

(2)

212/488

पावती

Original/Duplicate

Thursday, March 02, 2017

नोंदणी क्र.: 39म

2:09 PM

Regn.: 39M

पावती क्र.: 981

दिनांक: 02/03/2017

गावाचे नाव: नांदगाव पेठ भाग 2

दस्तऐवजाचा अनुक्रमांक: अरग-488-2017

दस्तऐवजाचा प्रकार : वर्क कॉन्ट्रॅक्ट

सादर करणाऱ्याचे नाव: मे. बिजिलॅंड कंस्ट्रक्शन कंपनी तर्फे भागीदार जयराज भागचंद बजाज 0 0

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

डाटा एन्ट्री

रु. 20.00

मुळ दस्तऐवज परत केला
दि. 2.1.3.196

पृष्ठांची संख्या: 23

एकूण:

रु. 30480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati Rural

बाजार मूल्य: रु. 120258000 /-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 120500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008838178201617E दिनांक: 27/02/2017

बँकेचे नाव व पत्ता:

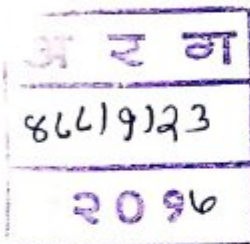
2) देयकाचा प्रकार: By Cash रक्कम: रु. 480/-



CHALLAN
MTR Form Number-6

GRN	MH008838178201617E	BARCODE			Date	27/02/2017-16:52:41		Form ID	25.2	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		AAPFB3783J			
Office Name AMC_AMRAVATI RURAL SUB REGISTRAR					Full Name		MS BUSYLAND CONSTRUCTION COMPANY			
Location AMRAVATI										
Year 2016-2017 One Time					Flat/Block No.		SURVE NO 440(4)441/1A 440/1B 441/2 441/3			
Account Head Details			Amount In Rs.		Premises/Building		AREA 44539.77 SQ M			
0030046401 Stamp Duty			120000.00		Road/Street		NANDGAON PETH BHAG-2			
0030063301 Registration Fee			30000.00		Area/Locality		AMRAVATI			
					Town/City/District					
					PIN		4 4 4 9 0 1			
					Remarks (If Any)					
					PAN2=AATPP8895M-SecondPartyName=SHYAMLAL TEKCHAND					
					PINJANI-CA=0-Marketval=119258000					
					Amount In One Lakh Fifty Thousand Rupees Only					
Total			1,50,000.00		Words					
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		02901792017022718993 58737874	
Cheque/DD No.					Date		27/02/2017-16:51:03			
Name of Bank					Bank-Branch		UNION BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Mobile No. : Not Available





महाराष्ट्र MAHARASHTRA

१३ ८८६

१८-१-२०१७

११५००१

U 801382

मि. श्री. जयराज भागचंद बाजज
८ ५८९१/११

[Signature]

[Signature]

Sat. S. S. Jaju
Stamp Vendor
AMRAVATI
License No. 14/1392

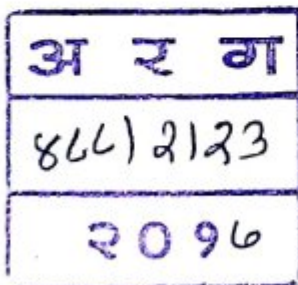


AGREEMENT OF BUILDING CONSTRUCTION

The agreement is made and executed on this the 16th day of January 2017 at Amravati, Maharashtra between:

M/s BUSYLAND CONSTRUCTION COMPANY, having Head/Registered office at AR-36,37,38, BUSYLAND COMPLEX, NANDGAON PETH, AMRAVATI- 444 601 M.S. India represented by its Partner Shri Jairaj Bhagchand Bajaj (here under referred to as **Party NO.1**) which impression repugnant to the subject and context shall mean and include all successors of Office, interest, Assignees and Attorneys

AND



अरवती

दिनांक

मौजे नं. १०५/५६ भा. ११-२ ताल. ४४०/४,
४४१/१५, ४४२/३

मि. वी. वी. अरवती व पत्नी
उपरोक्त भागांचे व्यापार
दरम्यान

५००/-

१३२८५ दि. १६.९.२०१६

१३२८५

१३२८५

Sau. S. S. Jaju
Stamp Vendor
AMRAVATI
Licence No.14/1392

३. अरवती व्हायलेट लेवेल
-सुटि व एम.एम.एस. / संबंधीत मु.
दस्तावेजाच्या भ्रमणाध्वनिरुन संपर्क साधून
तपासले असता नेळ बरोबर आढळून आला

सहस्रपुष्प निबंधक क्षेत्री-२
अमरावती ग्रामीण

अ र व
४८८१३१३३
२०१६



01. Shri Shyamlal Tekchand Pinjani, Aged about 58 Years, resident of 1, Madhuban Colony, Camp, Amravati

02. Shri Rameshlal Pahlajmal Khatri, Aged about 52 Years, resident of Sant Kanwarram Nagar, Amravati

03. Smt. Madhukanta Bhagchand Bajaj, Aged about 55 Years, resident of 1, Zuleleal Lane, Rampuri Camp, Amravati

04. Shri Jairaj Bhagchand Bajaj, Aged about 28 years, resident of 1, Zuleleal Lane, Rampuri Camp, Amravati

05. Shri Rohitraj Bhagchand Bajaj, Aged about 26 years, resident of 1, Zuleleal Lane, Rampuri Camp, Amravati

All above parties herein above referred as "**Party NO. 2**" and which impression repugnant to the subject and context shall mean and include all successors of Office, interest, Assignees and Attorneys

WHEREAS M/s Busyland Constructions Company (BCC) is engaged in the business of Real Estate Development, Construction of Commercial and residential complex and other infrastructure projects etc.

WHEREAS All the above named collectively called as Party No. 2, owns and possessed piece of land at S. No. 440(4), 441- 1 A, 441-1 B, 441- 2, 441- 3 All situated at Mauje Nandgaon Peth, Tlq. Dist Amravati, total admeasuring 14 Hectre 62 R of land, duly converted for Non Agricultural use by the S.D.O., Amravati. Detailed schedule of individual Ownership and N.A. order is as per schedule - I attached herewith.

WHEREAS the Party No.2 have now jointly decided to develop the aforesaid entire land into a Commercial Complex consisting of various independent Shops therein;

WHEREAS the Party No. 2 have decided to entrust the entire work of construction of the proposed Commercial Complex to any interested and well experienced builder of the city; AND

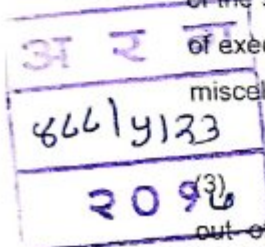
WHEREAS the Party No. 2 being thus desirous of assigning the work of construction of the said proposed Complex and the Party No. 1 hereinabovenamed, who is a reputed and well experienced builder of the city, having expressed its desire, readiness and willingness to undertake the proposed work of construction, the Party No.2 after detailed negotiations have now jointly decided to entrust the entire work of construction of the proposed Complex to the Party No. 1 upon the following terms and conditions.



NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement the Party No. 1 has specifically agreed to undertake, carry on and complete the entire work of construction of a commercial Complex proposed to be constructed on Specific Blocks situated on Piece and Parcel of land situated at S. No. 440(4), 441- 1 A, 441-1 B, 441- 2, 441- 3, All situated at Mauje Nandgaon Peth, Tlq. Dist Amravati,, which is more particularly described in the schedule - I, in all respects in accordance with the Plans and specifications as per the Gram Panchayat Nandgaon Peth and Town Planning office Amravati approved Construction plan.

(2) THAT the Party No. 2 have specifically agreed to pay Rs. 2700/ sq.mtr. to the Party No 1 for the appointed and provided labour by the Party No 1 for construction of the said entire Complex to the Party No. 1 or on actual rates prevailing at the time of execution of work in the manner as and when required by the Party No. 1 and the miscellaneous cost/charges, if any, will be paid by Party No. 2.



(3) THAT the Party No. 1 has specifically agreed to construct the specific blocks out of the Commercial Complex strictly as per the Plans and Specifications appended hereto as ANNEXURE-A.

(4) THAT the Party No. 2 have further specifically agreed to pay or deposit necessary sums as may be required to be paid and deposited for obtaining electric and water meters, transformers etc. to be installed in the proposed Scheme. Such payment is besides or over and above the agreed cost of construction of the said Complex/Buildings.

(5) THAT the Party No. 1 has seen and approved the Plans of the proposed Scheme and specifications appearing in ANNEXURE-A appended hereto which forms a part of this Agreement.

(6) THAT the Party No. 2 undertake to pay and provide the cost for any extra items of work which is not covered in ANNEXURE-A to the Party No. 1 well in advance before providing such extra items.

(7) THAT during the period of building construction the Party No. 2 shall have every right to enter upon the said premises and to inspect the proposed construction work and the quality of building materials to be used.

(8) THAT the Party No. 1 undertakes to use standard building materials only the proposed scheme and which are mentioned in ANNEXURE-A.

(9) THAT the proposed work of construction shall be completed by the Party No. 2 within 2 years from the date of work order and the same shall not be stayed or delayed by the Party No. 1 beyond the stipulated time except for the Non-payment of stipulated installments in time by the Party No. 2 to the Party No. 1. This time limit can further extend on the sole discretion of party no. 2.

(10) THAT the Party No. 1 shall not deviate from the Drawings and Specifications provided to it by the Party No. 2. The Architect's interpretation of these documents shall be final and conclusive and binding on the parties to this Deed. Any error or inconsistencies discovered in the Drawings and Specifications shall be promptly brought to the attention of the Architect for interpretation or correction by the Party No. 1.

(11) THAT the Party No. 1 shall provide a Progress Chart to the Party No. 2 every fortnight.

(12) THAT the Party No. 1 shall make all its arrangements regarding tools, tackles, ladders and all other required and necessary building materials and appoint engineers, sub-contractor, petty-contractors at the actual rates prevailing at the time of execution of work at its own costs and the same shall be paid directly by the Party No. 1.

(13) THAT the Party No. 1 shall be liable to pay the amounts/charge payable under works contract tax, sales tax, Turn Over Tax, service tax, VAT or any other taxes and levies etc. This liability would however be restricted to net cost of work (after deducting the cost of materials supplied by the Party No. 2) covered under this contract. It is hereby expressly agreed by and between the parties that Party No. 1 shall alone be required to pay the necessary charges, taxes, cesses, levies etc. or other liabilities to the various authorities and the Party No. 2 shall not be held responsible or liable for such payments.

(14) THAT the Party No. 1 shall make its own security arrangements to guard the site, premises and building materials etc. at its own costs and expenses.

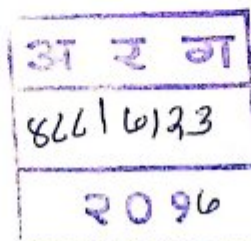
(15) THAT the Party No. 1 shall make good at its own costs and defects which may be found by the Party No. 2.

(16) THAT the Party No. 2 may in their own discretion grant the grace period of 2 (Two) Months to the Party No. 1 for completion of the said scheme to its entirety.

(17) THAT time being the essence of contract, the work shall be completed within the stipulated period as mentioned before in this Agreement.

(18) THAT the Party No. 1 shall be solely liable for loss of any building materials on site or in respect of personal injury to the laborer or the death of any person on the site whomsoever arising out of or in the course of or caused by carrying out the works of construction and it shall always indemnify the Party No. 2 against such payments/compensations and/or Civil/Criminal litigations. Since the actual work of construction shall be done by Party No. 1, the Party No. 1 shall be solely and wholly responsible for any accident or mishap that may take place on the site which results in to any damage to the property or human life, including partial and/or complete disability or loss of life, either due to negligence or any lapse of the Party No. 1 or its servants/agents/petty contractors/laborers appointed by the Party No. 1 etc. or due to any other reasons. The Party No. 1 shall bear the consequence for such events/happenings. In any such event the Party No. 2 shall not be held responsible or liable in any manner and the entire responsibilities and/or liability on the said score shall be squarely and wholly rest with the Party No. 1 alone. The same shall be applicable even if such event takes place as a result where partial or complete disability or loss of human life, is caused to the laborer/s of the sub contractor/s, petty contractor/s or any other person/s in all such events the sub contractor/s, petty contractor/s or any other person/s as well as Party No. 1 shall fully indemnify the Party No. 2 against any loss or damages that may be suffered by any person on the said score. It shall be the sole responsibility of the sub contractor/s, petty contractor/s or any other person/s and the Party No. 1 alone to take adequate insurance cover from reputed institution/companies. It is explicitly understood and agreed that Party No. 1 alone shall take precautionary, preventive and remedial measures in regard to all such matters.

(19) THAT in the event of the Party No. 1 committing breach of any of the terms and conditions herein contained then this Agreement shall come to an end and the amounts till then paid by the Party No. 2 towards the cost of construction shall be refunded within 15 days by the Party No. 1 to the Party No.2 after deducting there from the actual cost of construction of the premises constructed by it till date. In such event the Certificate and estimation of the Architect shall be final, conclusive and binding on both the Parties hereto. That it is specifically understood and agreed by the Party No. 1 that it shall bear the defect liability regarding the proposed construction upto 1 Year from the date of completion of Scheme.



(20) THAT the Party No. 1 shall be fully entitled to avail the Housing Loan/Project Finance for completion of the proposed Project within the stipulated time and the Party No. 2 shall not have any objection to mortgage the aforesaid property to such Financial Institution by way of security for the repayment of such Loan.

(21) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The decision of the Arbitrators shall be final and binding upon both the Parties. The provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time and in force shall apply to such Arbitration.

(23) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at AMRAVATI

(24) THAT all expenses on account of preparation of this Agreement and all other documents and also the Lawyer's fees have been agreed to be borne and paid by the Party No. 1.

In witness whereof the parties hereto have set their hands into this agreement and day, month and year first afore mentioned

For, Party No.1

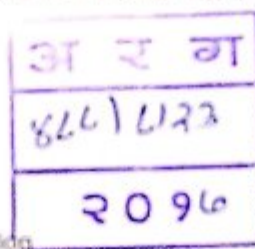
BUSYLAND CONSTRUCTIONS COMPANY,

JAIRAJ BHAGCHAND BAJAJ-Partner

Photo



Thumb Impression



Signature

For Party NO. 2

Shri Shyamlal T. Pinjani

Photo



Thumb Impression



Signature



Shri Rameshlal P. Khatri

Photo



Thumb Impression



Signature

Smt. Madhukanta B. Bajaj

Photo



Thumb Impression



Signature

Shri Jairaj B. Bajaj

Photo



Thumb Impression



Signature

Shri Rohitraj B. Bajaj

Photo



Thumb Impression



Signature

Witness:

1) Ram Thakur

(Ram Jaidewoo Thakur)

2)

(Ashok Bhawandas Dalwani)



SCHEDULE - I

DETAILS OF LAND OWNERSHIP

Block No.	GF. AREA (SQM.)	MEZZANINE AREA (SQM.)
J1	331.81	134.35
J(153-181)	1564.93	641.62
Area of J Block	1896.74	775.97
Total Area of J Block =	2672.71 SQM.	
K1	2165.68	907.54
K2	2498.04	1088.58
K3	2486.52	1030.08
K4	3036.15	1305.12
K5	2498.04	1088.58
K6	2495.16	1078.86
K7	1660.25	713.02
K8	2495.16	1078.86
Area of K Block	19335.00	8290.64
Total Area of K Block =	27625.64 SQM.	
M1	2356.26	1006.93
M2	1274.24	496.73
M3	2356.26	1006.93
M4	1245.32	496.73
M5	1567.29	664.90
M6	1243.88	525.95
Area of M Block	10043.25	4198.17
Total Area of M Block =	14241.42 SQM.	

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The above blocks are constructed on the piece and parcel of Land situated and owned as under:-

Survey Number	Sale Deed no./Date	Area	Name of Owner
440(4)	3306/30-12-2009	1 Hectre 66 R	Mr. Rameshlal P. Khatri
440(4)	3293/29-12-2009	1 Hectre 66 R	Mr. Rohitraj B. Bajaj
440(4)	3292/29-12-2009	1 Hectre 66 R	Mrs. Madhukanta B. Bajaj
441- 1 A	1264/11-05-2009	2 Hectre 62 R	Jointly Owned by:- 1. Jairaj B. Bajaj 2. Shyamlal T. Pinjani 3. Rameshlal P. Khatri
441- 1 B	1486/02-06-2009	3 Hectre 23 R	
441- 2	1265/11-05-2009	1 Hectre 92 R	
441- 3	1049/21-04-2009	1 Hectre 92 R	

14 Hectre 62 R

सौ. एस.एस. जाजू

मुद्रांक विक्रेता, खापर्डे बगीचा, अमरावती.

ला.नं. १४/१९९२

नं. 7117

दिनांक १६.१.२०१६

मुद्रांक घेणाऱ्याचे नाव मिनी वसु कन्स्ट्रक्शन्स प्रा. लि.

रा. अमरावती

हस्ते ५८१११

मुद्रांक शुल्क ५००२

अ.क्र.	मुद्रांक क्रमांक	मुद्रांक	नण	रक्कम
7117	U 609302	१५००० x	7	५००२
		२००००		
		१००००		
		५०००		
		१००० x		
		५०० x		
		१०० x		
		५० x		
		२० x	टोटल	५००२
		१० x		

अ र व

४८८१११३३

२०१६

क्षरी रूपये पाचशे रुपये फक्त

घेणाऱ्याची सही

सही (मुद्रांक विक्रेता)

सहस्रार्ध जमीन महसूल अधिकार अभिलेख आणि नोंदवत्ता (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०।

जोहानावपेठ तालुका

9

जिल्हा : हाम

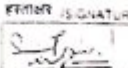
[illegible]

PERMANENT ACCOUNT NUMBER
AATPP8855M

नाम (NAME)
SHYAM TEKCHAND PINJANI

पिता का नाम (FATHER'S NAME)
TEKCHAND DHALUMAL PINJANI

जन्म तिथि (DATE OF BIRTH)
30-06-1957

हस्ताक्षर (SIGNATURE)


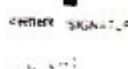
COMMISSIONER OF INCOME TAX - AMRABAI

PERMANENT ACCOUNT NUMBER
ABQPK3561K

नाम (NAME)
RAMESHLAL PHELAJMAL KHATRI

पिता का नाम (FATHER'S NAME)
PHELAJMAL PARTAMAL KHATRI

जन्म तिथि (DATE OF BIRTH)
04-04-1963

हस्ताक्षर (SIGNATURE)


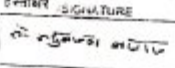
COMMISSIONER OF INCOME TAX - VIDARH

PERMANENT ACCOUNT NUMBER
AFEPB3563L

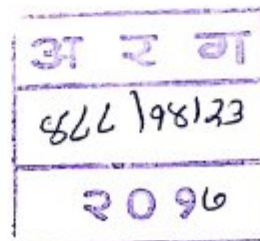
नाम (NAME)
MADHUKANTA BHAGCHAND BAJAJ

पिता का नाम (FATHER'S NAME)
KANHAIYALAL DULHANI

जन्म तिथि (DATE OF BIRTH)
14-11-1962

हस्ताक्षर (SIGNATURE)


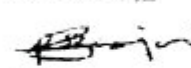
अध्यापक आगुम - १, नागपुर
COMMISSIONER OF INCOME TAX - 1 NAGPUR



आयकर विभाग
INCOME TAX DEPARTMENT
ROHITRAJ BHAGCHAND BAJAJ
BHAGCHAND PRAHLADRAI BAJAJ

भारत सरकार
GOVT. OF INDIA

16/07/1991
Permanent Account Number
AUCPB1784E

हस्ताक्षर (SIGNATURE)




17/02/2005



आयकर विभाग
INCOME TAX DEPARTMENT
JAIRAJ BHAGCHAND BAJAJ

भारत सरकार
GOVT. OF INDIA

BHAGCHAND PRAHLADRAI BAJAJ

16/07/1990
Permanent Account Number
AUCPB1816H

Signature



10072005

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

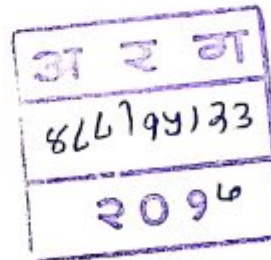
ASHOK BHAWANDAS DALWANI
BHAWANDAS SITALDAS DALWANI

25/10/1959
Permanent Account Number
AEJPD5413P

Signature



05612010



आयकर विभाग
INCOME TAX DEPARTMENT
RAKESH SANDEEP GHUNDIYAL

भारत सरकार
GOVT. OF INDIA

SANDEEP BHAGWANDAS GHUNDIYAL

20/05/1990
Permanent Account Number
AZMPG3478P

Signature



1403012016



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BUSYLAND CONSTRUCTION CO

13/07/2015
Permanent Account Number

AAPFB3783J



24/08/2015



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

साहीसः (३)

नोंदविण्याचा क्रमांक / Enrollment No 1218/17375/00981

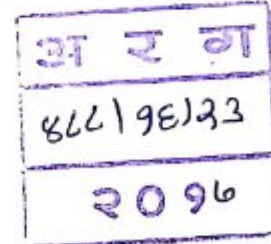
To,
राम जयदेवराव ठाकरे
Ram Jaidevrao Thakare
S/O Jaidevrao Thakare
Near Indira High School Pannalal Bagichaya
Amravati
Amravati Amravati
Maharashtra 444601

12/10/2011

Ref: 289 / 13E / 575411 / 576555 / P



UE465161135IN



आपला आधार क्रमांक / Your Aadhaar No.

4620 7364 1185

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



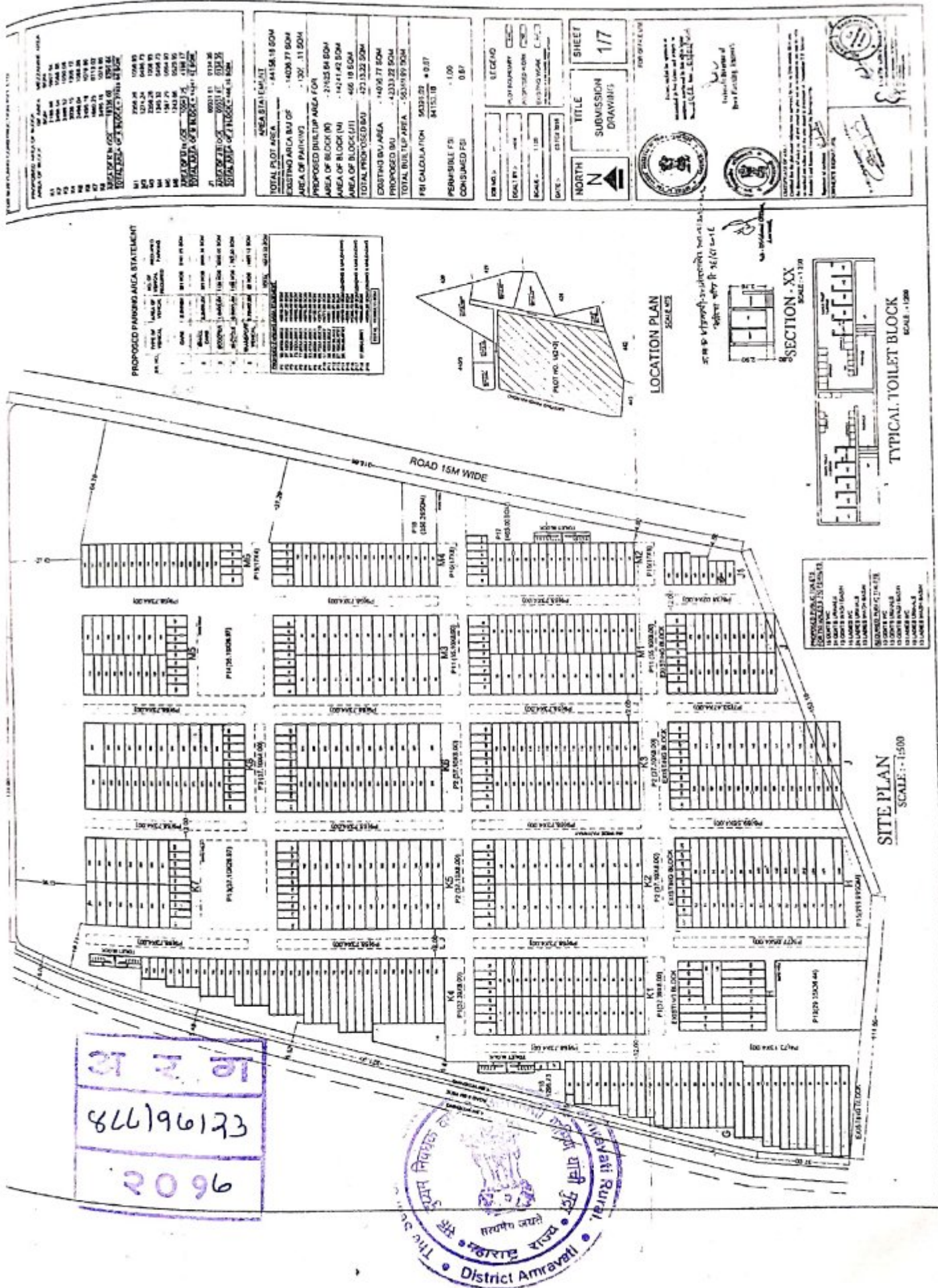
राम जयदेवराव ठाकरे
Ram Jaidevrao Thakare
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



4620 7364 1185

आधार — सामान्य माणसाचा अधिकार





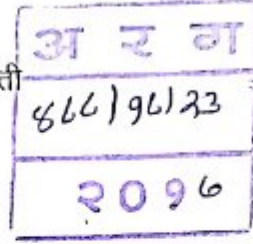
उपविभागीय अधिकारी तथा दंडाधिकारी अमरावती

रा.मा.क्र.१० एन.ए.पी.-३४/नांदगांव पेठ/२०१५-२०१६

अर्जदार : जयराज भागचंदजी बजाज, व इतर रा.अमरावती

आदेश

(आदेश पारीत दिनांक २३/३/२०१६)



अर्जदार श्री.जयराज भागचंदजी बजाज व इतर रा.अमरावती यांनी उपविभागीय अधिकारी अमरावती यांचे फाईलावरील रा.मा.क्र. एन.ए.पी.३४/ नांदगांव पेठ-२/ ५/ २०१०-२०११ सुधारीत आदेश दिनांक ४.३.२०१३ अन्वये वाणिज्यीक प्रयोजनार्थ मंजूर करण्यात आलेल्या मौजा नांदगांव पेठ भाग- २ येथील अनुक्रमे शेत सर्व्हे नं. ४४१/१-अ क्षेत्र २.६२ हे.आर., सर्व्हे नं. ४४/१ब क्षेत्र ३.२३ हे.आर व सर्व्हे नं. ४४१/३, क्षेत्र १.९२ हे.आर एकूण क्षेत्र ९.६९ हे.आर. व रा.मा.क्र. एन.ए.पी.-३४/नांदगांव पेठ-२/४/२०१०-११ सुधारीत आदेश दिनांक ४/३/२०१३ अन्वये शेत स. नं. ४४०/४ क्षेत्र ४.९८ हे. आर याप्रमाणे दोन्ही अकृषक आदेशातील एकूण वाणिज्यीक क्षेत्र १४.६७ हे.आर. जमीनीचे एकत्रीकरण करून मिळणेबाबत या कार्यालयास दाखल केलेल्या अर्जानुसार प्रकरण पंजीबद्ध करण्यात आले. अर्जासह अर्जदाराने अकृषक आदेशाच्या वरीलप्रमाणे प्रती दाखल केल्या.

प्रकरणांत तहसिल कार्यालय अमरावती चे पत्र क्र.कलि/प्रस्तु-१/एकत्रीकरण /कावि -२०११/२०१५ दिनांक २.१२.२०१५ अन्वये अर्जदाराने दाखल केलेला दस्तावेज अभिप्रायकरीता सहायक संचालक नगर रचना मुल्यनिर्धारण विभाग अमरावती यांचे कडे पाठविण्यात आला.

सहायक संचालक नगर रचना मुल्यनिर्धारण विभाग अमरावती यांचे पत्र क्रमांक भु.एकत्रीकरण / मौ.नांदगांव पेठ/ ता.जि.अम./ स.न.४४०/४, ४४१/१- अ व इतर / सरांनर - अम /५-४५१ अमरावती दिनांक २०.२.२००१६ अन्वये पत्रातील अटी व शर्तीनुसारचे शिफारशी सह मंजूर एकत्रीकरणाच्या अभिन्यासाच्या प्रती (Recommended for Approval) प्राप्त.

करीता मौजे नांदगांव पेठ भाग-२ येथील दोन्ही राजस्व प्रकरणांतील आदेशामधील भुखंड विभाजनाची अट शिथील करून व इतर शर्ती कायम ठेवण्यात येते. तसेच सहायक संचालक नगर रचना मुल्यनिर्धारण विभाग अमरावती यांचे पत्र क्रमांक भु. एकत्रीकरण /मौ. नांदगांव पेठ/ता.जि.अम./ स. नं. ४४०/४,४४१/१-अ व इतर सरांनर-अम/४५१ अमरावती दिनांक २०/२/२०१६ चे पत्रामधील अटी बंधनकारक राहतील. करीता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४(१) सी नुसार वरील नमुद शेत जमीनीचे एकत्रीकरण करण्याची परवानगी देण्यात येत आहे भुखंड एकत्रीकरणानंतरचे



क्षेत्र सहायक संचालक नगर रचना मूल्यनिर्धारण विभाग अमरावती यांचे मंजूर
नकाशाप्रमाणे पुढीलप्रमाणे राहिल.

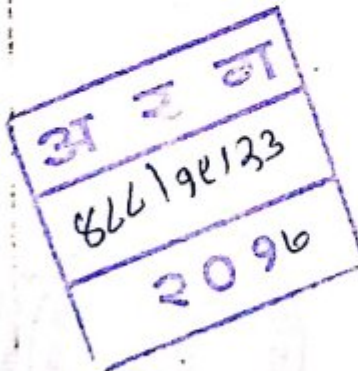
अ.क्र.	सर्व्हे नं.	प्लॉट क्रमांक	क्षेत्र चौ.मि.
१	४४०/४	अंमिनिटी प्लॉट नं.१	५०२२.००
२	४४०/४	प्लॉट नं.२ वाणिज्यीक	३६१०७.०८
३	४४०/४	खुली जागा	५०२२.००
४	४४१/१-अ, ४४१/१-ब, ४४१/२, ४४१/३	अंमिनिटी प्लॉट नं.१	९६९०.००
५	४४१/१-अ, ४४१/१-ब, ४४१/२, ४४१/३	प्लॉट नं.२ वाणिज्यीक	१७७२४.००
६	४४१/१-अ, ४४१/१-ब, ४४१/२, ४४१/३	प्लॉट नं.३ वाणिज्यीक	४८०५१.०८
७	४४१/१-अ, ४४१/१-ब, ४४१/२, ४४१/३	प्लॉट नं.४ वाणिज्यीक	४४९४.००
८	४४१/१-अ, ४४१/१-ब, ४४१/२, ४४१/३	खुली जागा	९६९०.००

तसेच सर्व्हे नं. ४४०/४ मधील प्लॉट क्र. २ चे क्षेत्र ३६१०७.०८ चौ.मि. व सर्व्हे
नं. ४४१/१-अ, ४४१/१- ब, ४४१/२, ४४१/३ मधील प्लॉट क्र. ३ क्षेत्र ४८०५१.०८ चौ.मि.
लगत असल्याने एकत्रीकरणानंतर प्लॉट नं.(१/२+ ३) याप्रमाणे असून क्षेत्र ८४९५८.१६
चौ.मि. एवढे राहिल.

सदरहू प्रकरणांत सहायक संचालक नगर रचना मूल्यनिर्धारण विभाग अमरावती यांचे
वरील पत्रामध्ये नमुद केल्याप्रमाणे अटी व शर्तीचे पालन करणे अर्जदार / भूखंड धारक
यांना बंधनकारक राहिल.

अटी व शर्ती पुढीलप्रमाणे

१. या कार्यालयाचे यापुर्वीचे आदेशातील अटी व सहायक संचालक नगर रचना
मूल्यनिर्धारण विभाग अमरावती यांचे पत्र क्रमांक भु. एकत्रिकरण /मौ. नांदगाव
पेठ/ता.जि.अम./ स. नं. ४४०/४, ४४१/४४१/१अ व इतर ससनर-अम/४५१ अमरावती दिनांक
२०/२/२०१६ चे पत्रामधील अटी बंधनकारक राहतील.
२. सदरहू प्रकरणांत भूखंड नकाशांना मंजूरीची शिफारस करतांना अर्जदारांनी
प्रकरणासोबत दाखल केलेले मालकी हक्काचे कागदपत्र व मोजनी नकाशा इत्यादी
कागदपत्रे ग्राह्य घरण्यात आली आहेत. सदर कागदपत्रे भविष्यात दिशाभूल करणा-
आढळल्यास सदर आदेश रद्द समजण्यात येईल.
४. एकत्रिकरणाची नोंद घेण्यापुर्वी संबंधीत भूधारकांनी मुळ अधिकार अभिलेखात
स्वतःचे मालकीबाबत दुरुस्ती करणे बंधनकारक राहिल.
३. प्रकरणांत काही न्यायालयीन वाद उद्भवल्यास ही शिफारस रद्द समजण्यात येईल.



उपविभागीय अधिकारी
अमरावती



प्रतिलिपी:-

तहसिलदार अमरावती.

उप अधिक्षक, भूमि अभिलेख अमरावती

मंडळ अधिकारी नांदगाव पेठ-२ ता. अमरावती यांना माहीती तथा उचित कार्यवाहीकरीता.

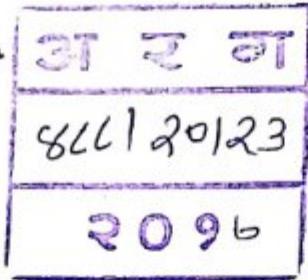
तलाठी मौजे नांदगाव पेठ ता. अमरावती यांना उचित कार्यवाही करीता.

सचिव, ग्रामपंचायत नांदगाव पेठ ता. अमरावती

अर्जदार श्री. भागचंद प्रल्हादराव बजाज व इतर रा. अमरावती.



उपविभागीय अधिकारी
अमरावती



212/488

गुरुवार, 02 मार्च 2017 2:10 म.नं.

दस्त गोषवारा भाग-1

अरग 29/23

दस्त क्रमांक: 488/2017

दस्त क्रमांक: अरग /488/2017

बाजार मूल्य: रु. 12,02,58,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,20,500/-

दु. नि. सह. दु. नि. अरग यांचे कार्यालयात

अ. क्र. 488 वर दि.02-03-2017

रोजी 2:08 म.नं. वा. हजर केला.

पावती:981

पावती दिनांक: 02/03/2017

सादरकरणाचे नाव: मे. बिजिलेंड कंस्ट्रक्शन कंपनी तर्फे
भागीदार जयराज भागचंद बजाज 0 0

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 23

दस्त हजर करणाऱ्याची सही:

एकुण: 30480.00

Joint Sub Registrar Amaravati Rural

Joint Sub Registrar Amaravati Rural

दस्ताचा प्रकार: वर्क कॉन्ट्रॅक्ट

मुद्रांक शुल्क: (ब) ते दहा लाख रुपयांपेक्षा अधिक असेल तर

शिकका क्र. 1 02 / 03 / 2017 02 : 06 : 53 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 02 / 03 / 2017 02 : 08 : 34 PM ची वेळ: (फी)

