ANIL H. GULHANE, (Advocate), Mob. No. 8208443647,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

To,
MahaRERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Plot no.4, admeasuring 1925.13 Sq. Meters (admeasuring 20722.29 Sq. Feet.) within the jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust , situated at Mouza-Narsala, Neel Vihar, P.H.No.37, Khasra no.6-A and Khasra no.6-B, Nagpur Municipal Corporation House no.2/4, Layout demarcated by Neel Gagan Developers under named and style Neel Vihar, Tahsil and District – NAGPUR – 440034,

1. I have investigated the title of the said plot on the request of **M/S. NANDIISH BUILDERS AND DEVELOPERS** and following documents which details are as under :-

I] Description of Documents Scrutinized:-

Sr. no.	Date of documents	Description of documents
1.	2011-2012	Copy of 7/12 extract showing names of 1] Shri. Kotiram Ganpat Nagpure, 2] Shri. Babarao Ganpat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Sharavanji Nagpure, 6]Shri. Ram Shravanji Nagpure, all R/o. Narsala, Nagpur, in respect of kh.no. 6-A and 6-B.
2.	20.09.2012	Copy of sale deed executed in favour of M/s. Neel Gagan Developers

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		through its partner Shri. Jitendra Chhaganlal Jain, By 1] Shri. Kotiram Ganapat Nagpure, 2] Shri. Babarao Ganapat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Shravanji Nagpure, 6] Shri. Ram Shravanji Nagpure, All R/O. Narsala, Nagpur collectively vide registered sale deed bearing No.4333/2012 before Sub-Registrar Office Nagpur-10 in respect of khasara Nos. 6-A and 6-B containing by admeasurements 1.25 H.R. and 0.79 H. R.
3]	28.03.2012	Copy of N.A. order issued by Collector bearing revenue case no. 279/NAP-34/2011-2012 of Mouza-Narsala, khasra no. 6A and 6B
4]	28.03.2012	Copy of sanctioned letter issued by Nagpur Improvement trust, as Original owners was applied to Nagpur Improvement Trust for getting layout sanction map and same is sanction by the Nagpur Improvement Trust and concern authority vide their order dt.28.03.2012. And thereby Nagpur Improvement Trust sanction the plot nos.1,2,3,4 and 5, its admeasuring 2374.37 Sq.Mt., 2160.50 Sq.Mt.,2045.42 Sq.Mt.,1925.13 Sq.Mt. and 3475.33 Sq.Mt. respectively in the Non-agricultural use land, which is situated at Mouza-Narsala,P.H.No.37, Khasra no.6-A and Khasra no.6-B, admeasuring 1.25 H.R.(area 3.09 acre) and 0.79 H.R. .(area 1.95 acre) respectively, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. class-I , within the limits of the Gram Panchayat Narsala Tahsil – NAGPUR (Rural), and District – NAGPUR.
5]	19/09/2018	Copy of Sale Deed in respect of plot no. 4, bearing Khasara no.6A and 6B , P.H. N. 37, Mouza Narsala, admeasuring 1925.13 sq. Mtr. within jurisdiction of Nagpur Municipal Corporation and Nagpur

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		Improvement Trust, Tahsil and District Nagpur in favour of Shri. Dipesh Premkumar Jain for 73.08 % undivided share i.e. admeasuring 1406.82 sq. Mtr. in the plot and Smt. Jayshri Sandip Jain for 26.92 % undivided share i.e. 518.31 Sq. mtr. in the plot and this Plot sold by M/s. Neel Gagan Developers through its partner and accordingly said sale deed duly registered on 19/09/2018 before the Sub Registrar office Nagpur (Rural) -7 at serial no. 8500/2018.
6]	8/02/2024	Copy of 7/12 extract as per mutation entry no. 3939 dated 14/09/2019, it is shown that Shri. Dipesh Premkumar Jain and Jayshri Sandip Jain mutated their names on patwari record i.e. Plot No.4, Containing by Admeasurements 1925.13 according to their share as per 7/12 extract the Dipesh Premkumar Jain name Mutated on the area 1406.82 Sq.Mt. and Smt. Jayshri Sandip Jain name mutated on the area 518.31 sq. Mtr. on the Plot no. 4 situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur as a absolute owner of said plot 4,
7]	17/05/2023	Copy of Tax receipt, it is shown that Shri. Dipesh Premkumar Jain and Smt. Jayshri Sandip Jain had mutated their names in the Nagpur Municiple Corporation as a owner and possessor and paid tax of Rs.1,28,744/- to Nagpur Municiple Corporation for Plot No.4 Containing by Admeasurements 1925.13 Sq.Mt. i.e. about (admeasuring 20722.29 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur,
8]	06/01/2020	Copy of Release Letter issued by Nagpur Municipal Corporation vide letter no. 1369 and there by Regularize the plot no. 4 and its

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		admeasuring 1925.13 Sq. Mtr.
9]	26/12/2023	Copy of building permit issued by Nagpur Municipal Corporation to Shri. Dipesh Premkumar Jain and Smt. Jayshri Sandip Jain as they were prepared a plan of Multistoried building proposed to be construct on the plot no. 4 and same is approved and sanctioned by the NAGPUR MUNICIPAL CORPORATION vide building permit No. NMO/B/2023/APL/02213, Dt.26.12.2023.
10]	13/02/2024	Copy of Development Agreement in respect of aforesaid plot no. 4 admeasuring 1925.13 Sq. Mtr. which was executed by Shri. Dipesh Premkumar Jain and Smt. Jayashri Sandip Jain in favour of M/s. Nandiish Builders and Developers through its authorized partners namely Shri. Devendra Murlidhar Bhongade and Shri. Dipesh Premkumar Jain and said Development Agreement duly Register Before the Sub Registrar office Nagpur Rural – 10 at serial no. 1256/2024 dated 13/02/2024.
11]	13/02/2024	Copy of Power Of Attorney in respect of aforesaid plot no. 4 admeasuring 1925.13 Sq. Mtr. which was executed by Shri. Dipesh Premkumar Jain and Smt. Jayshri Sandip Jain in favour of M/s. Nandiish Builders and Developers through its authorized partners namely Shri. Devendra Murlidhar Bhongade and Shri. Dipesh Premkumar Jain and said Power Of attorney duly Register Before the Sub Registrar office Nagpur Rural – 10 at serial no. 1257/2024 dated 13/02/2024.
12]	13/02/2024	Copy of Deed of Declaration in respect of construction multistoried building on the aforesaid plot no. 4 admeasuring 1925.13 Sq. Mtr. as per sanction and said Deed of Declaration executed by Shri. Dipesh

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		Premkumar Jain and Smt. Jayashri Sandip Jain through their constitute Power of Attorney Holder namely M/s. Nandiish Builders and Developers through its authorized partners namely Shri. Devendra Murlidhar Bhongade and Shri. Dipesh Premkumar Jain and said Deed of Declaration duly Register Before the Sub Registrar office Nagpur Rural – 10 at serial no. 1258/2024 dated 13/02/2024.
13	23/02/2024	Copy of search receipt from the year 1994 to 2024 i.e. for 30 years vides receipt No. MH016141088202324U in sub-registrar office Nagpur [Rural] 10.

II] **DESCRIPTION OF PROPERTY**:

M/S. NANDIISH BUILDERS AND DEVELOPERS through its authorized partners owned and possessed Plot No.4 Containing by Admeasurements 1925.13 Sq.Mt. (admeasuring 20722.29 Sq. Ft) by virtue of Development Agreement and Power of Attorney in respect of construct proposed multistoried building on the plot no. 4 which is situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Corporation house no. 2/4 Tah. Distt. Nagpur in to residential Estate, The aforesaid plot no.4 is bounded as under: -

East :- Khasra no.7 and 8;

West :- Plot no. 3;

North :- Khasra no. 5;

South :- 12.00 Meter wide Road;

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III] TITLE HISTORY OF PROPERTY:-

It is submitted that, as per 7/12 extract showing names Of 1] Shri. Kotiram Ganapat Nagpure, 2] Shri. Babarao Ganapat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Shravanji Nagpure, 6] Shri. Ram Shravanji Nagpure, All R/O. Narsala, Nagpur, in respect of Kh. No.6-A and 6-B.

That, on 28-03-2012, N.A. order issued by Collector bearing revenue case no. 279/NAP-34/2011-2012 of Mouza-Narsala, khasara no. 6-A and 6-B. and Original owners was applied to Nagpur Improvement Trust for getting layout sanction map and same is sanction by the Nagpur Improvement Trust and concern authority vide their order dt.28.03.2012. And thereby Nagpur Improvement Trust sanction the plot nos.1,2,3,4 and 5, its admeasuring 2374.37 Sq.Mt., 2160.50 Sq.Mt., 2045.42 Sq.Mt.,1925.13 Sq.Mt. and 3475.33 Sq.Mt. respectively in the Non-agricultural use land, which is situated at Mouza-Narsala,P.H.No.37, Khasra no.6-A and Khasra no.6-B, admeasuring 1.25 H.R.(area 3.09 acre) and 0.79 H.R.(area 1.95 acre) respectively, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. class-I, within the limits of the Gram Panchayat Narsala Tahsil – NAGPUR (Rural), and District – NAGPUR.

That, thereafter, above land purchased by Neel Gagan Developers and accordingly on 20-09-2012 sale deed executed in the name of of M/s Neel Gagan Developers through its partner Shri Jitendra Chhaganlal Jain, from 1] Shri. Kotiram Ganapat Nagpure, 2] Shri. Babarao Ganapat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Shravanji Nagpure, 6] Shri. Ram Shravanji Nagpure, All R/O. Narsala, Nagpur collectively vide registered sale deed bearing No.4333/2012 before Sub-

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Registrar Office Nagpur-10 in respect of khasara Nos. 6-A and 6-B containing by admeasurements 1.25 H.R. and 0.79 H. R.

That, the aforesaid entire land bearing Khasra no.6-A and Khasra no.6-B, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. are converted for Non-Agricultural Use by the Collector, Nagpur vide his order Dated 28.03.2012 passed in revenue Case No 279/NAP-34/2011-2012 of Mouza –Narsala, Thasil Nagpur Rural, Dist Nagpur and Nagpur Improvement Trust confirmed the same.

That, thereafter Neel Gagan Deveolopers through original owners was applied to Nagpur Improvement Trust for getting layout sanction map and same is sanction by the Nagpur Improvement Trust and concern authority vide their order dt.28.03.2012. And thereby Nagpur Improvement Trust sanction the plot nos.1,2,3,4 and 5, its admeasuring 2374.37 Sq. Mt., 2160.50 Sq.Mt.,2045.42 Sq.Mt.,1925.13 Sq. Mt. and 3475.33 Sq. Mt. respectively in the Non-agricultural use land, which is situated at Mouza-Narsala,P.H.No.37, Khasra no.6-A and Khasra no.6-B, admeasuring 1.25 H.R.(area 3.09 acre) and 0.79 H.R. (area 1.95 acre) respectively, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. class-I, within the limits of the Gram Panchayat Narsala and Nagpur Municipal Corporation, and District – NAGPUR.

That, thereafter the aforesaid layout gone within the jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust delegated their power to Nagpur Municipal Corporation as per govt. resolution regarding sanction the building map and building permit.

That thereafter aforesaid plot no. 4, bearing Khasara no.6A and 6B , P.H. N. 37, Mouza Narsala, admeasuring 1925.13 sq. Mtr. within jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur purchased by Shri. Dipesh Premkumar Jain for 73.08 %

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undeivided share i.e. admeasuring 1406.82 sq. Mtr. in the plot and Smt. Jayshri Sandip Jain for 26.92 % undivided share i.e. 518.31 Sq. mtr. in the plot and this Plot no. 4 was sold by M/s. Neel Gagan Developers through its partner and accordingly said sale deed duly registered on dated 19/09/2018 before the Sub Registrar office Nagpur (Rural) -7 at serial no. 8500 in favour of Shri. Dipesh Premkumar Jain and Smt. Jayshri Sandip Jain.

That thereafter Shri. Dipesh Premkumar Jain and Jayshri Sandip Jain mutated their names on patwari record vide mutation entry no. 3939 dated 14/09/2019 i.e. Plot No.4, Containing by Admeasurements 1925.13 according to their share as per 7/12 extract the Shri. Dipesh Premkumar Jain name Mutated on the area 1406.82 Sq.Mt. and Smt. Jayshri Sandip Jain name mutated on the area 518.31 sq. Mtr. on the Plot no. 4 situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur as a absolute owner of said plot 4,

That thereafter Shri. Dipesh Premkumar Jain and smt. Jayshri Sandip Jain had mutated their names in the Nagpur Munciple Corporation as a owner and possessor and paid tax of rs.1,28,744/- to Nagpur Munciple Corporation for Plot No.4 Containing by Admeasurements 1925.13 Sq.Mt. i.e. about (admeasuring 20722.29 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur,

That the Shri. Dipesh Premkumar Jain and Smt. Jayshri Sandip Jain had received Release Letter from Nagpur Municipal Corporation vide letter no. 1369 and there by Nagpur Municipal Corporation Regularize the plot no. 4 and its admeasuring 1925.13 Sq. Mtr i.e. aforesaid plot.

That thereafter the Shri. Dipesh Premkumar Jain and smt Jayshri Sandip Jain had decided develop the aforesaid plot by constructing multistoried building with the help of M/S. NANDIISH BUILDERS AND DEVELOPERS

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therefor accordingly prepared the proposed multistoried buiding construction plan and submit before the Competent authority for getting sanction on the aforesaid plot accordingly building permit issued by Nagpur Municipal Corporation to Shri. Dipesh Premkumar Jain and Jayshri Sandip Jain for construct Multistoried building proposed to be construct on the plot no. 4 and same is approved and sanctioned by the NAGPUR MUNICIPAL CORPORATION vide building permit No. NMO/B/2023/APL/02213, Dt.26.12.2023.

That thereafter the Shri. Dipesh Premkumar Jain and Smt. Jayashri Sandip Jain had executed Development Agreement in respect of aforesaid plot no. 4 admeasuring 1925.13 Sq. Mtr. in favour of M/s. Nandiish Builders and Developers through its authorized partners namely Shri. Devendra Murlidhar Bhongade and Shri. Dipesh Premkumar Jain and said Development Agreement duly Register Before the Sub Registrar office Nagpur Rural – 10 at serial no. 1256/2024 dated 13/02/2024.

That thereafter on the same day Shri. Dipesh Premkumar Jain and Smt. Jayashri Sandip Jain had executed Registered Power Of Attorney in respect of aforesaid plot no. 4 admeasuring 1925.13 Sq. Mtr. in favour of M/s. Nandiish Builders and Developers through its authorized partners namely Shri. Devendra Murlidhar Bhongade and Shri. Dipesh Premkumar Jain and said Power Of attorney duly Register Before the Sub Registrar office Nagpur Rural – 10 at serial no. 1257/2024 dated 13/02/2024.

That thereafter Shri. Dipesh Premkumar Jain and Smt. Jayashri Sandip Jain through their constitute Power of Attorney Holder namely M/s. Nandiish Builders and Developers through its authorized partners namely Shri. Devendra Murlidhar Bhongade and Shri. Dipesh Premkumar Jain had executed Deed of Declaration in respect of construction multistoried building with 108

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apartments/Flats and 4 commercial shops on the aforesaid plot no. 4 admeasuring 1925.13 Sq. Mtr. as per sanction and said Deed of Declaration duly Register Before the Sub Registrar office Nagpur Rural – 10 at serial no. 1258/2024 dated 13/02/2024.

Thus, M/S. NANDIISH BUILDERS AND DEVELOPERS by virtue of Development Agreement and Power of Attorney having every right to construct multistoried building on the aforesaid plot no. 4 therein having proposed 108 apartments from 1st to 9th floor and proposed 4 commercial shops on the ground floor.

IV] On perusal of the abovementioned documents and all the other relevant documents relating to title of the said property I am of the opinion that the title of SHRI. DIPESH ALIAS DIPESHKUMAR PREMKUMAR JAIN AND SAU. JAYASHRI SANDIP JAIN are the joint owner of aforesaid plot and they have executed Development Agreement of Plot no. 4 with M/S. NANDIISH BUILDERS AND DEVELOPERS and Further given Power of Attorney on behalf of them to do various act and activity hence my opinion is that the Plot no. 4 is clear and marketable title.

V] EVIDENCE OF POSSESSION:-

That, from the aforesaid documents , current 7/12 extract, Realese Letter, Sanction Plan, Development Agreement, Power of Attorney, Deed of Declaration and some other documents placed in respect of Title it is crystal clear that, SHRI. DIPESH ALIAS DIPESHKUMAR PREMKUMAR JAIN AND SAU. JAYASHRI SANDIP JAIN are the joint owner of aforesaid plot and these person handover the aforesaid plot for Development to M/S. NANDIISH BUILDERS AND DEVELOPERS by virtue of Development Agreement and Power of Attorney in respect of Plot No. 4 admeasuring about 1925.13 Sq. mtrs. being a portion of Kh. No.6 A & 6 B, at Mouza Narsala, P.

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H. No. 37, Tah. Distt. Nagpur, therefore the aforesaid plot is in possession of M/S. NANDIISH BUILDERS AND DEVELOPERS for the Development.

OPINION

It is submitted that, the documents of title under the opinion are perfect evidence of right, title and interest in the property and if the said project Registere in Maharera so also mortgage of the title deeds intended to be created in the manner required by law, it will satisfy the requirement of creation of mortgage and I further certify that –

a) As on today, there is no charge on the property and it is free from any charge and after making the search of 30 years i.e., from 1994 to 2024, vide receipt No. MH016141088202324U at Sub-registrar's office, Nagpur (Gramin) – 10, It is clear that there is no mortgage / charge whatsoever over the property as on today pertaining to the immovable property.

b) That I have verified/made search of the records of Sub Registrar's Office as per receipts issued by them from the year 1994 to 2024 pertaining to immovable property and as submitted the property is having clear, marketable title and is unencumbered.

c) There are no claims of minors and the provisions of Urban Land Ceiling Act are not applicable and holding is in accordance with the provisions of land reforms Act.

d) That, immediately after creation of mortgage in favor of Bank all the authorities, Nagpur Municipal Corporation, City Survey Department be inform in respect of creation of mortgage.

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CERTIFICATE

I certify that, **SHRI. DIPESH ALIAS DIPESHKUMAR PREMKUMAR JAIN AND SAU. JAYASHRI SANDIP JAIN** are the joint owner of aforesaid plot and these person handover the aforesaid plot for Development to M/S. NANDIISH BUILDERS AND DEVELOPERS by virtue of Development Agreement and Power of Attorney hence the aforesaid plot no. 4 is absolute, clear and marketable title over the reference property shown above.

NAGPUR

DATED: 23.02.2024

(Anil H. Gulhane)

Advocate

With this Title Report I am attaching following Important document

1. 7/12 extract in the Name of Shri. Dipesh Alias Dipeshkumar Premkumar Jain and Sau. Jayshri Sandip Jain.
2. Copy of Tax Receipt of Plot no. 4
3. Copy of Release Letter dated 6/01/2020
4. Copy of Building Permit dated 26/12/2023
5. Copy of Index Copy of Development Agreement
6. Copy of Serach Receipt from the year 1994 to 2024.

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव - नरसाळा (५३५९६६) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपुर

3846295046

भूमापन क्रमाक व उपविभाग ६/अ/६/ब/४

भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क	कुळ, खंड व इतर अधिकार
१३५२	[मेसर्स निलगगन डेव्हलपर्स	१९.२५.१३	१६.२५	]	(३७९१)	कुळाचे नाव व खंड
१९९३	दिपेश प्रेमकुमार जैन	१४.०६.८२	१४०.००		(३८४७)	इतर अधिकार
२०४५	जयश्री संदीप जैन	५.१८.३१	५१.००		(३८४७)	इतर निवासी अकृषक फेरफार क्र.१७५५/३०/१५/२०१२ (१७६६) इतर खरेदी (३७९१) [मर्फे मागी सिर्वेद छगनलाल जैन](३७९१)
						प्रलंबित फेरफार : नाही.
						शेवटचा फेरफार क्रमांक : ३९३९ व दिनांक : १४/०९/२०१९
						सीमा आणि भुमापन चिन्हे :

फेरफार क्र : (१) (१०) (१२२) (१७६६) (३७३६) (३७९१) (३९३९)

पृष्ठ क्र. १/२

हा गाव नमूना क्रमांक ७ दिनांक १५/०६/२०२०:०१:३३:५० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमाक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर

कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०८/०३/२०२४ : १२:५०:५६ PM. पैसा पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर सांकेत 690910000111354 हा क्रमांक

वापराचा.

नगन-ग्रा-१०

REGISTRAR CLASS-2, NAGPUR RURAL NO. 2, नागपूर ग्रामीण क्र. २

1050

2023-2024

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2023 पासून 31/03/2024 पावेतो वापरली जाईल त्यापुढे वापरत्यास ती खोटी समजावी)

मोहल्याचे नांव: SAKKARDARA ZONE 4

रसीद क्रमांक: RCPT2324053467

घर क्रमांक: 2/4 इंडेक्स क्रमांक:

यूपीन: 0770101856

घर मालकाचे नांव: M. S NEEL GAGAN DEVELOPERS PRE PUR SHRI. DIPESH PREMKUMAR JAIN & JAYASHRI SANDIP JAIN

वहिवाटदाराचे नांव:

घरचा पत्ता: PLOT.NO. 04 NARSALA

तारीख पासून : 01-04-2019 ता 31-03-2024 पावेतो

कराचे नांव/ Details of Tax	थकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	74848	18712	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	0	0	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	2496	624	
अग्नी सेवा कर (Fire Service Tax)	2496	624	
मलजल लाभ कर (Sewerage Bene. Tax)	2496	624	
पाणी लाभ कर (Water Bene. Tax)	2496	624	
पथ कर (Street Tax)	2496	624	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर(Municipal Education Tax)	2496	624	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	0	0	
रा.स.शी.कर (Educn. Cess)	14968	3742	
रोजगार हमी कर (E.G.S Cess)	0	0	
मोठया निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	2246	
एकूण (Grand Total)	104792	23952	

एकूण रक्कम अक्षरी रू (In words total Rs.) ONE LAKH TWENTY-EIGHT THOUSAND SEVEN HUNDRED AND FOURTY-FOUR RUPEES ONLY

Received Amount : 128,744.00

(Payment is made by Card)

Transaction Date:

Manual Receipt No. :

दिनांक: 17/05/2023

Generated By: SUN-PAWAR

This is a computer generated receipt, signature is not required. Please visit website http://www.nmcnagpur.gov.in

नगन-ग्रा-१०
१२५८ / २०२४
२० / ६६

JOINT SUB-REGISTRAR, CLASS-I, NAGPUR (R-2)

Nagpur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Permit No. : NMO/B/2023/APU/02213

Date : 26/12/2023

Building Permit No - 200393

Proposal Code : NMO-23-55015

Building Name :	MIX(Mixed)	Floors :	GROUND FLOOR,TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN,SEVENTH FLOOR

To,

i)Dipesh Kumar Premkumar Jain, Jayshri Sandip Jain,

PLOT NO. - 4 , KH. NO. :- 6/A,6/B, MOUZA :- NARSALA, TAH.& DIST. :- NAGPUR

ii) Alok Lunia (Architect)

Sir/Madam,

With reference to your application No **NMO202301011**, dated **17-07-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No **4**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **6A AND 6B**, Final Plot No. **4**, Sector No. , Mouje **NARSALA** situated at Road / Street -, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession recelpt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.

Nagpur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 200393

Proposal Code : NMO-23-55015

Permit No. : NMO/B/2023/APL/02213

Date : 26/12/2023

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.12.26 15:21:49 IST
Reason: Approved Certificate
Location: Nagpur Municipal Corporation
Project Code : NMO-23-55015
Application Number : NMO202301011
Proposal Number : 200393
Certificate Number : NMO/B/2023/APL/02213

Deputy Director Of Town Planning,

Nagpur Municipal Corporation,

Scan QR code for verification of authenticity.

नगन-प्रा-१०

नागपूर महानगरपालिका, नागपूर

(नगर रचना विभाग)

श्री छत्रपती शिवाजी महाराज प्रशासकीय इमारत, बी ब्लॉक, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर- ४४०००१
फॅक्स क्र. ०७१२-२५६२८८८, वेबसाईट - www.nmcnagpur.gov.in

जा.क्र. –म.न.पा./नरवि/1369 दि. – 06/01/२०२०

प्रति,

मे. निलगगण डेव्हलपर्स,
तर्फे श्री. जितेन्द्र कुमार जैन,
एफ.सी.आय. गोडाऊन रोड,
अजनी, नागपूर

विषय:– मौजा–नरसाळा, खसरा क्र. ६/अ, ६/ब, प.ह.नं. ३७ येथील भुखंड क्र. ४ बांधकामास मुक्त करण्याबाबत.

संदर्भ:—१)सहसंचालक, नगर रचना नागपूर विभाग नागपूर यांचे पत्र क्र.वि.यो.नागपूर/मौ. हुडकेश्वर(बु.) नरसाळा/ सहसंचानाग/३०१, दि.२८.०२.२०१९. (या कार्यालयास प्राप्त दि. ०२.०३.२०१९
२)अर्जदार मे. निलगगण डेव्हलपर्स यांचे दि. ०९.०८.२०१८, दि. ११.०९.२०१९ चा भुखंड क्र. ४ मुक्त करण्याबाबतचा अर्ज
३)या कार्यालयाचे सहसंचालक, नगर रचना नागपूर विभाग नागपूर यांना असलेले पत्र क्र. मनपाना/नरवि/१५७१, दि. ०१.०२.२०१९.
४) शासन निर्णय क्र. टिपीएस – २४१८ / ८८८ / प्र.क्र. ८७ / २०१९ / नवि–९, दि. २७.०१.२०१९
५) कार्यासन अधिकारी, महाराष्ट्र शासन यांचे पत्र क्र. टिपीएस – २४१८ / १३१६/ प्र.क्र. २७५ / २०१८ / नवि–९, दि. ०७.०९.२०१९ अन्वये मा. राज्यमंत्री महोदय नगर विकास विभाग, महाराष्ट्र राज्य यांनी पारित केलेले आदेश.

उपरोक्त संदर्भाकित पत्रान्वये अनुक्रमे अवलोकनार्थ ठेवलेल्या मौजा–नरसाळा, खसरा क्र. ६/अ, ६/ब, प.ह.नं. ३७ येथील भुखंड क्र. ४ खालील अटी व शर्तीवर बांधकामाकरीता मुक्त करण्यात येत आहे.

SCHEDULE OF PLOTS					
Sr.No	Plot No.	Dimension (mt.)	Area sq. mt.	Deduction for Road Curveture / Tangent	Area sq. mt.
1	2	3	4	5	6
1	4	½ (26.97 + 26.94) x 71.42 =1925.13	1925.13	.....	1925.13

१. आपणास भुखंडावरील बांधकामास महानगरपालिकेची मंजुरी घेणे आवश्यक राहील, तसेच रितसर भोगवटा प्रमाणपत्र घेणे आवश्यक राहील.
२. भुखंड बांधकामाकरीता मुक्त करण्याची परवानगी ही आपण सादर केलेल्या दस्तावेजाचे आधारे आहे, त्याअनुषंगाने मालकी अथवा भुखंडाच्या सिमा इत्यादीबाबत कुठल्याही वाद निर्माण झाल्यास नागपूर महानगरपालिका, नागपूर जबाबदार राहणार नाही.
३. नियोजन प्राधिकरणासोबत दि. २५.०६.२०१० ला झालेल्या करारनाम्यानुसार अनुषंगाने आपणास नमूद अटी शर्ती बंधनकारक राहतील.
४. विकास नियंत्रण नियमावली –२०१० नुसार मंजुर क्षेत्र निर्देशांक अनुज्ञेय राहील.

सहाय्यक संचालक
नगर रचना विभाग
महानगरपालिका, नागपूर

प्रतिलिपी:– सहा. आयुक्त, हनुमान नगर झोन क्र. ०३, म.न.पा. नागपूर.

1256274
04-04-2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 10 (ग्रामीण)
दस्त क्रमांक : 1256/2024
नोंदणी :
Regn:63m

गावाचे नाव : **नरसाळा**

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	49051000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	50907000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: नागपूर सुधार प्रन्यास व नागपूर महानगरपालिका तथा ग्रामपंचायत नरसाळा सिमेतील मौजा नरसाळा,येथील ख. नं. 6 अ व 6 ब,प. ह. नं. 37,यामध्ये नील गगण डेव्हलपर्स यांनी टाकलेल्या लेआउट मधील प्लॉट नं. 04,ज्याचे एकूण क्षेत्रफळ 1925.13 चौ. मी.(क्षेत्रफळ 20722.29 चौ. फुट)त. नागपूर,जिल्हा नागपूर.((Survey Number : 6 अ व 6 ब ; Plot Number : 4 ;))
(5) क्षेत्रफळ	1925.13 चौ.मीटर
(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. दिपेश कुमार प्रेमकुमार जैन - - वय:-39 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: छत्रपती नगर, वर्धा रोड, नागपूर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-AICPJ8339D 2): नाव:-जयश्री संदीप जैन - - वय:-38 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अमर किराणा स्टोअर्स, रमाबाई आंबेडकर नगर, जयताळा, नागपूर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपुर. पिन कोड:-440022 पॅन नं:-ANJPJ0774E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. नंदिश बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. देवेंद्र मुरलीधर भोंगाडे, वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 162, रामसुमेर नगर, जुना कामठी रोड, कावळापेठ, नागपूर , ब्लॉक नं: -, रोड नं: -, , . पिन कोड:-440002 पॅन नं:-AATFN8958R 2): नाव:-मे. नंदिश बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिपेश कुमार प्रेमकुमार जैन वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: छत्रपती नगर, वर्धा रोड, नागपूर, ब्लॉक नं: -, रोड नं: -, , . पिन कोड:-440015 पॅन नं:-AATFN8958R
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1256/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2545400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्तअभिर्निणीत दस्त 18/2024
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

CHALLAN

MTR Form Number-6

GRN	MH016141088202324U	BARCODE		Date	23/02/2024-16:48:15	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	Advocate Anil H. Gulhane
Location	NAGPUR		
Year	2023-2024 From 23/03/1994 To 23/02/2024	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024022397709	CPADOBDPD0
Cheque/DD No.		Bank Date	RBI Date	23/02/2024-16:24:49	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8208443647

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.