH DAY OF OCTOBER, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT ADARSHA COLONY, AKOLA 800 0031 2459486, AKOLA - 444001, MAHARASHTRA, INDIA AT 11.00 A.M.

AUTHORITY TO PURCHASE PROPERTY:

The Chairman informed the Board that the Company was on the lookout for the purchase of a property for business purpose at Chikhli. The Company had received proposals from different agents in this regards and after visiting some of these prospective properties one location has been finalized. After discussion the Board approved the proposal and finalise the deal for purchase of such property. The Board discussed the matter and it was then:

RESOLVED THAT approval of the Board be and is hereby accorded to the company for purchasing of property situated at W. NO. 18, Gorakshan Wadi, Chikhli – 443201, Maharashtra, India, as specifically indicated in the attached agreement proposed to be entered into by the company as per draft laid on the table initialed by the Chairman for the purpose of identification, with Sandhya Ramesh Wankhade and Harshad Ramesh Wankhade, seller and owner of the said property for consideration of Rs. <Amount of Consideration> payable in one or more instalments;

RESOLVED FURTHER THAT Mr. Vaibhav Diliprao Wankhade Director of the Company be and is hereby authorised to communicate on behalf of the Company with the seller and to arrange registration and mutation of the title to such land in favour of the Company and to procure the necessary certificate of mutation and all the necessary papers and documents in connection therewith be handed over to him and to execute any agreements, deeds, documents and writings and do all acts, deeds, matters and things as may be required or admitting execution of documents with the offices of registrar of companies or with any other regulatory authority as required under the applicable law and to do all such acts, deeds and things necessary for giving effect to this resolution."

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THE SEAL OF THE SUB REGISTRAR CLASS-II CHIKHALI

BY ORDER OF THE BOARD OF DIRECTORS OF
RENUCORP PRIVATE LIMITED

Wankhade

VAIBHAV DILIPRAO WANKHADE
DIRECTOR
DIN: 07740858
Add: House No.1279, Vidyavihar,
Gorakshan Road, Aadarsh Colony,
Akola – 444004, Mh, In

POONAM VAIBHAV WANKHADE
DIRECTOR
DIN: 08566225
Add: House No.1279, Vidyavihar,
Gorakshan Road, Aadarsh Colony,
Akola – 444004, Mh, In

DATE: 16/10/2023
PLACE: AKOLA

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THE SUB REGISTRAR CL-II CHIKHALI

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