

TAJUDDIN BABA HOUSING AGENCY**Shankarpur (Bodkhi), At Po. - Khapri Railway, Tah. & Dist. - Nagpur, MS - 441108.****Mobile No. ☎ : 9326201864.****Other Declaration**

Tajjudin baba housing agency has been registered under partnership act on 1st day of august 2000, The firm has purchase a land on 02/11/2001 for Rs 590000.00, The NA order has been received for the said project dated 26/02/2004, The promoter has sold the plot after NA order. Around 49 plots are sold with an area of 7178.26 Sq Mtr for Rs 1110200. The NA order has been cancelled by Hon Collector of Nagpur dated 17/03/2010.

The Firm has once again requested for tentative approval dated 08-08-2022, and on 07/11/2023 new commencement certificate has been received.

Details of plot sold is as under:

Name	Plot No	Sale Amount	Area In Mtr	Date of Sale deed
Chotelal Sahdeo Sahu	1	29500	196.34	14-07-2004
Shri Prabhakar Namdeo Kohale	2	27600	182.9	29-04-2004
Suchitra Vinayak Jadit	3	28000	182.9	14-07-2004
Sau Prabhatai Sunil Mange	4	24000	182.9	13-04-2007
Sau Shailaja Mahadev Borade	5	27000	182.9	12-05-2004
Hemant Ramdas Deogirkar	6	25500	157.8	14-07-2004
Sau Malati Madhukar kitukle	10	26000	182.9	04-10-2004
Madhukar Awachit kitkle	11	23000	163	04-10-2004
Sau Indutai Mahadev Akode	13	23000	165	02-11-2004
Manik Govind Deshmukh	14	15000	139.4	14-07-2004
Pradip Ramdas Soni	15	24000	139.4	11-05-2004
Sandip Ingle (agreement to sale)	16	35000	139.4	24-09-2008
Jagdish kelzare (Agreement to sale)	17	35000	139.4	24-09-2008
Govind Sambhare	19	26100	161.59	28-04-2004
Ganpati balkrishna Dudhe	20	15000	117	24-03-2004
Gangadhar Mahadev Vairagde	21	15000	117	24-03-2004
Jaikisna badhuji Thakre	22	16500	117	04-10-2004
Sanjay Gajanan Gawande	27	15000	117	07-04-2004
Sunil Gajanan Gawande	28	15000	117	07-04-2004
Jyoti Sanjay Rasekar	29	20000	148.7	12-05-2004
Uday Manohar Joshi	30	19000	135	12-05-2004
Pushpa Madhav Paytode	31	20000	135	02-11-2004
Nanda Diwakar Tekate	32	19000	135	12-05-2004
Chaya Rajesh Gaur	33	30000	180	16-07-2004
Jagdish Muley	34	30000	180.9	06-08-2004
Rameshwar Wankhede (Agreement to sale)	35	35000	120.41	23-09-2008
Pushpa Gulabrao Dhamne	36	20000	132	28-04-2004
Pushpa Gulabrao Dhamne	37	20000	132	28-04-2004
Aniketi Vijay Khadatkhar	38	20000	132	16-07-2004
pradip Eknath pitkule	45	21000	148.06	04-10-2004
pradip Eknath pitkule	46	21000	150	04-10-2004
Sunanda bawankule	47	35000	150	19-07-2005

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Sunanda bawankule	48	35000	158.26	19-07-2005
Nirmala Bambal	49	20000	154.3	13-04-2004
Nirmala Bambal	50	18000	141	13-04-2004
Anandrao Dhawale	51	18000	138.8	13-04-2004
Moreswar Sable	52	18000	136.5	13-04-2004
Rajendra ghawat	53	19000	140	25-03-2004
Rajendra ghawat	54	19000	140	25-03-2004
Rajendra ghawat	55	19000	140	25-03-2004
Lajwanti Sangtani	56	23000	140	16-07-2004
Pradip Ramdas Soni	57	22000	129.5	11-05-2004
Pradip Ramdas Soni	58	24000	140	11-05-2004
Pradip Ramdas Soni	59	24000	140	11-05-2004
Pradip Ramdas Soni	60	22000	140	11-05-2004
Bhaskar Wankhede	61	21000	140	16-07-2004
Milind Borsare	62	15000	140	18-03-2004
Bhaskar Motiram Thakre	63	19000	140	25-03-2004
Bhaskar Motiram Thakre	64	19000	140	25-03-2004

We have already taken consent of more than 50 People for the new sanction and ammedment in plot no as well as plot area. Consent letter is also attached for your perusal.

Please Consider the same and allow the project to register so we will be able to amend the same.

For Tajjuddin Baba Housing Agency



Name: Shri. Bhaskar Hiranman Dandade



Smt. Indubai Prabhakar Shingane

Date 13/02/2024

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Declaration regarding old sales and details regarding old sales

Name	Old Plot No	New Plot No	Old Area In Mtr	New Area In Mtr	Sale Amount	Amount recd	Balance	Date of Sale deed	Details of Registration No
Chotelal Sahdeo Sahu	1	1	196.34	214.14	29500	29500	0	14-07-2004	4383
Shri Prabhakar Namdeo Kohale	2	2	182.9	214.37	27600	27600	0	29-04-2004	2591
Suchitra Vinayak Jadit	3	3	182.9	214.55	28000	28000	0	14-07-2004	4387
Sau Prabhatai Sunil Mange	4	4	182.9	214.4	24000	24000	0	13-04-2007	2274
Sau Shailaja Mahadev Borade	5	5	182.9	219.07	27000	27000	0	12-05-2004	2910
Hemant Ramdas Deogirkar	6	35	157.8	127.28	25500	25500	0	14-07-2004	4388
Sau Malati Madhukar kitukle	10	84	182.9	199.32	26000	26000	0	04-10-2004	6354
Madhukar Awachit kitkle	11	85	163	201.61	23000	23000	0	04-10-2004	6353
Sau Indutai Mahadev Akode	13	42	165	152.28	23000	23000	0	02-11-2004	7055
Manik Govind Deshmukh	14	14	139.4	120	15000	15000	0	14-07-2004	4382
Pradip Ramdas Soni	15	15	139.4	120	24000	24000	0	11-05-2004	--
Sandip Ingle (agreement to sale)	16	16	139.4	120	35000	35000	0	24-09-2008	--
Jagdish kelzare (Agreement to sale)	17	17	139.4	120	35000	35000	0	24-09-2008	6148
Govind Sambhare	19	19	161.59	127.28	26100	26100	0	28-04-2004	2592
Ganpati balkrishna Dudhe	20	34	117	114.15	15000	15000	0	24-03-2004	1858
Gangadhar Mahadev Vairagde	21	33	117	114.15	15000	15000	0	24-03-2004	1857
Jaikisna badhuji Thakre	22	22	117	124.5	16500	16500	0	04-10-2004	6356
Sanjay Gajanan Gawande	27	27	117	114.15	15000	15000	0	07-04-2004	2129
Sunil Gajanan Gawande	28	28	117	114.15	15000	15000	0	07-04-2004	2130
Jyoti Sanjay Rasekar	29	41	148.7	126.93	20000	20000	0	12-05-2004	2913
Uday Manohar Joshi	30	30	135	135.16	19000	19000	0	12-05-2004	2912
Pushpa Madhav Paytode	31	31	135	135.16	20000	20000	0	02-11-2004	7054
Nanda Diwakar Tekate	32	18	135	127.28	19000	19000	0	12-05-2004	2909
Chaya Rajesh Gaur	33	37	180	176.61	30000	30000	0	16-07-2004	4386
Jagdish Muley	34	36	180.9	174.96	30000	30000	0	06-08-2004	4882
Rameshwar Wankhede (Agreement to sale)	35	29	120.41	114.15	35000	35000	0	23-09-2008	6149
Pushpa Gulabrao Dhamne	36	12	132	126.24	20000	20000	0	28-04-2004	2587
Pushpa Gulabrao Dhamne	37	13	132	120	20000	20000	0	28-04-2004	2588
Aniketi Vijay Khadatkar	38	38	132	163.81	20000	20000	0	16-07-2004	4381
pradip Eknath pitkule	45	11	148.06	160.73	21000	21000	0	04-10-2004	6355
pradip Eknath pitkule	46	10	150	135	21000	21000	0	04-10-2004	6355
Sunanda bawankule(aam muktyar)	47	7	150	135	35000	35000	0	19-07-2005	--
Sunanda bawankule(aam muktyar)	48	6	158.26	134.78	35000	35000	0	19-07-2005	--
Nirmala Bambal	49	8	154.3	135	20000	20000	0	13-04-2004	2273

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Nirmala Bambal	50	9	141	135	18000	18000	0	13-04-2004	2271
Anandrao Dhawale	51	20	138.8	124.5	18000	18000	0	13-04-2004	2272
Moreshwar Sable	52	51	136.5	136.28	18000	18000	0	13-04-2004	2275
Rajendra ghawat	53	65	140	129.75	19000	19000	0	25-03-2004	1882
Rajendra ghawat	54	66	140	129.9	19000	19000	0	25-03-2004	1880
Rajendra ghawat	55	67	140	164.35	19000	19000	0	25-03-2004	8881
Lajwanti Sangtani	56	56	140	138.93	23000	23000	0	16-07-2004	4385
Pradip Ramdas Soni	57	57	129.5	129.9	22000	22000	0	11-05-2004	2879
Pradip Ramdas Soni	58	62	140	131.03	24000	24000	0	11-05-2004	--
Pradip Ramdas Soni	59	61	140	131.03	24000	24000	0	11-05-2004	--
Pradip Ramdas Soni	60	60	140	129.7	22000	22000	0	11-05-2004	--
Bhaskar Wankhede	61	58	140	129.75	21000	21000	0	16-07-2004	4384
Milind Borsare	62	59	140	129.75	15000	15000	0	18-03-2004	1723
Bhaskar Motiram Thakre	63	63	140	129.75	19000	19000	0	25-03-2004	1878
Bhaskar Motiram Thakre	64	64	140	129.75	19000	19000	0	25-03-2004	1879

For Tajjuddin Baba Housing Agency

Name: Shri. Bhaskar Hiranman Dandade

Smt. Indubai Prabhakar Shingane

Date: 20/04/2024

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ANNEXURE A**Declaration cum undertaking MahaRERA Order No.50/2024 dated 10.01.2024**

We Authorised partners of **Tajjuddin Baba Housing Agency** undertake that, project Name “ bhaskar Nagari” do hereby on solemn affirmation state, declare and undertake as under:

- 1) We say and declare that, We being the authorized signatory of **Tajjuddin Baba Housing Agency** ("Promoter"), have applied on behalf of Promoter, i.e. the said legal entity, **Tajjuddin Baba Housing Agency** for registration of the real estate project, “ Bhaskar Nagari” with MahaRERA vide application dated 14.02.2024.
- 2) We say and declare that **on the date of submission of their application for registration of their real estate project to be undertaken land bearing PH No_ 38A, Survey No(s) 34/1/Hissa No(s) __-__ / Gat No(s) __-__ / Khasra No(s) __34/1__ /Plot No(s) ____ lying and being at Village Gotal Panjari Taluka Nagpur District Nagpur admeasuring 19100 sq. mtrs hereinafter referred to as the "project land"** there is are no subsisting pending application submitted for registration of real estate project(s) by whatever name called to be undertaken on the very same project land/part thereof or there is / are no real estate project(s) by whatever name called, registered with MahaRERA being executed on the project land/part thereof and that the plans as approved by the Competent Authority in respect of the real estate project for which the application is submitted for registration does not amend / modify / delete /alter, the common / special amenities such as recreation / playground, parking, internal road(s), club house, gymnasium swimming pool, play area (list not exhaustive) as the case may be provided to the real estate projects in the layout already registered / to be registered with MahaRERA as well as the public amenities such as amenity plot, built up amenity, other public reservation (list not exhaustive) as the case may be as approved by the Competent Authority / Government of Maharashtra.
- 3) We say, declare and undertake that as on the date of submission of my / our application dated **14/02/2024**, for registration of the real estate project, there is / are no subsisting pending application submitted to MahaRERA for registration of real estate project(s) by whatever name called to be undertaken on the project land / part thereof or there is / are no real estate project(s) by whatever name called, registered with MahaRERA being executed on the project land / part thereof and that the plans as approved by the Competent Authority in respect of the real estate project, **Bhaskar Nagari** for which the application is submitted for registration does not amend / modify / delete / alter, the common / special amenities such as recreation / playground, parking, internal road(s), club house, gymnasium, swimming pool, play area (list not exhaustive) as the case may be, provided to the real estate projects in the layout already registered / to be registered with MahaRERA as well as the public amenities such as amenity plot, built up amenity, other public reservations (list not exhaustive) as the case may be, as approved by the Competent Authority / Government of Maharashtra.

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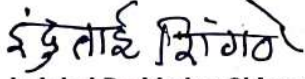
Note: In event if there is any change in layout plan or if the registration of this project causes any change in layout plan that affects project/s already registered/to be registered with MahaRERA, then in such event due process as laid down in section 14(2) of the Act shall be followed. Similarly, plans would only be sanctioned by the Competent Authority by following provisions of prevalent DCPR and by ensuring the relevant provisions of Development Schemes do not violate or affect any public amenities.

I solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking are true, correct and binding upon me, the promoter of the real estate project, Bhaskar Nagari

For Tajjuddin Baba Housing Agency



Name: Shri. Bhaskar Hiranman Dandade



Smt. Indubai Prabhakar Shingane

Date: 15/06/2024