270/2300
Monday,March 21 ,2016
4:01 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2675 दिनांक: 21/03/2016

गावाचे नाव: गोरेगाव पांजरी
दस्तऐवजाचा अनुक्रमांक: नगन7-2300-2016
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मे डी एच एल इंफ्राबुल्ला तर्फे भागीदार श्री संतोष कुमार सिंग 00

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 960.00
पृष्ठांची संख्या: 49	
एकूण:	रु. 30960.00

NGP7

DELIVERED

बाजार मुल्य: रु.72050000 /-
मोबदला रु.36200000/-
भरलेले मुद्रांक शुल्क : रु. 3863000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH-008287948201516E दिनांक: 21/03/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 960/-

Santosh

CHALLAN

MTR Form Number-6

GRN	MH008287840201516E	BARCODE		Date 15/03/2016-17:53:14	Form ID 25.1
Department	Inspector General Of Registration				
Type of Payment	Non-Judicial Customer-Direct Payment				
	Sale of Non Judicial Stamps IGR Rest of Maha				
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR				
Location	NAGPUR				
Year	2015-2016 One Time				

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	MS DHL INFRASTRUCTURE
Flat/Block No.	17
Premises/Building	
Road/Street	14409.383
Area/Locality	GOTADPANJRI
Town/City/District	
Pin	4 4 0 0 0 1
Remarks (If Any)	PAN2=-PN=SHRI GULAB TUKARAM SAMBHA RE-CA-

Account Head Details

0030046401 Sale of Non Judicial Stamp	3963000.00
Total	3963000.00

Amount In Words	Thirty Nine Lakh Sixty Three Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN / REF No	0200004201603155783 / 321553785
Date	15/03/2016-17:53:36
Bank Branch	BANK OF MAHARASHTRA
Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

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CHALLAN

MTR Form Number-6

GRN	MH009267948201616E	BARCODE		Date 19/03/2016-17:56:41	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fees	TAX ID (If Any)	
	Ordinary Collections IGR	PAN No. (If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	MS OHL INFRABULLS
Location	NAGPUR		
Year	2015 2016 One Time	Flat/Block No.	17
Account Head Details	Amount In Rs.	Premises/Building	
0030060301 Amount of Tax	30000.00	Road/Street	144/9,383
		Area/Locality	GOTAD PANJRI
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	PAN2=PN=SHRI GULAB TUKARAM SAMBAR
			E~CA=
		Amount In Words	Thirty Thousand Rupees Only
Total	30000.00		

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN REF No.	0230060420160319576381	321655109
Cheque/DD No		Date	19/03/2016-17:57:01	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch		Scroll No., Date	Not Verified with Scroll	

Mobile No. : Not Available



SALE – DEED

VALUED AT RS. 3,62,00,000/-
AS PER GOVT. R. R. VALUED AT RS. 7,20,50,000/-
STAMP DUTY OF RS. 39,63,000/- PAID HEREWITH
KHASRA NO. 17, OF MOUZA – GOTAL PANJRI,
TAHSIL NAGPUR (RURAL) & DISTRICT NAGPUR.

THIS DEED OF SALE made and executed at Nagpur on This 21st Day of March 2016.

BY AND BETWEEN

1. **SHRI GULAB S/O. TUKARAM SAMBHARE**
   (PAN – EVWPS0270P)
   Aged about 72 years, Occupation – Agriculturist/Business,
   R/o. Gotal Panjri, Tahsil and District – Nagpur.
2. **SHRI GANGADHAR S/O. TUKARAM SAMBHARE**
   (PAN – BQDPS9960D)
   Aged about 62 years, Occupation – Agriculturist/Business,
   R/o. Mahadula, Koradi, Tahsil – Kamptee, District – Nagpur.

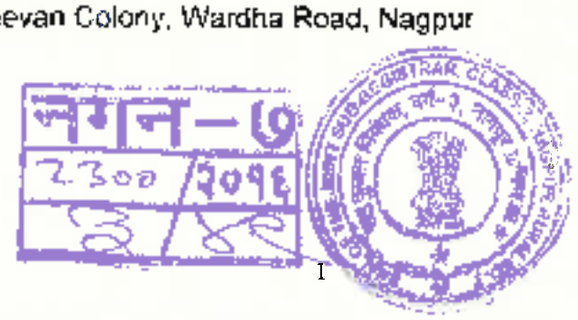
Hereinafter jointly referred to and called as the **"VENDOR/S"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **VENDOR/S** as well as their respective heirs, legal representatives, successors, executors, assigns etc. of the **ONE PART;**

AND

1. **M/S. DHL INFRABULLS**
   (PAN – AALFD6274G)
   A partnership firm acting through its partners –

i. **SHRI SANTOSH S/O. KUMAR SINGH**
   Aged about 42 years, Occupation – Business,
   R/o. 357, Near Garden, Hanuman Nagar, Nagpur.

ii. **SHRI SANJEEV S/O. ASHOK JAISWAL**
   Aged about 38 years, Occupation – Business,
   R/o. 64, Navjeevan Colony, Wardha Road, Nagpur



iii. **SHRI NISHIT S/O. ARUN JAISWAL**
Aged about 40 years, Occupation – Business,
R/o. Nagjibhai Town, Sitabuldi, Nagpur.

iv. **SHRI RISHIT S/O. ARUN JAISWAL**
Aged about 39 years, Occupation – Business,
R/o Nagjibhai Town, Sitabuldi, Nagpur.

2A. **SHRI NISHIT S/O. ARUN JAISWAL**
(PAN – ABIPJ8659H)
Aged about 40 years, Occupation – Business,
R/o. Nagjibhai Town, Sitabuldi, Nagpur.

2B. **SHRI RISHIT S/O. ARUN JAISWAL**
(PAN – ACVPJ3294L)
Aged about 39 years, Occupation – Business,
R/o. Nagjibhai Town, Sitabuldi, Nagpur.

3. **SHRI SANJEEV S/O. ASHOK JAISWAL**
(PAN – ABJPJ3851A)
Aged about 38 years, Occupation – Business,
R/o. 64, Navjeevan Colony, Wardha Road, Nagpur.

Hereinafter jointly referred to and called the **"PURCHASER/S"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **PURCHASER/S** as well as their respective heirs, legal representatives, successors, executors, assigns, etc. of the **OTHER PART.**

Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS; the VENDOR/S are the absolute owners of ALL THAT piece and parcel of land admeasuring 2.85 hectares out of Khasra No. 17 having total area of about 5.34 hectares, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur, accordingly, it has been mutated/recorded in the name of VENDOR/S in all relevant records.

AND WHEREAS; originally the said entire land admeasuring 5.34 hectares belonged to the father of VENDOR/S namely, Shri Tukaram Sambhare who had three sons and two daughters as under as his only legal heirs –

i Shri Gulab Tukaram Sambhare (son)
ii. Shri Gangadhar Tukaram Sambhare (son)

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iii Shri Ajabrao Tukaram Sambhare (son)
iv. Smt. Sugandabai Shyamrao (daughter)
v. Smt. Shevantabai Daulatrao Kemikar (daughter)

AND WHEREAS; Shri Ajabrao Tukaram Sambhare had following legal heirs –
i. Smt. Rajasbai Ajabrao Sambhare (wife)
ii. Shri Bhaiya Ajabrao Sambhare (son)
iii Smt. Shakun Rangrao Bhoyar (daughter)

AND WHEREAS: after demise of Shri Tukaram Sambhare and Shr Ajabrao Tukaram Sambhare, the names of their respective legal heirs came to be mutated and recorded in the revenue records.

AND WHEREAS; two daughters of Shri Tukaram Sambhare namely, Smt. Sugandabai Shyamrao & Smt. Shevantabai Daulatrao Kemikar and daughter of Shri Ajabrao Tukaram Sambhare namely, Smt. Shakun Rangrao Bhoyar transferred total 46.666% (2.491 Hectares or 2.49 hectares as per 7/12) undivided share in the said entire land having total area of 5.34 Hectares in favour of Shri Sanjeev Ashok Jaiswal as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 10, bearing serial/registration No. 3744/2008 dated 09/07/2008, accordingly, the area of 2.49 hectares came to be mutated/recorded in the name of Shri Sanjeev Ashok Jaiswal in revenue records as exclusive owner thereof.

AND WHEREAS; an application was moved by the VENDOR/S before the Tahsildar, Nagpur (Rural) for correction of mutation in respect of khasra No. 17, Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur.

AND WHEREAS; after hearing the VENDOR/S and other parties concerned, the learned Tahsildar corrected the mutation entry in respect of khasra No. 17, Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur, and thereby by order dated 03/12/2012 ordered the deletion of name of Shri Bhaiya Ajabrao Sambhare and Smt. Rajasbai Ajabrao Sambhare.

AND WHEREAS; in view of the above order of the Tahsildar, the names of Shri Bhaiya Ajabrao Sambhare and Smt. Rajasbai Ajabrao Sambhare were deleted from 7/12 extract pertaining to khasra No. 17, Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur.

AND WHEREAS; in the meantime a false civil suit bearing R.C.S. No. 4133/2012 (Bhaiya V/s. Gulab) was also filed by Shri Bhaiya Ajabrao Sambhare and the same was withdrawn on 26/04/2013 by him after realizing that he and other plaintiff had no share in land bearing khasra No. 17, Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur.

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AND WHEREAS; there had been also some litigation between the parties concerned as the VENDOR/S had filed a civil suit against Smt. Sugandabai and others, vide R.C.S. No. 876/2010 which has been amicably settled between the parties by way of compromise between the parties and a compromise decree has been also passed by Hon'ble Jt. Civil Judge, Jr. Division, Nagpur, vide compromise decree dated 28/01/2016. In terms of compromise decree, the VENDOR/S herein have agreed that the sale deed dated 09/07/2008 executed by defendant Nos. 1 to 3 (Smt. Sugandabai Shamrao Mankar, Smt Shevantabai Daulatrao Kemikar & Smt. Shakun Rangrao Bhoyar) in favour of defendant No. 4 (Shri Sanjeev Ashok Jaiswal) for land portion of 2.491 hectares (2.49 hectares as per 7/12) out of khasra No. 17, Mouza – Gotad Panjri, Tahsil – Nagpur (Rural) and District – Nagpur, which is duly registered in the office of the Sub-Registrar, Nagpur, bearing serial/registration No. 3744 shall be legal, valid, binding and applicable to the plaintiffs (VENDOR/S herein) as well as their respective heirs, legal representatives, successors etc. and shall not be questioned or challenged on any grounds.

AND WHEREAS, it is further agreed by the VENDOR/S in terms of compromise that they shall execute/register sale deed of their remaining share/portion of 2.849 hectares (2.85 Hectares as per 7/12) out of khasra No. 17, Mouza – Gotad Panjri, Tahsil – Nagpur (Rural) and District – Nagpur, in favour of defendant No. 4 (Shri Sanjeev Ashok Jaiswal) or his nominee/s as per his instructions.

AND WHEREAS; the VENDOR/S herein and said Shri Sanjeev Ashok Jaiswal jointly applied to the Nagpur Improvement Trust (Metro) for sanction of a layout plan of the said entire land admeasuring 5.34 hectares comprising of share of VENDOR/S herein and share of Shri Sanjeev Ashok Jaiswal into various plots of different sizes and measurement which has been finally sanctioned/approved by Chairman, NIT, Nagpur on 30/08/2014 and they also applied to the Collector, Nagpur for conversion of the said entire land admeasuring 5.34 hectares into non-agriculture for residential purpose and the office of the Collector, Nagpur, vide order dated 30/12/2014 in revenue case No. 98/NAP-34/2014-15 allowed conversion of said land into non-agriculture for residential use/purpose

AND WHEREAS; pursuant to earlier agreement and amicable settlement between the parties, the parties executed an Agreement for Sale dated 24/10/2013 and in terms of agreement they also executed a power of attorney in favour of M/s. DHL Infrabulls through its partner, Shri Sanjeev Ashok Jaiswal authorizing the attorney to deal with the said land/property in any manner and receive all beneficial enjoyment of the same, vide power of attorney of attorney duly registered in the office of the Sub-Registrar, Nagpur – 10, bearing serial/registration No. 12197/2013 dated 25/10/2013 upon payment of stamp duty of Rs. 4,71,960/- and registration fee of Rs. 30,000/- as payable on conveyance on ready reckoner valuation of 1,57,32,000/- prevailing then.

AND WHEREAS; in terms of agreement and understanding between the parties, the VENDOR/S have agreed to retain front side plot having area of 1400.032 Sq. Mts. (15070 Sq. Ft.) and rear side plots having area of 1285.88 Sq. Mts. (13841.21 Sq Ft), as such pursuant to and in furtherance of that agreement and compromise decree as well as power of attorney, now the parties hereto decided and agreed to execute the sale deed so as to confer ownership title in favour of each of the PURCHASER/S herein individually and independently relating to the said land as under –

NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER –

1) THAT, pursuant to and in furtherance of agreement and understanding between the parties hereto, for and against the valuable consideration amount of Rs. 3,62,00,000/- (Rupees Three Crores Sixty Two Lakhs Only), the VENDOR/S, being true, legal and beneficial owner thereof, do hereby grant, transfer, convey, assign to and in favour of the PURCHASER/S, by way of sale, ALL THAT piece and parcel of land having plot able area of 14409.383 Sq. Mts. out of land area of 2.85 hectares standing in the name of VENDOR/S from the layout having total sanctioned plot area of 32025.756 Sq. Mts. for the total land admeasuring 5.34 hectares as per 7/12 bearing khasra No. 17, Bhogwaldar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur, proportionately in favour of each of the PURCHASER/S as stipulated in this sale deed and the entire land is particularly described in the Schedule written hereunder. The layout plan showing the dimensions, area, description and boundaries etc. of the plots is attached herewith which shall form the part and parcel of present deed. This sale deed is executed by the VENDOR/S in favour of the PURCHASER/S as nominee/s of Shri Sanjeev Ashok Jaiswal, in furtherance of agreement/power of attorney already executed by them and in terms of compromise decree passed by competent court of law as referred above.

2) THAT, a layout plan of the said entire land has been sanctioned and approved by Nagpur Improvement Trust (Metro) as such on the basis of plots as per sanctioned layout plan the land is conveyed/transferred in favour of each of the PURCHASER/S as under –

PURCHASER NO. 1		PURCHASER NO. 2 (A+B)		PURCHASER NO. 3	
Plot Nos.	Area (Sq. Mts.)	Plot Nos.	Area (Sq. Mts.)	Plot Nos.	Area (Sq. Mts.)
7	8457.529	5	1938.19	4	1929.839
37	74.4			6	1935.025
38	74.4				
Total	**8606.329**	**Total**	**1938.19**	**Total**	**3864.864**

Total plot able area of all the three PURCHASER/S is 14409.383 Sq. Mts.

3) THAT, each of the PURCHASER/S have made payment of consideration amount against his land share as under –

MANNER OF PAYMENT MADE BY PURCHASER No. 1

i. Rs. 50,000/- Paid by way of cash on 24/10/2013 in favour of VENDOR No. 1 issued by Shri Sanjeev Ashok Jaiswal.

ii. Rs. 50,000/- Paid by way of cash on 24/10/2013 in favour of VENDOR No. 2 issued by Shri Sanjeev Ashok Jaiswal

iii. Rs. 11,00,000/- Paid by way of cheque No 161447 dated 26/11/2015 of Punjab National Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Sanjeev Ashok Jaiswal.

iv. Rs. 3,00,000/- Paid by way of cheque No. 419013 dated 08/02/2016 of Punjab National Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Sanjeev Ashok Jaiswal.

v. Rs. 4,00,000/- Paid by way of choque No. 657687 dated 20/05/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Sanjeev Ashok Jaiswal.

vi. Rs. 10,87,500/- Paid by way of cheque No. 315249 dated 02/03/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Sanjeev Ashok Jaiswal.

vii. Rs 34,50,000/- Paid by way of cheque No. 161449 dated 26/11/2015 of Punjab National Bank, Nagpur issued in favour of VENDOR No. 1 issued by Shri Sanjeev Ashok Jaiswal.

viii. Rs. 64,455/- Paid by way of cheque No. 657889 dated 20/04/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 1 issued by Shri Sanjeev Ashok Jaiswal.

ix. Rs 6,26,955/- Paid by way of cheque No. 657888 dated 20/06/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No 2 issued by Shri Sanjeev Ashok Jaiswal.

x. Rs. 50,000/- Paid by way of cash on 24/10/2013 in favour of VENDOR No. 1 issued by Shri Rishit Arun Jaiswal.

xi. Rs. 50,000/- Paid by way of cash on 24/10/2013 in favour of VENDOR No. 2 issued by Shri Rishit Arun Jaiswal.

xii. Rs. 35,00,000/- Paid by way of cheque No. 186663 dated 24/10/2013 of Canara Bank, Nagpur issued in favour of VENDOR No. 1 issued by Shri Nishit Arun Jaiswal



xii.	Rs.	35,00,000/-	Paid by way of cheque No. 186664 dated 24/10/2013 of Canara Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Nishit Arun Jaiswal.
xiv.	Rs.	14,455/-	Paid by way of cheque No. 630301 dated 02/03/2016 of Canara Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Rishit Arun Jaiswal.
xv	Rs	14,455/-	Paid by way of cheque No. 630302 dated 02/03/2016 of Canara Bank, Nagpur issued in favour of VENDOR No. 1 issued by Shri Rishit Arun Jaiswal
xvi.	Rs.	50,000/-	Paid by way of cash on 24/10/2013 in favour of VENDOR No. 1 issued by Shri Santosh Kumar Singh.
xvii	Rs.	50,000/-	Paid by way of cash on 24/10/2013 in favour of VENDOR No 2 issued by Shri Santosh Kumar Singh.
xviii	Rs.	10,79,485/-	Paid by way of cheque No. 074054 dated 18/03/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 1 issued by Shri Santosh Kumar Singh.
xix.	Rs.	4,20,515/-	Paid by way of cheque No. 074049 dated 18/03/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.
xx.	Rs.	4,00,000/-	Paid by way of cheque No. 074050 dated 20/05/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.
xxi.	Rs.	4,00,000/-	Paid by way of cheque No. 074051 dated 20/06/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No 2 issued by Shri Santosh Kumar Singh.
xxii	Rs.	4,00,000/-	Paid by way of cheque No 074052 dated 20/07/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.
xxiii.	Rs.	8,14,455/-	Paid by way of cheque No. 074053 dated 20/08/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.
xxiv	Rs.	15,00,000/-	Paid by way of cheque No. 074042 dated 20/04/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No 2 issued by Shri Santosh Kumar Singh.
xxv.	Rs.	4,00,000/-	Paid by way of cheque No 074043 dated 20/05/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.



xxvi.	Rs.	4,00,000/-	Paid by way of cheque No. 074044 dated 20/06/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.
xxvii.	Rs.	4,00,000/-	Paid by way of cheque No. 074045 dated 20/07/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No 2 issued by Shri Santosh Kumar Singh.
xxviii.	Rs.	8,14,455/-	Paid by way of cheque No. 074046 dated 20/08/2016 of ING Vysya Bank, Indore, issued in favour of VENDOR No. 2 issued by Shri Santosh Kumar Singh.

Total Rs. 2,13,86,730/- (Rupees Two Crores Thirteen Lakhs Eighty Six Thousand Seven Hundred and Thirty Only)

The VENDOR/S do hereby acknowledge, admit, confirm and accept the receipt of Rs. 2,13,86,730/- (Rupees Two Crores Thirteen Lakhs Eighty Six Thousand Seven Hundred and Thirty Only) from PURCHASER No. 1 as aforesaid towards full and final consideration amount against land sold in favour of PURCHASER No. 1 as mentioned above, therefore, separate receipt shall not be necessary, however, the VENDOR/S shall issue money receipt or such other documents confirming receipt of amount as & when so desired.

MANNER OF PAYMENT MADE BY PURCHASER No. 2 (A & B)

i.	Rs.	87,500/-	Paid by way of cash on 24/10/2013 in favour of VENDOR No. 2 issued by Shri Rishit Arun Jaiswal.
ii.	Rs.	15,00,000/-	Paid by way of cheque No. 770726 dated 05/08/2015 of Canara Bank, Nagpur issued in favour of VENDOR No. 1 issued by Shri Rishit Arun Jaiswal.
iii.	Rs.	15,00,000/-	Paid by way of cheque No. 190683 dated 26/11/2015 of Canara Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Nishit Arun Jaiswal.
iv.	Rs.	10,00,000/-	Paid by way of cheque No. 452719 dated 26/11/2015 of Canara Bank, Nagpur issued in favour of VENDOR No. 2 issued by Shri Rishit Arun Jaiswal.
v.	Rs.	10,67,500/-	Paid by way of cheque No. 617695 dated 30/03/2015 of Canara Bank, Nagpur issued in favour of VENDOR No. 1 issued by Shri Nishit Arun Jaiswal

Total Rs. 51,75,000/- (Rupees Fifty One Lakhs Seventy Five Thousand Only)

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The VENDOR/S do hereby acknowledge, admit, confirm and accept the receipt of Rs 51,75,000/- (Rupees Fifty One Lakhs Seventy Five Thousand Only) from PURCHASER No. 2 (A & B) as aforesaid towards full and final consideration amount against land sold in favour of PURCHASER No. 2 (A & B) as mentioned above, therefore, separate receipt shall not be necessary, however, the VENDOR/S shall issue money receipt or such other documents confirming receipt of amount as & when so desired

MANNER OF PAYMENT MADE BY PURCHASER No. 3

i.	Rs.	50,000/-	Paid by way of cash on 24/10/2013 in favour of VENDOR No 1.
ii	Rs.	50,000/-	Paid by way of cash on 24/10/2013 in favour of VENDOR No. 2.
iii.	Rs.	15,12,500/-	Paid by way of cheque No. 779661 dated 30/03/2015 of Punjab National Bank, Nagpur issued in favour of VENDOR No 1.
iv.	Rs.	15,12,500/-	Paid by way of cheque No 779662 dated 30/03/2015 of Punjab National Bank, Nagpur issued in favour of VENDOR No. 2.
v.	Rs.	29,50,000/-	Paid by way of cheque No. 161444 dated 03/09/2015 of Punjab National Bank, Nagpur issued in favour of VENDOR No. 2.
vi.	Rs.	15,00,000/-	Paid by way of cheque No. 315250 dated 04/03/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 1
vii.	Rs.	4,87,500/-	Paid by way of cheque No. 657893 dated 20/07/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 1.
viii.	Rs.	2,42,180/-	Paid by way of cheque No 657890 dated 20/04/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 1.
ix.	Rs.	4,00,000/-	Paid by way of cheque No. 657891 dated 20/05/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 1.
x	Rs.	6,26,955/-	Paid by way of cheque No. 657892 dated 20/06/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 1.
xi.	Rs.	3,06,635/-	Paid by way of cheque No. 657886 dated 20/04/2016 of ING Vysya Bank, Nagpur issued in favour of VENDOR No. 2.

Total Rs. 96,38,270/- (Rupees Ninety Six Lakhs Thirty Eight Thousand Two Hundred and Seventy Only)

The VENDOR/S do hereby acknowledge, admit, confirm and accept the receipt of Rs. 96,38,270/- (Rupees Ninety Six Lakhs Thirty Eight Thousand Two Hundred and Seventy Only) from PURCHASER No. 3 as aforesaid towards full and final consideration amount against land sold in favour of PURCHASER No. 3 as mentioned above, therefore, separate receipt shall not be necessary, however, the

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VENDOR/S shall issue money receipt or such other documents confirming receipt of amount as & when so desired.

4) THAT, in case any cheque issued under this sale deed against valuable consideration amount by the PURCHASER/S is dishonored for any reasons, the concerned PURCHASER shall make the payment against that dishonored cheque to the concerned VENDOR within five working days by way of funds transfer or pay order from the date of receipt of dishonor of cheque failing which the sale transaction shall be liable to be void and cancelled and the concerned VENDOR shall be entitled to get the vacant possession from that PURCHASER restored to him.

5) THAT, the PURCHASER No 3 herein, Shri Sanjeev Ashok Jaiswal, had already purchased 2.49 hectares out of said entire khasra No. 17 as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 10 (Rural), bearing serial/registration No. 3744/2008 dated 09/07/2008, however, since the entire land was jointly held by said PURCHASER No. 3 herein, Shri Sanjeev Ashok Jaiswal, and the VENDOR/S herein, therefore, they jointly applied for sanction of a layout plan for the entire land of 5.34 hectares of khasra No. 17 comprising the land area owned by VENDOR/S herein and the land area already owned by PURCHASER No. 3 as such as per sanctioned layout plan and understanding between the parties, the already purchased land portion of PURCHASER No. 3 under the above mentioned sale deed, after sanction of layout plan, comprises of and corresponding to the plot Nos. 1, 2, 8 to 15, 32 to 36, 39 having total area of 14930.461 Sq. Mts. which shall remain exclusively and solely owned and possessed property of the PURCHASER No. 3 only and he shall be free and entitled to get the said plots mutated/recorded in his name exclusively in all relevant records. The PURCHASER No. 3 shall be further free and entitled to develop the said plot/s jointly or individually, make construction, or otherwise use, occupy, possess the same with liberty to dispose off the same fully or partly and receive all beneficial enjoyment of it exclusively without any demand, claim or objection by any other party on any ground or for any reasons whatsoever. The details of said plots are as under –

PLOT NO.	AREA (Sq. Mts.)
1	1849.749
2	11948.982
8	99.2
9	74.4
10	74.4
11	74.4
12	74.4
13	74.4
14	74.4

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15	94.665
32	94.665
33	74.4
34	74.4
35	74.4
36	74.4
39	99.2

6) THAT, the VENDOR/S have already handed over the actual physical possession of the land/property sold under this sale deed to the respective PURCHASER/S in vacant condition with all rights, title, appurtenances, annexure, etc. respecting to in and under the said land/property. The sanctioning charges, development, betterment as well as all other expenses including expenses for construction of roads, electricity, sewer lines and all development work shall be exclusively borne and paid by the PURCHASER/S only and proportionately without any claim, demand or objection against the VENDOR/S as the VENDOR/S have entered this sale transaction of barren land only and already have executed a power of attorney for development which is duly registered as referred above.

7) THAT, henceforth all rights, interest, claims etc. of the VENDOR/S respecting the said land/property stand transferred in favour of the PURCHASER/S absolutely forever and each of the PURCHASER/S has now become the owner of his respective share/portion of the said entire land/property without any claim or objection by the other PURCHASER/S. Each of the PURCHASER/S shall be free and at liberty to use, occupy, exploit, the said property, make construction at their cost after getting sanction of building plan/s from competent authority as owner thereof or even to dispose of the said property or any part thereof to any person or persons without any interruption or disturbance of any kind whatsoever by the VENDOR/S or by any person or persons claiming through or under the name of the VENDOR/S.

8) THAT, the layout plan of the said land has been sanctioned by competent authority for the entire land area of 5.34 hectares comprising of the land area of 2.85 hectares belonging to the VENDOR/S and 2.49 hectares belonging to Shri Sanjeev Ashok Jaiswal. In terms of agreement and understanding between the parties concerned, it was already agreed that the VENDOR/S herein shall retain some plot able area in the said layout at the agreed terms and the consideration amount payable by the PURCHASER/S to the VENDOR/S against that plot able area retained by the VENDOR/S shall stand adjusted/deducted out of total payable consideration amount and in furtherance of that understanding, the VENDOR/S have retained front side plot Nos. 3 and rear side plot Nos. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28,



29, 30 & 31 having total plot able area of 2685.912 Sq. Mts. is retained by the VENDOR/S and they shall be free and entitled to get the said plots mutated/recorded in their names in all relevant records. The VENDOR/S shall be further free and entitled to develop the said plot/s jointly or individually, make construction, or otherwise use, occupy, possess the same with liberty to dispose off the same fully or partly and receive all beneficial enjoyment of it exclusively without any demand, claim or objection by any other party on any ground or for any reasons whatsoever. The VENDOR Nos. 1 & 2 in view of understanding between them, each of them has retained the plot able area individually as under –

RETAINED BY	PLOT NO.	AREA (Sq. Mts.)
VENDOR No. 1 total area 798.95 Sq. Mts.	19	74.4
	20	74.4
	21	74.4
	22	74.4
	23	102.525
	24	101.225
	25	74.4
	26	74.4
	27	74.4
	28	74.4
VENDOR NO. 2 total area 486.93 Sq. Mts.	16	94.665
	17	74.4
	18	74.4
	29	74.4
	30	74.4
	31	94.665
VENDOR Nos. 1 & 2 JOINTLY	3	1400.032

9) THAT, the VENDOR/S assures to the PURCHASER/S and undertake that they have good, valid and marketable title and absolute right and full authority to convey and transfer their said property in question by way of sale to the PURCHASER/S absolutely forever and they have conveyed the entire land in favour of the PURCHASER/S under this sale deed without reservation or restrictions of any kind whatsoever and the PURCHASER/S shall be free and entitled to use, occupy, enjoy the entire land without any demand, claim or objections from the VENDOR/S on any grounds or for any reasons whatsoever.

10) THAT, the VENDOR/S further assures and undertakes they are the absolute owner of the said property. The VENDOR/S undertake, agree and assure that they jointly or individually have not alienated with the said land/property or any part thereof and have not created any kind of rights of any party in the said land and except them no other person/s has any rights or interest therein. The VENDOR/S have full rights & authority to sell their entire property to the PURCHASER/S and that the property sold hereunder is not subject to any agreement, mortgage encumbrances,

acquisition, litigation etc. claims or objections of any party. and that in case of any defect in the rights, title or authority of any of the VENDOR/S or because of any arrears of taxes or any kinds of dues, charge. mortgage, lien, encumbrances etc. claims or objections of any party relating to said land/property of VENDOR/S or any part thereof, if the PURCHASER/S suffer any loss, harm, damages or deprived of use and beneficial enjoyment of the said property fully or partly. the concerned VENDOR/S shall indemnify and compensate the PURCHASER/S from his other properties/sources and keep the PURCHASER/S free from harm in all respects.

11) THAT, each PURCHASER under this sale deed has acquired independent and individual property rights relating to his respective share/portion of the land purchased under this sale deed as mentioned above without any claim or objection by any other PURCHASER/S. Each PURCHASER shall be free and at liberty to get mutation in his name separately relating to his respective share/portion. Similarly, each PURCHASER shall have absolute rights to dispose off his respective share/portion of the land by way of sale, gift, mortgage or otherwise and exercise all his rights of absolute ownership relating to his respective share/portion and receive all beneficial enjoyment of the same without any claim, demand or objection by the other PURCHASER/S. However, since there shall be only one original sale deed, therefore, each PURCHASER shall have to furnish the certified copy of this sale deed for his further transactions of any kind but the PURCHASER retaining this original sale deed shall produce the original sale deed for verification as required by any other PURCHASER.

12) THAT. the PU land, open space. roads and other amenities, areas of the said layout of the entire land shall be commonly held, owned and enjoyable property of all the PURCHASER/S jointly and proportionately in which the share or proportion of the Shri Sanjeev Ashok Jaiswal shall be proportionate according to land portion owned by them including the land portion already purchased by him as referred above. The VENDOR/S shall not have any rights, title, claim or objection relating to PU land, open space or other amenities, areas of the entire layout at any time.

13) THAT, the VENDOR/S shall support any application made by the PURCHASER/S for mutation in their name, in respect of the property hereby sold, and shall execute such deeds, documents and do such acts as may be required for mutation in favour of the PURCHASER/S. however, the expenses for this purpose shall be borne and paid by the PURCHASER/S. The power of attorney issued by the VENDOR/S in favour of M/s. Dhl Infrabuilds as referred above shall continue to be operative,

applicable and binding and the attorney shall be free to perform through that deed of power of attorney.

14) THAT, the property under sale is not under any acquisition scheme of any authority but it is non-agricultural land of which layout has been sanctioned/approved by competent authority, therefore, the NOC of any authority is not required.

15) THAT, the VENDOR/S or PURCHASER/S do not belong to any tribal community and the land under reference is not granted under Bhudaan Scheme or any other government scheme and the said land is not debarred from being transferred by way of sale under this sale deed.

16) THAT, the PURCHASER/S shall be free and liberty to get their land/property purchased under this sale deed separated or divided as per law and get mutation of the said separated land/property in his name in all relevant records at their cost.

17) THAT, the stamp duty, registration fee and other relevant expenses for the purpose of this sale deed have been bone and paid by the PURCHASER/S.

18) THAT, in terms of compromise decree, the VENDOR/S herein had agreed to execute sale deed of 2.85 hectares of land in favour of Shri Sanjeev Ashok Jaiswal or any of his nominee/s. However, thereafter the parties arrived at mutual understanding and in furtherance of mutual understanding the VENDOR/S desired for retaining the above mentioned plots out of that land area of 2.85 hectares and execute sale deed of the plots described in the schedule in this sale deed in favour of the PURCHASER/S herein as nominated by Shri Sanjeev Ashok Jaiswal as such the compromise decree stands complied with in view of this sale deed.

19) THAT, the property under reference has been correctly described in the schedule written hereunder, however, any misstatement, error or omission in the description, area, boundaries of the property shall not annul this sale transaction but this sale transaction shall be remain valid & binding with such modifications as may occur from time to time due to change in record, location or otherwise and the PURCHASER/S shall be free to execute such deeds and documents ex-party without presence of VENDOR/S as and when so required.

20) THAT, each and every party to this deed shall mean and include its/his/their respective heirs, legal representatives, successors, administrators, executors, assigns etc., as may be applicable and this deed shall be binding & applicable to the

parties hereto, as well as, its/his/their respective heirs, legal representatives, successors, administrators, executors, assigns, etc

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT piece and parcel of land having plot able area of 14409.383 Sq. Mts. out of land area 2.85 hectares standing in the name of VENDOR/S out of the layout having total sanctioned plot area of 32025.756 Sq. Mts. for the entire land admeasuring about 5.34 hectares as per 7/12 bearing khasra No. 17, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur. The area under sale is out of land area of 2.85 hectares standing in the name of VENDOR/S. The said entire land is bounded as under –

TO THE EAST	-:-	KHASRA NO. 15 & 16
TO THE WEST	-:-	KHASRA NO. 19 & 20
TO THE NORTH	-:-	ROAD
TO THE SOUTH	-:-	KHASRA NO. 21 & 23

The share and interest of each of the PURCHASER in the total 14409.383 Sq. Mts. plot able area under this sale deed shall be as under –

PURCHASER NO. 1		PURCHASER NO. 2 (A+B)		PURCHASER NO. 3	
Plot Nos.	Area (Sq. Mts.)	Plot Nos.	Area (Sq. Mts.)	Plot Nos.	Area (Sq. Mts.)
7	8457.529	5	1938.19	4	1929.839
37	74.4			6	1935.025
38	74.4				
Total	8606.329	Total	1938.19	Total	3864.864

IN WITNESS WHEREOF THE PARTIES HERETO have set and subscribed their respective hands, put their signatures and executed this **SALE DEED** at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES –

1. _____

1. _____

SHRI GULAB S/O. TUKARAM SAMBHARE

2. _____

SHRI GANGADHAR S/O. TUKARAM SAMBHARE

(THE VENDOR/S)









For 1. M/S. DHL INFRABULLS

Through its partners

i. _____

SHRI SANTOSH S/O. KUMAR SINGH



ii. _____

SHRI SANJEEV S/O. ASHOK JAISWAL



iii. _____

SHRI NISHIT S/O. ARUN JAISWAL



iv. _____

SHRI RISHIT S/O. ARUN JAISWAL



2A. _____

SHRI NISHIT S/O. ARUN JAISWAL



2B. _____

SHRI RISHIT S/O. ARUN JAISWAL



2. _____



3. _____

SHRI SANJEEV S/O. ASHOK JAISWAL

(THE PURCHASER/S)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI
ADVOCATE
"HARIRAMANI ASSOCIATES"
15-16, NMC Complex, J.B. Wing,
Mangalwari, Sadar. NAGPUR – 01.
Ph 9326444422, 9325557700,
M. 9373107039
E-Mail:- adv.om_hariramani@rediffmail.com

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गा. न. क्र. ७, ७ अ. व १२

गांव [illegible] मोरखापेंढरी प. ह. ३८४ ता. नागपूर ग्रा.

भूमापन क्रमांक ९८ धारणा प्रकार गा. न. क्र. ७ खाते क्रमांक ८६

भूधी पान क्रमांकाचे स्थानिक नांव		भो-१
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंठे आर
जिरायत		
बागायत		
भात शेती		
एकुण		
पो. क्र.	५.	३४
वर्ग (अ)		
वर्ग (ब)		
एकुण	५.	३४
	रुपये	पैसे
आकार		
जुडी किंवा विशेष		
याच्याबाबत आकार	२४२९.	००
	२४२९.	००

मालकाचे नांव
सुलभा तुकाराम सांगोरे
सांगोरे सुभाष सांगोरे
(क्षेत्र हे. २.८५ हे. आर)
सोबीत अशोक धेंडवाल
(क्षेत्र २.५० हे. आर)

फुलाचे नांव

इतर अधिकार

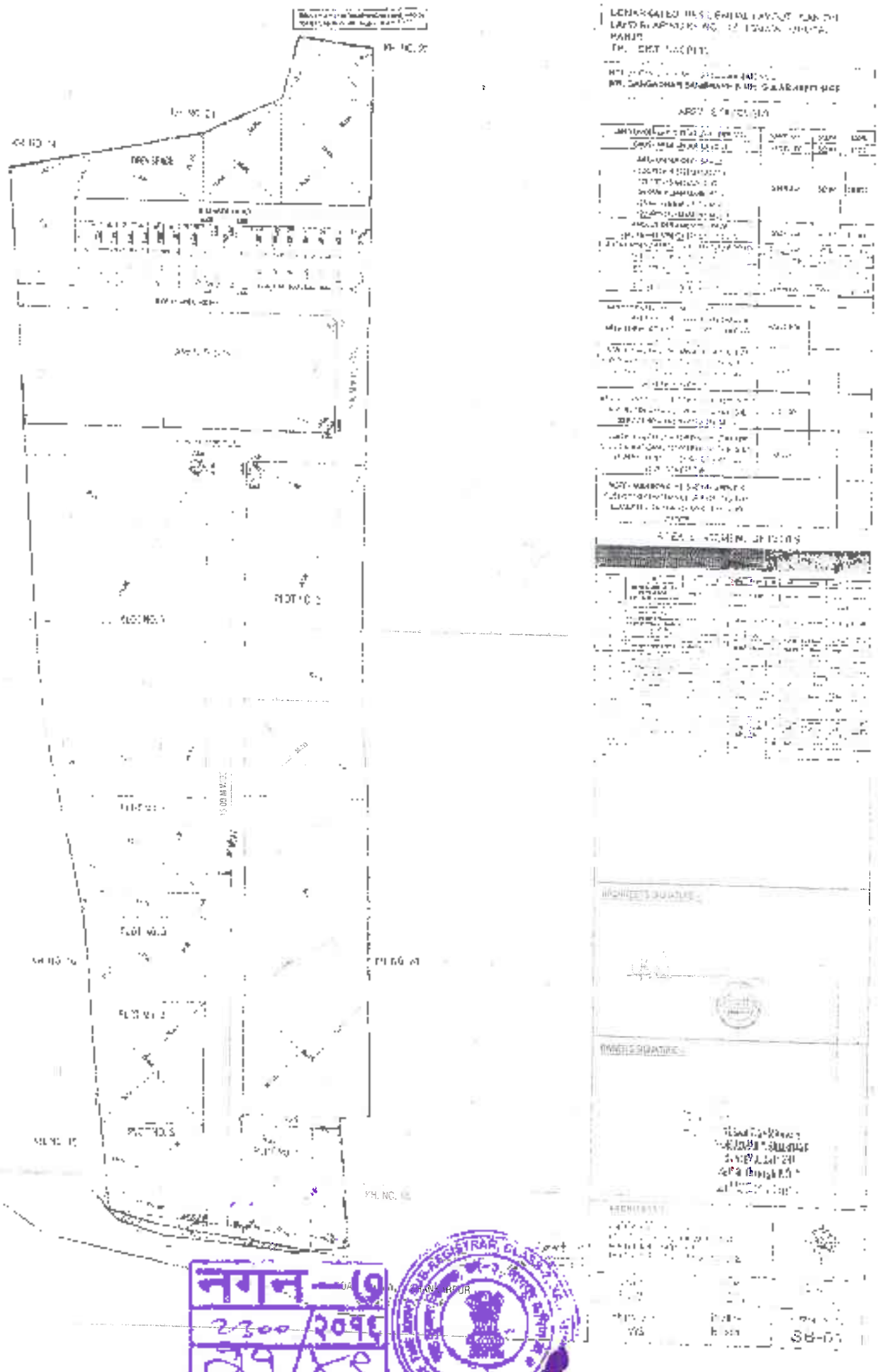
फे.क्र. ६९५ अ.....
मा.जिल्हाधिकारी नागपूर यांचे
आदेश रा.म.का/.....एस ए बी
३४/०४/१५ दि.....अन्वये
विशेषी अकृषिक करण्यात
येत - ५४८ हे. १.२१ आर ०.२ क्षेत्रावरुन
वगळण्यात आले. ७/१२
येत - ५८६ हे. ०.१४ आर ७३ - ओलीताचा
क्षेत्रावरुन वगळ.

वर्ष	जमीन धरणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्र: मिश्र पिकाचे एकुण क्षेत्र			मिश्र पिकाखालील अतिरिक्त पिकाचे क्षेत्र			अतिरिक्त पिकाचे क्षेत्र			पडीक व शेतीस निरुपयोगी अशा जमीनीचा तपशील		यापासून मिळणारा उत्पन्न	शेरा
				पिक पिकाचे संकेताक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१५ / २०१६	—	—	खरीप	—	—	—	—	—	—	—	—	—	पडीक	४.३६	—	—

सातबारा आहे असे.....२१/९/१७
सह. नागपूर (ग्रामीण)







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2300
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EXP. C. A. NO 1273 / 16

FOR PRIVATE USE ONLY

COMPROMISE DECREE

IN THE COURT OF JOINT CIVIL JUDGE JR.DN.NAGPUR

(Presided over by P.L. Amale)

Reg.Civil Suit No. 876/2010

Exh.No. 64

1) Shri. Gulab S/o Tukaram Sambare,
Aged about 65 Yrs, Occu. - Agriculturist,
R/o Gotalpanjari, Tah. And Dist. Nagpur

2 Shri. Gangadhar S/o Tukaram Sambare,
Aged about 71 Yrs, Occu. - Agriculturist,
R/o Quarter type E/60/3, KTPS Colony, Koradi,
Tah. Kamptee, Dist. Nagpur

) :- PLAINTIFFS

VERSUS

1 Shri.Smt. Sugandhabai W/o Shesh:ao Mankar,
Aged about 65 years, Occupation : Household,
R/o Dahegaon Sawangi, Tah. Parseoni, Dist.
Nagpur.

2 Smt. Shewantabai Daulatrao Kenjikar,
Age : 63 Yrs, Occu. Household,
R/o New Koradi, Tah. Kamptee, Dist. Nagpur

3 Smt. Shakun W/o Bangrao Bhoyar,
Age : 36, Occu. Household,
R/o Gaondegaon Tekadi, Tah. Kamptee, Dist.
Nagpur

4 Sangeev S/o Ashok Jaiswal
Age 33 Yrs, Occ. Business,
R/o Wardha Road, Nagpur

DEFENADANT

SUIT FOR DECLARATION, AND PERMANENT & MANDATORY INJUNTION . & CENCELLATION OF SALE DEED DATED 03.06.2005

Appearances : -
Shri. Reju Dhoble Adv. for plaintiffs.
Shri. Aniruddha Deo Adv. Counsel for defendants.

Civil Court, Nagpur

Registered on : 18.09.2010 Decided On : 28-01-2016

This suit has come for final disposal on 28.1.2016 before Shri P.L.

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2300 / 2016

Amale Jr. Civil Judge (Junior Division), Nagpur in presence of plaintiffs & defendants by their respective counsels and the following order has been passed following order.

ORDER

Revised report of mediation court at Exh.40 and the compromise petition of the party at Exh41 and the contents verified thereof. Thus in view of exh. 40 and 41 the suit is disposed of in terms of compromise at Exh.41.
Copy of Exh. 41 is part and parcel of Compromise decree and copy of Exh 41 attached herewith.

Sd/-
(P.L Amale)
Jt.Civil Judge Jr.Dn.
Nagpur

Nagpur
Dtd. 28.1.2016

BILL OF COSTS

Sr.No	Particulars	Plaintiff	Defendant
1	Stamps for plaint	200.00	00-00
2	Vakalatnama	10.00	10-00
3	Process Fees	600.00	00-00
4	Stamps Fee Application	115.00	80-00
5	Pleader Fees	150.00	150-00
	Total	1175.00	240-00

Given on 05.2.2016 under my hand and seal of this Court Jt.Civil Judge Jr.Dn. Nagpur.

(P.L Amale)
Jt.Civil Judge Jr.Dn.,Nagpur

Civil Court, Nagpur

Prepared by : (Shirkar)

CIVIL JUDGE JR. DN. NAGPUR

Copying Charges
Comparing Charges

TRUE COPY
Civil Judge Sr. Dn
Nagpur

XEROX BY

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2300 2016

FOR PRIVATE USE ONLY

EXP. C. A. NO 1243/16

BEFORE THE HON'BLE MEDIATOR, NAGPUR

R.C.S. No. 875/2010

GULAB AND ONE

VERSUS

SUGANDHABAI AND OTHERS

JOINT APPLICATION FOR SUBMITTING CONSENT TERMS TO SETTLE THE DISPUTES BETWEEN THE PARTIES.

The plaintiffs and defendants most respectfully submit as under:

1. That the parties to the instant suit have endeavored to amecably settle all their disputes between themselves and have arrived at certain consent terms and all their disputes between them in the instant case are put to rest. That Smt. Sugnadhabai, Smt Shevanti Bai and Smt. Shakun of the Defendants, due to certain differences among their family members and the fact their names reflected in the 7/12 extracts as owners of Land Admeasuring about 2.491 Hr. out of 5.34 Hr. out of Kh. No. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpur, had filed a suit for partition and separate possession in respect of the said property, bearing R.C.S. No. 1289/2007, claiming ownership and separate possession. That later on the said Smt. Sugnadhabai, Smt. Shevanti Bai and Smt. Shakun executed a sale deed in favor of Shri. Sanjeev Ashok Jaiswal on 09.07.2008 in respect of undivided share of land admeasuring about 2.491 Hr. out of Kh. No. 17 totally admeasuring about 5.34 HR., Mouza Gotal Panjari, Tah. And Dist. Nagpur for a valuable sale consideration. The Defendant no. 4 Shri. Sanjeev Jaiswal had purchased the aforesaid land relying on the then 7/12 extracts.

2. That Shri. Gulab Tukaram Sambare and Shri. Gangadhar Tukaram Sambare of the Plaintiffs filed the present suit for permanent injunction. Thus, during the course of the instant suit, the parties to the suit have decided to settle all their differences and put an end to all their disputes and controversies by withdrawing all allegations against eachother. Thus, the Defendant no. 4 SHri. Sanjeev Jaiswal has proposed to purchase the remaining portion of the Kh. 17, Mouza Gotal Panjari, Tah And Dist. Nagpur and the plaintiffs herein are willing to sell the same for a reasonable valuable consideration, as the plaintiffs are the absolute owners of the undivided remaining portion of Kh. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpur. In this regard, the plaintiffs had also filed an application for correction of Mutation entries in respect of Kh. No. 17 before the Tahsildar (Gramin), Nagpur. Thus, the Learned Tahsildar,

Plaintiff no. 1 & 2 and defendant no. 1 to 3 are present in person alongwith their Advocate and they have admitted the contents of Settlement deed. Same is signed by them in my presence on 12/9/2017

12/9/2017 Mediator

CIVIL JUDGE SR. NAGPUR

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(15)

Nagpur Gramin passed orders dt. 3.12.2012, thereby making corrections and deleting the name of Shri. Bhaiya Ajabrao Sambare and Smt. Rajasbai Ajabrao Sambare from the 7/12 Extracts pertaining to Kh. No. 17. That in the meanwhile, mistakenly, a civil suit was filed bearing RCS no. 4133/2012 (Bhiya Vs. Gulab) and was later withdrawn on 26.04.2013 by the plaintiffs therein upon realizing that they had no share in respect of Kh. No. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpur. Therefore, in such circumstances, the present plaintiffs have become absolute owners having clear marketable title in respect of remaining portion of Kh. No. 17, admeasuring about 2.849 Hr.

3. Thus, a settlement was arrived at between the plaintiffs and the defendant no. 4 wherein the plaintiffs have decided to sell the said remaining undivided portion out of Kh. No. 17, admeasuring about 2.849 Hr. , Mouza Gotal Panjari, Tah. And Dist. Nagpur as reflected in the latest 7/12 Extracts and as mentioned in the partition deed, to the defendant no. 4. The plaintiffs also acknowledge that upon execution of sale deed in favor of Defendant no 4, shri. Sanjeev Ashok Jaiswal, he has become the absolute owner having clear marketable title in respect of the undivided land admeasuring 2.491 hr. out of Kh. No. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpur.

4 The plaintiffs had also entered into an agreement to sale as regards the undivided 2.849 Hr. Out of Kh. No. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpur for a valuable sale consideration and have also executed a registered Power to attorneyempowering the defendant no. 4 to do various acts like obtaining sanction, etc. Accordingly, the defendant no. 4 has obtained all relevant sanctions on the entire land admeasuring 5.34 Hr. out of Kh. No. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpurfrom NIT and also obtained N.A. Order from the collector.

Hence the instant suit may kindly be settled and decreed in terms of the consent terms reached between the parties in the following manner:

a) The plaintiffs acknowledge the legality and validity of the sale deed, dt. 09.07.2008, executed between the Defendant no. 1 to 3 in favor of Defendant no. 4 before the Sub-Registrar, Nagpur at Sr. No. 3744 ~~25685~~ regarding the undivided portion admeasuring about 2.491 Hr. out of Kh. No. 17, Mouza Gotal Panjari, Tah. And Dist. Nagpur. The plaintiffs further affirm that the said sale deed shall be binding on them and their legal heirs, successors, legal representatives, administrators, etc.

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(5) (6-7)

b) The plaintiffs further agree in pursuance of the instant settlement arrived between the parties that they shall execute a sale deed in favor of the Defendant no. 4 or whom so ever he may nominate as his nominees in respect of their undivided remaining share of 2.849 Hr. out of Kh. No.17, Mouza Gotal Panjari, Tah. And Dist. Nagpur after receipt of the entire agreed sale consideration as per agreement.

2. Thus, in the above facts and circumstances, the parties to the instant suit have reached an amicable settlement in the above mentioned terms and seek appropriate award / orders / decree on the above mentioned terms from this Hon'ble Court in the interest of justice

PRAYER: It is most respectfully prayed that this Hon'ble Court may kindly be pleased to pass appropriate award / orders / decree on the above mentioned terms from this Hon'ble Court in the interest of justice.

NAGPUR

DT. 02.09.2015

PLAINTIFF NO. 1 LTH of Plaintiff no. 1

PLAINTIFF NO. 2

Counsel for Plaintiffs

Defendant no. 4 for self and

on behalf of Defendant no. 1 to 3

Counsel for Defendants

CIVIL JUDGE S.D. NAGPUR

(P-3)

Copying Charges

Conveying Charges

Total

the date on which copy applied for 12-2-16 the date on which the application is complete 12-2-16

the date given to the applicant for taking delivery 12-2-16

the date on which the copy was ready for delivery 12-2-16

the date on which copy delivered 12-2-16

Patel 12-2-16

Asstt. Record Keeper Civil Judge, Sr. Div. Nagpur

TRUE COPY

Stenographer Civil Judge, Sr. Div. Nagpur

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2300 2016


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2300 2098

आदेश पत्र क्र. प्रस्तुतकार/जिल्हाधिकारी/कावि-1223/2014

मौजा–गोटाळपांजरी, प.ह.नं–38 अ, तहसिल–नागपूर (ग्रा)

रा.मा.कं. 98/एन.ए.पी. - 34/2014 - 2015

जिल्हाधिकारी, नागपूर यांचे कार्यालय, नागपूर

दिनांक 30/12/2014

समक्ष : 1. श्री संजिव अशोक जैस्वाल, श्री गुलाब तुकाराम सांबरे, श्री गंगाधर तुकाराम सांबरे, राहणार -- नागपूर,

2. महाराष्ट्र जमीन महसुल अधिनियम, 1966 चे कलम 44(1) आणि कलम 123 सह.

3. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे पत्र क्रमांक : का. अभि. (मेट्रो) / सक्र - 1/ 571, नागपूर, दिनांक 29/09/2014

आदेश

श्री संजिव अशोक जैस्वाल, श्री गुलाब तुकाराम सांबरे, श्री गंगाधर तुकाराम सांबरे, राहणार -- नागपूर, यांनी मौजा – गोटाळपांजरी, प.ह.नं. -- 38 अ, तालुका -- नागपूर (ग्रामिण), सर्वे क्रमांक -- 17, आराजी – 5.34 हे.आर., म्हणजेच 53400.00 चौरस मिटर ला निवासी वापरास अकृषिक परवानगी मिळण्याबाबत अर्ज सादर केला. त्या अनुषंगाने संबंधित विभागाचे नाहरकत प्रमाणपत्र मागविण्यात आले व जाहिरनामा काढण्यात आला. कोणाचेही आक्षेप विहित कालावधीत प्राप्त झालेले नाहीत.

प्रकरणात खालील नमुद विभागांचे नाहरकत प्रमाणपत्र मुदतीत प्राप्त झालेले आहेत.

1. अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, ना.ज.क.धो., नागपूर
2. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर
3. कार्यकारी अभियंता, अ.उ.दा. लहरमार्ग बांधकाम विभाग, म.रा.वि.प.क.लि., नागपूर
4. कार्यकारी अभियंता (बांधकाम), जिल्हा परिषद, नागपूर

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5. कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग क्रमांक 2, नागपूर
6. उपजिल्हाधिकारी (भूसंपादन), नागपूर
7. जिल्हा पुनर्वसन अधिकारी, नागपूर
8. जिल्हा आरोग्य अधिकारी, जिल्हा परिषद, नागपूर
9. तहसिलदार, नागपूर (ग्रामिण)
10. ग्राम पंचायत वेळा (हरिश्चंद्र)

अर्जदाराने गांव नमुना 7/12, तलाठी नकाशा, अधिकार अभिलेख पंजी, गांव नमुना 8-अ, मोजणी नकाशा व अभिन्यास सादर केलेला आहे. उपरोक्त सर्व विभागांनी **निवासी** वापरास अकृषिक देण्यास हरकत नसल्याचे कळविलेले आहे.

अर्जदारास विषयांकीत प्रकरणी **निवासी** वापरास अकृषिक परवानगी मंजूर करावयाची असल्यामुळे अकृषिक सारा आकारावयाचे क्षेत्र 48416.814 चौ.मी. (42913.676+5503.138) **चौ.मी. (निवासी + ऍमेनीटी)** ला अकृषक सारा रुपये -0.05 **न.पै. (निवासी)**, प्रति चौ.मी. प्रमाणे ₹-2421/-, ग्रामपंचायत सेस अकृषिक सा[illegible]एवढा ₹=2421/-, जिल्हा परिषद सेस अकृषिक सान्यावर ₹-7.00 प्रमाणे ₹=16947/-, पर्यावरण सारा अकृषिक सान्याचे 5 पट ₹=12105/- असे एकुण रक्कम ₹=33894/- अर्जदाराने 23/12/2014 रोजी चालान क्रमांक 40 अन्वये खजिना दाखल केली आहे.

वरील बाबी विचारात घेता **महाराष्ट्र जमिन महसुल अधिनियम, 1966** व त्याखालील **नियम 1969** या अंतर्गत तरतुदीस अधिन राहुन **महाराष्ट्र जमिन महसुल अधिनियम, 1966** चे कलम **44** अन्वये असलेल्या अधिकारास अनुसरुन मी **जिल्हाधिकारी, नागपूर** खालील अटी व शर्तीस अधिन राहुन **श्री संजिव अशोक जैस्वाल, श्री गुलाब तुकाराम सांबरे, श्री गंगाधर तुकाराम सांबरे,** राहणार -- **नागपूर,** यांना मौजे -- **गोटाळपांजरी,** प.ह.नं. -- 38 अ, तालुका -- **नागपूर (ग्रामिण),** सर्वे क्रमांक -- 17, आराजी -- 5.34 **हे. आर.,** म्हणजेच 53400.00 चौरस मिटर जागेपैकी **कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांनी मंजुर केलेले अभिन्यास क्षेत्र आराजी -- 5.34 **हे. आर.,** म्हणजेच 53400.00

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चौरस फिट जर्मानीस लिव्हरसी आपरास खालील विवरणानुसार अकृषिक परवानगी क्षेत्रास खालील अटी व शर्तीवर मान्यता देण्यात येत आहे.

AREA STATEMENT

PLOT NO.	PLOT SIZE	AREA (IN SQ.M.)	TAN	NET AREA (IN SQ.M.)	NO. OF. PLOT	TOTAL AREA (IN SQ.M.)
1	[(23.208+25.149)/2 X 52.069] + [(10.672+13.967)/2 X 45.091] + [(4.307+2.345)/2 X 15.193]	1864.979	15.230	1849.749	1	1849.749
2	[(4.250+4.222)/2 X 38.470] + [(33.475+32.651)/2 X 66.475] + [(40.883+40.134)/2 X 90.305] + [(28.851+30.362)/2 X 58.713] + [(40.493+41.021)/2 X 103.139]	11960.862	11.880	11948.982	1	11948.982
3	[(40.481+28.734)/2 X 57.600]	1417.392	17.360	1400.032	1	1400.032
4	[(40.[illegible]+31.954)/2 X 63.884]	1929.839		1929.839	1	1929.839
5	[(24.780+26.557)/2 X 57.005] + [(5.288+5.658)/2 X 50.108]	1938.190		1938.190	1	1938.190
6	[(24.710+30.739)/2 X 67.365]	1935.025		1935.025	1	1935.025
7	[(25.928+26.356)/2 X 68.741] + [(53.136+59.781)/2 X 119.386]	8468.640	11.111	8457.529	1	8457.529
8, 39	8.00 X 12.400	99.200		99.200	2	198.400
9 TO 14 17 TO 22 25 TO 30 33 TO 38	6.00 X 12.400	74.400		74.400	24	1785.600
15, 16, 31, 32	8.00 X 12.400	99.200	4.535	94.665	4	378.660
23	[(6.903+6.5434)/2 X 15.250]	102.525		102.525	1	102.525
24	[(6.860+6.796)/2 X 14.8250]	101.225		101.225	1	101.225
					39	32928.756

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AREA CALCULATION	
TOTAL LAND AREA AS PER 7/12	53400.00 SQ.MT.
TOTAL LAND AREA AS PER K PRAT	53400.00 SQ.MT.
GROSS AREA UNDER LAYOUT	53400.00 SQ.MT.
AREA UNDER OPEN SPACE	5348.218 SQ.MT.
AREA UNDER AMENITY SPACE	5503.138 SQ.MT.
AREA UNDER APPROACH & VEHICULAR ROAD	10307.888 SQ.MT.
AREA UNDER RESIDENTIAL PLOTS	32025.756 SQ.MT.
AREA UNDER ROAD WIDENING	215.00 SQ.MT.

NA I – NET PLOT AREA FOR LAYOUT AT 90% OF AREA EXCLUDING AMENITY SPACE & D.P./R.P. PROPOSALS IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR
= 90% [53400.00 – (5503.138+215.00)] = 42913.676 SQ.MT.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO-RATA BASIS "X" AS PER CLAUSE 13.4.1 (II) OF SDCPR = (42913.676 / 32025.756) =**1.340**

AF I – AREA UNDER D.P. / R.P. ROADS + AREA FOR ROAD WIDENING & SERVICE ROAD AS PER CLAUSE 24.1 = **215.00 SQ.MT.**

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO-RATA BASIS "Y" AS PER CLAUSE 24.1 (III) OF SDCPR = (215.00 / 32025.756) =**0.007**

NOTE – ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 24.1 OF SDCPR BY THE LAND OWNER.

1. ज्या प्रयोजनासाठी अकृषिक वापरास परवानगी दिलेली आहे त्या खेरीज जिल्हाधिकारी यांचे पूर्व परवानगी शिवाय इतर वापर अनुज्ञेय नाही.

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2. अनुग्राही यांनी निवासी वापरास सुरुवात केल्यापासुन एक महिन्याचे आत तलाठी यांचेपर्यंत तहसिलदार यांना वापर सुरु केल्याचा दिनांक कळविला पाहिजे.

3. अनुग्राही यांनी निवासी अकृषिक वापरास परवानगी मिळाल्याचे दिनांकापासुन दरसाल प्रचलित 0.05 रुपये (निवासी) प्रती चौ. मी. दराने आकारणी दरात वेळोवेळी अमलात येणारा अकृषिक दर पुर्वलक्षी पध्दतीने जरी हमी कालावधी संपुष्टात आला नसला तरी लागु झाल्यास तो भरण्यास बंधनकारक राहील.

4. वरील अट क्रमांक 3 मध्ये नमुद केलेल्या अकृषिक आकारणीचा दर हा अंतरिम असुन शासनाच्या मंजुरी प्रमाणे पुर्वलक्षी पध्दतीने बदलण्यास पात्र राहील. या व्यतिरिक्त स्थानिक उपकर भरणेही बंधनकारक राहील.

5. आदेशातील कोणत्याही अटीचा भंग झाल्याचे निदर्शनास आल्यास जिल्हाधिकारी, नागपूर दंडात्मक कारवाई करु शकतील व अशा प्रकारे केलेला दंड हा जमीन महसुलाची थकबाकी प्रमाणे वसुल करण्यात येईल.

6. अनुग्राही यांनी महाराष्ट्र जमीन महसुल अधिनियम (जमीनीच्या वापरास बदल व अकृषिक आकारणी) नियम 1969 नुसार वर नमुद केलेल्या आदेशातील अटी / शर्ती मान्य असल्याबद्दल विहित नमुन्यात बंधपत्र लिहून दिले पाहिजे.

7. अकृषिक परवानगीच्या अनुषंगाने अभिन्यास मंजुर झालेल्या दिनांकापासुन एक वर्षात जमीनीचा अकृषिक वापर सुरु न केल्यास अकृषिक परवानगी रद्द होईल.

8. विषयांकीत जागेवर बांधकाम सुरु करण्यापूर्वी बांधकाम नकाशे सक्षम प्राधिकरणाकडुन मंजुर करुन घेणे बंधनकारक आहे.

9. कार्यकारी अभियंता (सेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी अभिन्यासास शिफारस केल्याप्रमाणे अभिन्यासाच्या जागेवर प्रत्यक्ष आखणी केल्यानंतर अभिन्यासाचे सभोवतालील मंजुर अभिन्यासातील रस्त्यांशी योग्य रितीने समन्वय साधणे आवश्यक आहे. विषयांकीत जमीनीसाठीचा प्रस्तावित पोच रस्ता मोजणी करुन तो मोजणी नकाशा प्रमाणे प्रत्यक्ष जागेवर सुध्दा दर्शवावा.

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10. अभिन्यासाच्या जागेवर प्रत्यक्ष आखणी केल्यानंतर कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी अभिन्यासास शिफारस केल्याप्रमाणे अभिन्यासातील खुली जागा नियमाप्रमाणे राखुन ठेवणे बंधनकारक राहील.

11. अभिन्यासाच्या जागेवर प्रत्यक्ष आखणी केल्यानंतर कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी अभिन्यासास शिफारस केल्याप्रमाणे अभिन्यासातील सार्वजनिक उपयोगाची जागा नियमाप्रमाणे राखुन ठेवणे बंधनकारक राहील.

12. अभिन्यासातील जागेत काही वृक्ष असल्यास भूखंड आखतांना ती नष्ट न करता विद्यमान स्थितीत कायम ठेवावीत. तसेच रस्त्याचे दुतर्फा व बांधकाम परिसरातील मोकळया जागेत जास्तीत जास्त वृक्ष रोपण करुन त्याची देखभाल स्वखर्चाने करावी लागेल.

13. विद्यमान जुने / नविन सर्व प्रकारचे इमारत बांधकाम नागपूर महानगर पालिकेला लागु असलेल्या इमारत उपविधी व विकास नियंत्रण नियमावली नुसार सामासिक अंतरात येत असल्यास पाडून टाकावे लागेल.

14. विषयांकीत जमीनीतुन जाणाऱ्या विद्युत वाहिनी पासुनचे सामासिक अंतर हे सध्या लात इंडियन ईलेक्ट्रीसिटी रुल्स व दुरुस्ती तसेच महाराष्ट्र राज्य विद्युत मंडळाच्या अद्यावत नियमानुसार असावे.

15. विषयांकीत जागेतून उच्च दाबाची विद्युत वाहिनी किंवा दुरध्वनी वाहीनी जात असेल तर ती रस्त्याचे कडेला स्थानांतरीत केल्याशिवाय त्यावर कोणत्याही प्रकारचे बांधकाम करु नये.

16. 220 के.व्ही. च्या लाईनच्या दोन्ही बाजुने प्रत्येकी 25.00 मीटर जागा क्लिअरन्स करीता सोडण्यात यावी, म्हणजे एकुण 50.00 मीटर जागा लाईनच्या क्लिअरन्स करीता सोडण्यात यावी. तथापि, जर भविष्यात कोणत्याही प्रकारचे अतिउच्चदाब विद्युत वाहिनी वरिल सदर जमिनीवरुन जात असल्यास, किंवा अस्तित्वात असलेल्या विद्युत वाहिनीच्या मार्गात बदल झाल्यास त्या करिता लागणारा क्लिअरन्स बेल्ट सोडणे बंधनकारक राहील व विद्युत वाहिनीच्या बांधकामात कोणत्याही प्रकारचा अडथळा मान्य करण्यात येणार नाही. तसेच



विद्युत वाहिनीच्या संचलन व सुव्यवस्थेच्या कामात कोणत्याही प्रकारचा अडथळा मान्य करण्यात येणार नाही.

17. प्रस्तावित बांधकाम हे रेल्वे लाईनच्या हद्दी पासून 30.00 मीटर अंतराचे आत नसावे.

18. विषयांकीत जमीनीतुन पाण्याचे स्त्रोत असल्यास संबंधित विभागाचे (पाटबंधारे / जलसिंचन) आवश्यक ते नाहरकत प्रमाणपत्र घ्यावे लागेल. विषयांकीत जमीनीस पोच असणे आवश्यक राहील.

19. भविष्य काळात भुखंडाचे विभाजन करता येणार नाही.

20. इतर स्थानिक प्राधिकरणाच्या नियमांचे पालन करणे बंधनकारक राहील.

21. प्रस्तावित लेआउट चे सांडपाणी वाहून नेण्याची व्यवस्था व सिव्हरलाईनचे काम आवेदकांस स्वखर्चाने करावे लागेल. तसेच उपरोक्त परिसरातील सांडपाणी रस्त्यावर वाहुन येणार नाही याची दक्षता घ्यावी लागेल.

22. [illegible] रस्त्याचे मध्य रेषेपासुन दोन्ही बाजुने अंतर 12.60 मीटर असावे.

23. [illegible] रस्त्याचे मध्य रेषेपासुन अंतर 25.00 मीटर असावे.

24. रस्त्यावर कोणत्याही प्रकारचे क्रॉसिंग (सी.डी.,ब्रिजेस) इत्यादी पूर्व परवानगी शिवाय करण्यात येवु नये.

25. राष्ट्रीय महामार्गापासुन 75.00 मिटरचे आत कोणतेही बांधकाम करण्यात येवु नये. राष्ट्रीय महामार्गाजवळील जागेत बांधकाम करतांना कार्यकारी अभियंता, ए.म. मार्ग यांची पुर्व परवानगी घेणे बंधनकारक राहील.

26. रस्त्याचे हद्दीपासून लेआउटवर आण्या – जाण्याकरीता 7.500 मीटर रुंदीचा समांतर सेवा रस्ता असावा.

27. अभिन्यास मोजणी फी तालुका निरीक्षक, भूमि अभिलेख यांचेकडे भरण्यात आलेली आहे.

28. अभिन्यास मंजूरी शिवाय जागेचे विभाजन करता येणार नाही.

29. सदर अभिन्यासाच्या जागेवर रस्ता, विद्युत, पिण्याचे पाणी व सांडपाण्याची व्यवस्था या किमान नागरी सुविधांची जबाबदारी जमीन मालकाने स्थानिक प्राधिकरण, नागपूर सुधार न्यास.

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नागपूर यांचेकडे विकास शुल्क खजिना दाखल करणे / त्याबाबतचा करारनामा करणे बंधनकारक राहील.

30. अभिन्यासास **जिल्हाधिकारी, नागपूर** यांचे अंतिम मंजुरी शिवाय खेरदी - विक्रीचे व्यवहार नोंदी रुजू करु नयेत.

31. **कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांचे पत्र **क्रमांक : का. अभि. (मेट्रो) / सअ - 1/ 571, नागपूर,** दिनांक 29/09/2014 अन्वये सर्वे क्रमांक 17, आराजी – 5.34 **हे.आर.,** म्हणजेच 53400.00 चौरस मिटर **पैकी कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांनी मंजुर केलेले अभिन्यास क्षेत्र आराजी – 5.34 **हे.आर.,** म्हणजेच 53400.00 **चौरस मिटर** कृषिक जमीनीस **निवासी** वापरास अकृषिक परवानगी प्रदान करण्यात येत आहे.

32. **कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांचे पत्र **क्रमांक : का. अभि. (मेट्रो) / सअ - 1/ 571, नागपूर,** दिनांक 29/09/2014 अन्वये मंजुर केलेल्या अभिन्यासात बदल झाल्यास सर्वस्वी जबाबदारी अर्जदार यांची राहील.

33. **कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांचेकडून अभिन्यासास अंतिम मंजुरी प्राप्त करुन **जिल्हाधिकारी, नागपूर** यांची सदर अभिन्यासास अंतिम मंजुरी प्राप्त करुन घेणे अर्जदारास बंधनकारक राहील.

34. **कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांचे पत्र **क्रमांक : का. अभि. (मेट्रो) / सअ - 1/ 571, नागपूर,** दिनांक 29/09/2014 मध्ये नमुद केल्यानुसार अकृषिक आदेश पारित झाल्यानंतर विकास परवानगीकरीता **भुमापक व नागपूर सुधार प्रन्यास** यांच्यात भूविकासाकरीता **करारनामा** करणे बंधनकारक राहील.

35. सर्वे क्रमांक 17, आराजी – 5.34 **हे.आर.,** म्हणजेच 53400.00 चौ.मी. कृषिक जमीनीपैकी **निवासी** प्रयोजनार्थ **अभिन्यासांतर्गत कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांनी शिफारस केलेले अकृषिक क्षेत्र आराजी – 5.34 **हे.आर.,** म्हणजेच 53400.00 **चौरस मिटर** असुन अभिन्यासातील **निवासी भुखंडाखालील** क्षेत्र



42913.576 चौ.मी., ऍमेनिटी क्षेत्र 5503.138 चौ. मी., असल्यामुळे सदर अभिन्यासातील भुखंडाखालील व सार्वजनिक वापराचे क्षेत्र 48416.814 चौ.मी. क्षेत्रावर अकृषिक सारा आकारण्यात यावा.

36. सदर क्रमांक 17 च्या अभिन्यासातील वाहनतळाकरीता राखीव जागा, खुली जागा, प्रवेशाकरीता खुली जागा व अंतर्गत रस्त्याची जागा याची नोंद शासन नावे करुन व्यवस्थेकरीता स्थानिक प्राधिकरणाकडे हस्तांतरीत करावी.

37. अभिन्यासात सार्वजनिक पाणी पुरवठ्याची व सांडपाण्याची प्रक्रीया करुन विल्हेवाट करण्याची व्यवस्था जमीन मालक / विकासक यांनी स्वखर्चाने करणे आवश्यक राहील.

38. सदर रेखांकनामधील प्रस्तावित बांधकामास प्रादेशिक योजनेची प्रभावित विकास नियंत्रण व प्रोत्साहन नियमावली 2013 लागू राहील.

39. अभिन्यासात निर्माण होणाऱ्या सांडपाण्याचा (Black & Gray Water) पुर्नवापर करण्यासाठी ग्रीनरी, लॅन्ड स्केपिंग, फिलिंग, फिश पॉंड, रस्ते सफाई, संडास व मुतारीत वापरण्यासाठी सांडपाणी प्रक्रिया केंन्द्र उभारणे आवश्यक राहील, तसेच त्याची निगा राखण्याची जबाबदारी अभिन्यास धारक / विकासक यांची राहील.

40. दिनांक 21/11/2013 रोजी मंजुर प्रादेशिक विकास योजनेच्या विकास नियंत्रण नियमावलीतील 24.1 चे तरतुदीनुसार सदर जागेवरील अभिन्यासातील 18.00 रुंद रस्ता रुंदीकरणाखालील जागा विशेष नियोजन प्राधिकरणास विनामुल्य हस्तांतरीत करावी लागेल. सदर प्रक्रियेनंतर सदर जागा सार्वजनिक रस्त्याचा भाग होईल व मंजुर प्रादेशिक विकास योजनेच्या विकास नियंत्रण नियमावलीतील 24.1 चे तरतुदीनुसार F.S.I. अनुज्ञेय होईल.

41. कार्यकारी अभियंता (मेट्रो), नागपूर मेट्रो प्रकल्प, नागपूर यांचे पत्र क्रमांक : का. अभि. (मेट्रो) / सह - 1/ 571, नागपूर, दिनांक 29/09/2014 मधील अटी व शर्तींचे पालन करणे अर्जदार यांना बंधनकारक राहील.

42. सर्व संबंधित विभागांनी नमुद केलेल्या सर्व अटी शर्तींचे पालन करणे बंधनकारक आहे.

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43. अकृषिक आदेश मिळाल्यानंतर आदेशापासून एक महिन्याचे आत कलम 44(6) अन्वये सनद कार्यान्वित करण्यासाठी आवश्यक त्या कागदपत्रांसह हजर रहावे. सनद कार्यान्वित न केल्यास हा अकृषिक परवानगीचा आदेश रद्द करण्याची कार्यवाही करण्यात येईल.

(मौजा — **गोटाळपांजरी**, प.ह.नं. - 38 **अ**, तालुका — **नागपूर (ग्रामिण)**, सर्वे क्रमांक — 17, आराजी — 5.34, **हे.आर.**, म्हणजेच 53400.00 चौरस मिटर कृषिक जमीनीपैकी **निवासी** प्रयोजनार्थ **अभिन्यासांतर्गत कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर** यांनी शिफारस केलेले अकृषिक क्षेत्र आराजी — 5.34 **हे.आर.**, म्हणजेच 53400.00 चौ. मि. क्षेत्रास **निवासी** वापरास अकृषिक परवानगी मिळणेबाबत)

(एम. जिल्हाधिकारी, नागपूर द्वारा अनुमोदित)

स्वा/- **अभिषेक कृष्णा**
जिल्हाधिकारी, नागपूर

प्रत माहिती तथा आवश्यक कार्यवाहीस अग्रेषित.

1. अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, नागरी जमीन कमाल धारणा, नागपूर
2. उपविभागीय अधिकारी, **नागपूर (ग्रामिण)**
3. **कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर**
4. तहसिलदार, **नागपूर (ग्रामिण)**, उपरोक्त आदेशाची नोंद तालुका नमुना दोन व गांव नमुना दोन मध्ये घेवून तसा अहवाल या कार्यालयास सादर करावा.
5. तालुका निरिक्षक भूमि अभिलेख, **नागपूर (ग्रामिण)**, यांना उचित कार्यवाहीस्तव.
6. दुय्यम / सहदुय्यम निबंधक, **नागपूर (ग्रामिण)**,
7. **श्री संजिव अशोक जैन, श्री गुलाब तुकाराम सांबरे, श्री गंगाधर तुकाराम सांबरे**, राहणार — **नागपूर**
8. स्थायी निवड नस्ती.

जिल्हाधिकारी, नागपूर करिता

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घोषणापत्र

लिहून घेणार :- मे. संतोष कुमार सिंग व इतर

२. 357 Ganesh Nagar Nagpur-22

लिहून देणार. मे. उत्तम तुकाराम खंडारे

रा. शांताळ पाचारे नागपूर

आम्ही लिहून घेणार व देणार वाद्दारे आज दिनांक ..... रोजी प्रतिज्ञेवर घोषित करतो की, आम्ही खाली सही-शिक्यानिशी करून खालील मिळकतीचा दस्तऐवज नोंदणीसाठी मे. सह दुय्यम निबंधक नागपूर ग्रामिण/हवेली क्र. यांच्या कार्यालयात नोंदणीसाठी सादर करीत आहोत.

मिळकतीचे वर्णन:- मौजा शेवरा/खापरी प.ह.नं. ..... तह. जि. नागपूर येथील खसरा नं. 174 प्लॉट/फ्लॅट/दुकान नं. विक्रीपत्र / 1454.03.2016 आर आकारणी रुपये रु. ..... एकूण क्षेत्रफळ ...2.85 हे.आर..... सदर मिळकतीचे सविस्तर वर्णन दस्तऐवजामध्ये करण्यात आलेले आहे.

आम्ही वाद्दारे घोषीत करतो की, उक्त मिळकतीवर कोणत्याही प्रकारचा हक्क किंवा बोजा निर्माण करण्यात आलेला नाही किंवा उक्त मिळकत कोणाच्याही जप्तीत किंवा जमानतीत नाही तसेच उक्त मिळकतीसंबंधी कोणतेही प्रकरण कोणत्याही कोर्टात किंवा कार्यालयात चालु नाही व संबंधीत मिळकती विषयी आम्हाला कोणत्याही शासकीय, निमशासकीय, ग्रामपंचायत , म.सु.प्र. किंवा कोणत्याही स्थानिक स्वराज्य संस्था किंवा स्थानिक संस्थेकडुन कोणत्याही प्रकारची नोटीस प्राप्त झालेली नाही. असे काही आढळल्यास त्याबाबतची संपूर्ण जबाबदारी आमची राहील. उक्त मिळकत ही कोणत्याही शासकीय योजनेसाठी राखीव असल्यास किंवा शासनाने अधिग्रहीत केल्यास त्यास आमची काहीही हरकत राहणार नाही व होणा-या नुकसानीची संपूर्ण जबाबदारी आपची राहील. उक्त मिळकतीबाबत लिहून घेणार यांची मालमत्ता हस्तांतरण अधिनियम 1882 चे कलम 41 व 55 नुसार संपूर्ण शहानिशा करुनच सदरचा व्यवहार करण्याचे व हा दस्तऐवज नोंदणी करण्याचे ठरविले आहे. सदर मिळकती बाबत कोणत्याही शासकीय, निमशासकीय, सहकारी संस्था, स्थानिक स्वराज्य संस्थेची थकबाकी नाही तसे काही आढळल्यास त्याची पुर्तता करण्याची जबाबदारी आमची राहील. उक्त मिळकतीबाबत देय असणारे सर्व प्रकारचे कर, उपकर, स्थानिक कर, मालकर, विक्रीकर, VAT, बांधकामाबाबत व विकसनाबाबतचे देय कर, कमी पडलेले मुद्रांक शुल्क व नोंदणी फि भरण्याबाबत संबंधीत विभागाकडुन नोटीस प्राप्त झाल्यास तो भरण्याची जबाबदारी आमची राहील. लिहुन घेणार व देणार दस्त बधितला असुन यात कोणतीही भानगड निघाल्यास घेणार देणार जबाबदार राहील. सदर मिळकतीच्या हस्तांतरणाने राज्य शासनाच्या किंवा केंद्र शासनाच्या कोणत्याही कायद्याचे किंवा त्यातील तरतुदीचे उल्लंघन होत नाही असे झाल्यास त्याच्या कायदेशीर परिणामांची जबाबदारी आमची राहील. सदर मिळकतीच्या हस्तांतरणास कोणत्याही तरतुदी अन्वये सक्षम प्राधिका-याची परवानगी घेणे आवश्यक असल्यास अशा परवानगीच्या अधिन राहुन सदरचा दस्तऐवज नोंदणी करण्यात येत आहे.

उक्त मिळकती बाबत याशिवाय इतर कोणाही सोबत आम्ही करारमदार केलेला नाही, दस्तऐवजासोबत जोडलेल्या सर्व कागदपत्रांची आम्ही शहानिशा केलेली असून ती खरी असल्याचे आम्ही प्रतिज्ञेवर कबुल करतो. सदर दस्तऐवज संबंधाने सर्व कायदेशीर परिणामांची जबाबदारी ही फक्त आमचेवर आहे. सदर्हु व्यवहारीबाबत भविष्यात काही वाद निर्माण झाल्यास किंवा कायदेशीर कार्यवाही झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमची राहील.

सदर्हु दस्त पुर्णतः मी/आम्ही/माझे/आमच्या जबाबदारीवर नोंदवून देत असून त्यात दस्तलेखक किंवा संबंधीत मे. दु. नि. नागपूर ग्रामिण 7 यांची कसल्याही प्रकारची जबाबदारी नाही.

नागपूर

दिनांक 21/03/2016

विक्रेते

खरेदीदार



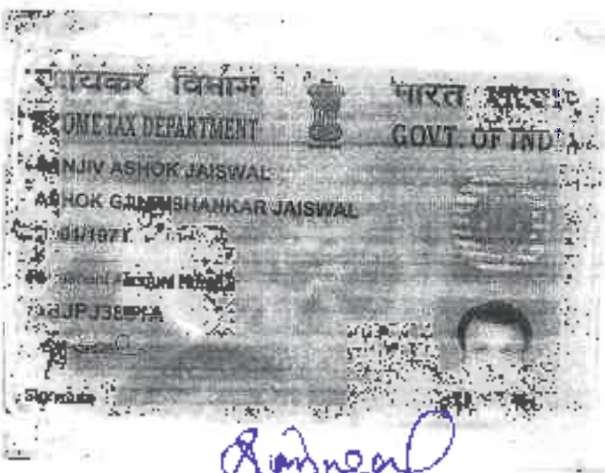

नगर - ७
2300 / २०१६
४० / ४६

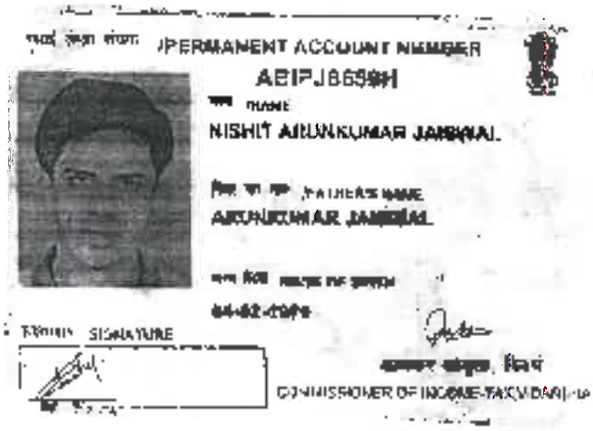

आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
GANGADHARRAO TUKARAM
SAMBHARE
Permanent Account Number
EVCPS7631E
Signature

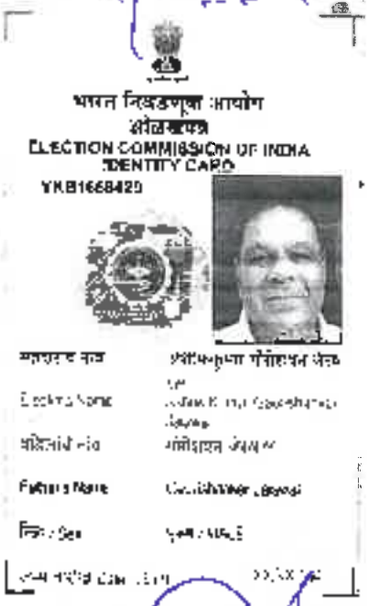

आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
Permanent Account Number
AALPD4274G

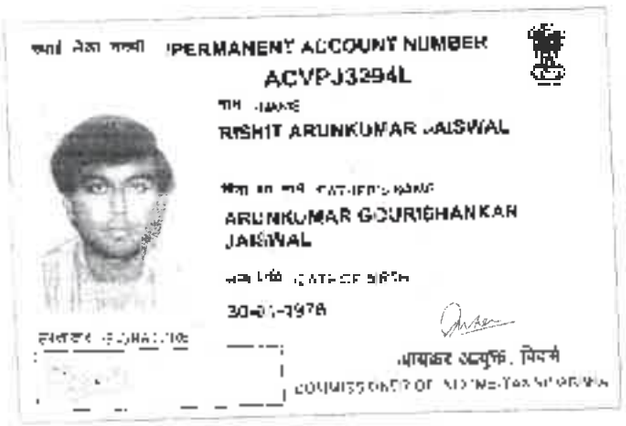

आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
GANGADHARRAO T SAMBHARE
T G SAMBHARE
Permanent Account Number
Signature


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
GULABRAO TUKARAM SAMBARE
TUKARAM GANPAT SAMBARE
20/09/1950
EVWPS0270P
Signature


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
SANJIV ASHOK JAISWAL
ASHOK GANESHSHANKAR JAISWAL
Signature


PERMANENT ACCOUNT NUMBER
ABIPJ8659H
NAME
NISHIT ARUNKUMAR JAISWAL
FATHER'S NAME
ARUNKUMAR JAISWAL
SIGNATURE
COMMISSIONER OF INCOME-TAX(VIGILANCE)


भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YKB1668429


PERMANENT ACCOUNT NUMBER
ACVPJ3294L
NAME
RISHIT ARUNKUMAR JAISWAL
FATHER'S NAME
ARUNKUMAR GOURISHANKAR JAISWAL
DATE OF BIRTH
30-01-1978
आयकर आयुक्त, निरीक्षण
COMMISSIONER OF INCOME-TAX (VIGILANCE)


नगन – ७
2-300
२०१६
SEAL OF THE JOINT SUB-REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SANTOSH KUMAR SINGH
SHIV PRASHAD SINGH
08/06/1973
Permanent Account Number
BBGPS8481P
Signature


नगर - ७
२०१६
JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (ग्रामीण क्षेत्र खुली जमीन)

Valuation ID : 201603231555 — 21 March 2016 11:27 AM

मूल्यांकनाचे वर्ष	2016
जिल्हा	नागपूर
तालुका	नागपूर (ग्रामीण)
गावाचे नाव :	मौजा कापसी बु
क्षेत्राचे नांव	Rural
विभागाचे नाव :	7
मिळकतीचा प्रकार	खुली
जिरायत जमिनीचा दर	Rs 5000 /-
मिळकतीचे क्षेत्र	14409.38 चौ मीटर Layout Plot
क्षेत्राचे एकक	चौ. मीटर
Sanctioned Layout for Whole Area	No

1. 14409.38चौ मीटर क्षेत्रासाठी वार्षिक दर हजार 100 % मूल्य दर =5000 /-

14409.38चौ मीटर क्षेत्रफळासाठी मुल्यांकन = 14409.38*5000

= 72046900/-

जमीनीचे एकत्रित ओटीव मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=72046900 + 0

= Rs.72046900/-

रोखन | Print





CHALLAN

MTR Form Number-II

DEFACED FOR RS:30000.00

GRN	MH003283[illegible]2015[illegible] BARCODE [illegible]	Date	19/03/2015-17:56:41 Form ID
Department	Inspector General Of Registration	Amount	30000.00
Type of Payment	Registration Fees	Defaced Number	201501516
	(Amt.in words:Thirty Thousand Rupees Only)	Sr.No.	0004823621201516
	Ordinary Collections IGR		
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR		
Location	NAGPUR		
Year	2015-2016 One Time		

Account Head Details	Amount in Rs.
0030063301 Amount of Tax	30000.00
Total	30000.00

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	MS DHL INFRABULLS
Flat/Block No.	17
Premises/Building	
Road/Street	14409 383
Area/Locality	GOTAD PANJRI
Town/City/District	
PIN	4 4 [illegible] 0 0 [illegible]

Remarks (If Any)

PAN2=PN=SHRI GULAB TUKARAM SAMBAR

E-DA=

Amount in Words: Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN / Ref No.	02900042016031967/93/8 / 321655108
Date	19/03/2015-17:57:01
Bank-Branch	BANK OF MAHARASHTRA
Scroll No. , Date	60321 , 21/03/2015

Mobile No. : Not Available

मी सुरक्षित पावती, चालन क्रमांक, जीआरएन क्रमांक/सीआरएन नं/दिनांक २१/३/२०१५ मुद्रांक शुल्क/नोंदणी फी रुपये ३०,०००/- हे * ही सुरक्षित पावती/ईपेमेन्टद्वारे भरण्यात आले, स्वाक्षरी व विक्रीत नंबर खालील प्रमाणे आहे.

सह-दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ७

नागपूर
2300 /2015
21/3/15


नगन – ७
२३०७ २०१६

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

270/2300
सोमवार,21 मार्च 2016 4:01 म.नं.

दस्त गोषवारा भाग-1

नगन7
दस्त क्रमांक: 2300/2016

दस्त क्रमांक: नगन7 /2300/2016

बाजार मुल्य: रु. 7,20,50,000/- मोबदला: रु. 3,62,00,000/-

भरलेले मुद्रांक शुल्क: रु.39,63,000/-

दु. नि. सह. दु. नि. नगन7 यांचे कार्यालयात

अ. क्रं. 2300 वर दि 21-03-2016

रोजी 3:46 म.नं. वा. हजर केला.

पावती:2675 पावती दिनांक: 21/03/2016

सादरकरणाराचे नाव: मे डी एच एल इन्फ्राबुल्ड तर्फे भागीदार श्री संतोष कुमार सिंग (-)

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 980.00

पृष्ठांची संख्या: 49

एकुण: 30980.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ७.

NGP7

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ७.

NGP7

दस्ताचा प्रकार: विकीपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानिक असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-क्षेत्र (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 21 / 03 / 2016 03 : 47 . 15 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 03 / 2016 03 : 48 25 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO. 7

21/03/2016 3:53:04 PM

दस्त गोषवारा भाग-2

नगर7 2016
दस्त क्रमांक:2300/2016

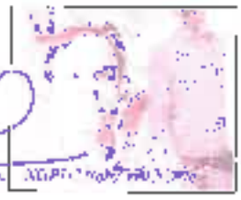
दस्त क्रमांक :नगर7/2300/2016
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री गुलाब तुकाराम संभारे 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर पॅन नंबर:EVWPS0270P	लिहून देणार वय :-72 स्वाक्षरी :-		
2	नाव:श्री गंगाधर दुधाराम संभारे 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: महादुला, कोराडी, नागपूर, महाराष्ट्र. नागपूर. पॅन नंबर:BQDPS9960D	लिहून देणार वय :-62 स्वाक्षरी:		
3	नाव मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री संतोष कुमार सिंग 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 357, हनुमान नगर, नागपूर, महाराष्ट्र. नागपुर. पॅन नंबर:AALFD6274G	लिहून घेणार वय :-42 स्वाक्षरी :-		
4	नाव:मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री संजीव अशोक जैस्वाल 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0 इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 64 नवजीवन कालोनी, वर्धा रोड. नागपूर, महाराष्ट्र, नागपुर पॅन नंबर:AALFD6274G	लिहून घेणार वय :-38 स्वाक्षरी :-		
5	नाव:मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री निशित अरुण जैस्वाल 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AALFD6274G	लिहून घेणार वय :-40 स्वाक्षरी :-		
6	नाव:मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री रिषित अरुण जैस्वाल 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर पॅन नंबर:AALFD6274G	लिहून घेणार वय :-39 स्वाक्षरी :-		
7	नाव श्री निशित अरुण जैस्वाल 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर पॅन नंबर:ABIPJ8859H	लिहून घेणार वय :-40 स्वाक्षरी :-		
8	नाव:श्री रिषित अरुण जैस्वाल 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACVPJ3294L	लिहून घेणार वय :-39 स्वाक्षरी :-		

JT. THE JOINT SUB-REGISTRAR NAGPUR NO. 7 सह दुय्यम निबंधक नागपूर क्र. ७

iSarita v1 5.0

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

9	नाव:श्री मनीष अशोक रैचवान 0 0 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 64, नवजीवन कालोनी, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर, पॅन नंबर:ABJPJ3851A	लिहून घेणार वय :-36 स्वाक्षरी:-	 

वरील दस्तऐवज करून देणार त्यांनी/त्या विक्रीपत्र या दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ:21 / 03 / 2016 03 : 52 : 57 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-या पक्षकारांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलेली

अनु क्र	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री अशोक कुमार गौरीशंकर जैस्वाल 0 0 वय:67 पत्ता:64, नवजीवन कालोनी, वर्धा रोड, नागपूर पिन कोड:440015	ओळखी		
2	नाव:श्री नितेश गंगाधर संधारे 0 0 वय:31 पत्ता:महदुला, कोराडी, नागपूर पिन कोड:441111	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:21 / 03 / 2016 03 : 54 05 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर मोफिल क्र. ७,

NGP7

EPayment Details.

9 नंबराचे बु० चे 2300 नंबरची नोंदवही

sr	Epayment Number	Defacement Number
1	MH008287948201516E	00048236212015 16
2	MH008287840201516E	00048236142015 16

सह दुय्यम निबंधक, वर्ग-२,
नागपूर मोफिल क्र.७,
दि..२९. माहे..३.... सन २०१६

2300 /2016

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प्रमाणित करण्यात येते कि, या दस्तऐवजात एकुण ---- पाने आहेत

सह दुय्यम निबंधक, क्र.
नागपूर मोफिल

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

22/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 7
दस्त क्रमांक : 2300/2016
नोंदणी :
Regn:63m

गावाचे नाव : 1) गोटाळ पांजरी

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	36200000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	72050000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नागपूर इतर वर्णन , इतर माहिती: मौजा- गोठारपांजारी,सर्वे नं. 17,मधील प्लाट आराजी 14409 38 चौ. मी. आहे व इतर माहिती वरील दस्ताबेज प्रमाणे आहे ((Survey Number : 17 ;))
(5) क्षेत्रफळ	1) 14409.38 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री सुलाब तुकाराम संभारे 0 0 वय:-72; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: गोठारपांजारी, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440036 पॅन नं:-EVWPS027(IP 2): नाव:-श्री गंगाधर तुकाराम संभारे 0 0 वय:-62; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: महादुला, कोराडी, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-441111 पॅन नं:-BQDPS9960D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री संतोष कुमार सिंघ 0 0 वय:-42; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 357, हनुमान नगर, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440008 पॅन नं:-AALFD6274G 2): नाव:-मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री संजीव अशोक जैस्वाल 0 0 वय:-38; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0 ब्लॉक नं: 0, रोड नं: 64, नवजीवन कालोनी, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-AALFD6274G 3): नाव:-मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री निशित अरुण जैस्वाल 0 0 वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-AALFD6274G 4): नाव:-मे डी एच एल इंफ्राबुल्स तर्फे भागीदार श्री रिषित अरुण जैस्वाल 0 0 वय:-39; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर पिन कोड:-440010 पॅन नं:-AALFD6274G 5): नाव:-श्री निशित अरुण जैस्वाल 0 0 वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ABIPJ8659H 6): नाव:-श्री रिषित अरुण जैस्वाल 0 0 वय:-39; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागजीभाई टाऊन, सीताबर्डी, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ACVPJ3294L 7): नाव:-श्री संजीव अशोक जैस्वाल 0 0 वय:-38; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 64, नवजीवन कालोनी, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-ABJPJ3851A
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2300/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3983000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.