

264/5310

Tuesday, September 11, 2012

11:54 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5322

दिनांक: 11/09/2012

गावाचे नाव: पोलीस लाईन

दस्तऐवजाचा अनुक्रमांक: नगन1-5310-2012

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्री मोहम्मद आरीफ वल्द मोहम्मद अय्युब आजमी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 20

रु. 30420.00

एकूण

आपणास हा दस्तऐवज अंदाजे 12:14 PM हया वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.5208000/-

मोबदला: रु.5200000/-

भरलेले मुद्रांक शुल्क : रु. 286450/-

(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही

मुद्रांक नियम: कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

1) देयकाचा प्रकार: By Cash रक्कम: रु 420/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 806776 दिनांक: 05/09/2012

बँकेचे नाव व पत्ता: State Bank Of India



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by:  
Stock Holding Corporation of India Ltd  
Location : NAGPUR  
Signature:   
Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

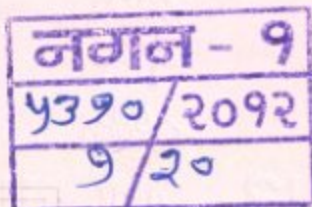
Certificate No. : IN-MH11090877441434K  
Certificate Issued Date : 06-Sep-2012 03:07 PM  
Account Reference : SHCIL (FI)/ mhshcil01/ NAGPUR/ MH-NGP  
Unique Doc. Reference : SUBIN-MMHSHCIL0111887511683182K  
Purchased by : MOHAMMAD ARIF So MOHAMMAD AYYUB AZMI  
Description of Document : Article 25(b)to(d) Conveyance  
Property Description : PLOT NO- 12, KH. NO- 1/1 , SHEET NO- 532/7, C.S.NO- 74  
Consideration Price (Rs.) : 52,08,000  
(Fifty Two Lakh Eight Thousand only)  
First Party : MOHAMMAD ARIF So MOHAMMAD AYYUB AZMI  
Second Party : SABINA KHAN  
Stamp Duty Paid By : MOHAMMAD ARIF So MOHAMMAD AYYUB AZMI  
Stamp Duty Amount(Rs.) : 2,86,450  
(Two Lakh Eighty Six Thousand Four Hundred And Fifty only)



Please write or type below this line

प्रमाणपत्र :-

प्रमाणित करण्यात येते की, सरिता-३ चे Valuation:  
Module नुसार परिगणना केल्यानंतर आलेले  
बाजारमूल्य रु. ५२,०८,०००/- एवढे आहे.



सह दुय्यम निबंधक, क. १.  
नागपूर शहर क्र. ५.

ZK 0002133443

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

**SHCIL-MAHARASHTRA**

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

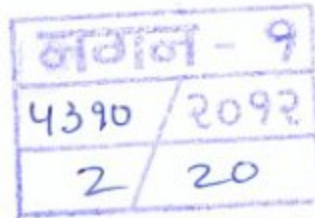
E-mail :

**Mode of Receipt**

Account Id mhshcil01  
 Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0110940361281799K  
 Receipt Date 06-SEP-2012

|                                                    |                                                                                       |
|----------------------------------------------------|---------------------------------------------------------------------------------------|
| Received From MOHAMMAD ARIF So MOHAMMAD AYYUB AZMI | Pay To                                                                                |
| Instrument Type CASH                               | Instrument Date                                                                       |
| Instrument Number                                  | Instrument Amount 286450 ( Two Lakh Eighty Six Thousand Four Hundred And Fifty only ) |
| Drawn Bank Details                                 |                                                                                       |
| Bank Name                                          | Branch Name                                                                           |
| Out of Pocket Expenses 0.0 ( )                     |                                                                                       |



BEFORE THE SUB-REGISTRAR NAGPUR

**SALE DEED**

Valued at Rs. 52,00,000/-

(Rs. Fifty Two Lac Only)

Market Value Rs. 52,08,000/-

Stamp duty affixed at Rs. 2,86,450/-

Rate Rs. 17000/- per sq. mt., Item No. 13.242/7, Page No. 420

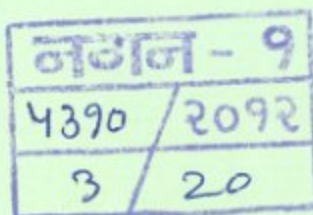
City Survey No. 64, Sheet No. 7

Mouza - Police Line Takli, Tah. & Dist. Nagpur

THIS SALE DEED is made on this 11<sup>th</sup> day of **September**  
**2012** at Nagpur Tah. & Dist. Nagpur

**BETWEEN**

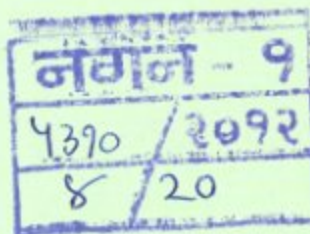
1) **SMT. SABINA KHAN W/O RAFI KHAN**, aged about 48 years,  
Occupation - Agriculturist, Pan No. AQFPS1559K, 2) **SHRI.**  
**MOHAMMAD HAROON KHAN S/O MOHAMMAD RAFI KHAN**,  
Pan No. CPRK6372P Aged about 21 years, Occupation-  
Business, Both R/O. Plot No. 41, Patel Nagar, Borgaon, Nagpur,  
hereinafter called the "**VENDORS**", which expression shall unless  
it be repugnant to the context or meaning thereof include their  
heirs, executors and administrators, agent, attorney of the **FIRST**  
**PART.** .....Contd.....



**AND**

**SHRI. MOHAMMAD ARIF S/O MOHAMMAD AYYUB AZMI**, aged about 48 years, Occupation Business, R/o. 202, Birindra Apartment, op N.M.C Office, Chhaoni, Nagpur, PAN No. ADMPA4925D hereinafter called the "**PURCHASER**", which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors and administrators of the **SECOND PART.**

WHEREAS the Vender is absolute and exclusive owner of All that Piece and Parcel of **Plot No. 12**, total admeasuring **3100 sq.ft (278.99 sq.mt)** out of Khasra No. 1/1 in the layout of State Bank of India Employees co-operative Housing Society Ltd., Nagpur situated at **Mouza- Police Line Takli**, P.H. No. 8, Ward No. 61 (Old), along with the structure building 46.45 Sq.Mt. bearing **Sheet No. 532/7, City Survey No. 64**, NMC House No. 242/12, thereon, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tah & Dust, Nagpur, more specifically described in the schedule hereunder written more particularly described in the schedule hereunder written.



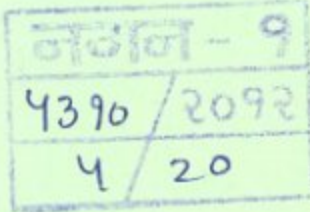
AND the earlier vendor had purchase the aforesaid property from State Bank of India Employees Co-operative Housing Society. Ltd., Nagpur on dated 06/03/2009, Document No. 1183/2009 by registered the Sale Deed which is registered at Sub Registrar Office, Nagpur No. 4 from **SHRI. RAJESH RAMESHCHANDRA SHAHU**, R/o Pension Nagar, Nagpur in the name of Joint owner (1) SMT SABINA KHAN W/O RAFI KHAN AND (2) SHRI. MOHD. SHOEB KHAN S/O ANWAR KHAN.

AND WHEREAS the joint owner of the property the owner shri. Mohd. Shoeb Khan S/o Mohd Anwer Khan, R/o New Colony, Sadar, Nagpur had transferred his all rights of the property by way of Oral Gift (Hiba) without any consideration in favour of Shri. Mohd Haroon S/o Mohd. Rafi Khan by executing a document "Memorandum of Oral Gift (Hiba)" without any consideration on

dated 19/06/2011 in presence of two witnesses and also handover the physical possession of his share in property infavour of Mohd. Haroon Khan and thereafter, Mohd. Haroon Khan had become joint owner of the said property and accordingly their name are also mutated in all relevant revenue department as well as City Survey and NMC Nagpur as owner of the said property, he has right to transfer the same.

AND WHEREAS the **"VENDOR"** desired to sell the aforesaid property, fully described in schedule of property forming part and parcel of this deed and herein after called the said property,

AND WHEREAS the **"PURCHASER"** of the second part having learnt about the intention of the **"VENDOR"** and desire to own and posses the said property, approached the **"VENDOR"** of the first part with a proposal to purchase the same on the prevailing market rate and after due deliberations and negotiation between the parties herein the **"VENDOR"** and **"PURCHASER"**. That the purchaser has gone through all the documents of title with respect of the property/plot hereby agreed to be sold and purchaser has got himself satisfied by calling No Objection issuing public notice in the Dainik Bhaskar Newspaper at 25.5.2012 and also confirming the same from the secretary Mr. Ramani of state Bank of India Employees Co-operative Housing society td., Nagpur and thus getting duly satisfied with the title of the all documents of the property of the vendor and the purchaser hereby agreed to purchase the said property. The **"PURCHASER"** is readily willing to purchase the aforesaid property fully described in schedule of property forming part and parcel of this deed and herein after called the said property for a valuable consideration of **Rs. 52,00,000/- (Rs. Fifty Two Lac Only)**.



**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER**

1. In pursuance of the agreement and in consideration of the sum of **Rs. 52,00,000/- (Rs. Fifty Two Lac Only)**, which

sum has been received by the "VENDOR" in following manner :-

**MANNER OF PAYMENT**

**Rs. 15,00,000/-** (Rs. Fifteen Lakhs Only) paid by the Purchaser to the vendor by three cheque to be mentioned bearing Cheque No. 880541, 880542, 880543, dated 12/06/2011 drawn on SBI, Butibori, MIDC Branch, Nagpur of Rs. 5,00,000/0 each respectively.

**Rs. 10,00,000/-** (Rs. Ten Lakhs Only) paid by the Purchaser to the vendors on 06/07/2012 by way of Cheque No. 880544, 880545, drawn on SBI, Butibori, MIDC Branch, Nagpur, Rs. 5,00,000/- each amounting to Rs. 5,00,000/- respectively.

**Rs. 7,00,000/-** (Rs. Seven Lakhs Only) paid by the Purchaser to the vendors by way of Cheque No. 880551, dated 1.9.2012, Drawn on drawn on SBI, Butibori, MIDC Branch, Nagpur.



**Rs. 5,00,000/-** (Rs. Five Lakhs Only) paid by the Purchaser to the vendors by way of Cheque No. 880552, dated 4.9.2012, Drawn on drawn on SBI, Butibori, MIDC Branch, Nagpur.

**Rs. 5,00,000/-** (Rs. Five Lakhs Only) paid by the Purchaser to the vendors by way of Cheque No. 880553, dated 6.9.2012, Drawn on drawn on SBI, Butibori, MIDC Branch, Nagpur.

**Rs. 5,00,000/-** (Rs. Five Lakhs Only) paid by the Purchaser to the vendors by way of Cheque No. 880554, dated 7.9.2012, Drawn on drawn on SBI, Butibori, MIDC Branch, Nagpur.

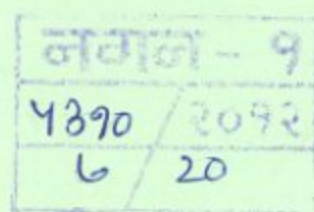
**Rs. 5,00,000/-** (Rs. Five Lakhs Only) paid by the Purchaser to the vendors by way of Cheque No. 880555, dated 10.9.2012, Drawn on drawn on SBI, Butibori, MIDC Branch, Nagpur.

**Total Rs. 52,00,000/-** (Rs. Fifty Two Lac Only)

=====

Thus the Purchaser has paid entire sale consideration to the Vendors, the receipt of which is hereby acknowledged by the Vendors, nothing is remained balance to be received from the purchaser. The receipt of which the **"VENDOR"** do hereby acknowledged, being the full price and the consideration of immovable property sold under this sale deed fully described in the schedule of property **TO HOLD THE SAME TO AND UNTO THE PURCHASER** as the absolute and full owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-agricultural assessment, corporation Taxes, Cesses, Electricity and all other outings etc. levied thereon and payable unto date and.

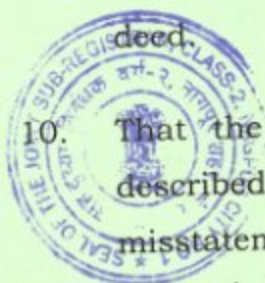
2. The Vendor has obtained NOC (No Objection Certificate) from the Society in respect of transfer of the immoveable property described below in favour of the purchaser And as such there is no restrictions in respect of transfer of the immoveable property described below in favour of the purchaser.
3. The Property sold herewith and described in Schedule annexed to this deed is the absolute property of **"VENDORS"** and he has full and absolute right to sell, transfer, convey and assign the same. No other person whatsoever had any right, title or interest in the same. In the event of any claim made by any person and/or in the event any defect in the title of the **"VENDORS"** are found and put to any loss or suffers any damages to the PURCHASER, the **"VENDORS"** shall indemnify and compensate for the same to the **"PURCHASER"**.
4. It is agreed that if the **"PURCHASER"** is required to pay any arrears of taxes, cess, levied and found due on the property



up to date of this deed, the **"VENDORS"** shall indemnify the **"PURCHASER"** to that extent.

5. That the possession of the aforesaid property is delivered to the **"PURCHASER"** by the **"VENDORS"**. The **"PURCHASER"** has become full and absolute owner of the said property by virtue of this deed. The **"PURCHASER"** shall use and enjoy the said property in the manner he like without any hindrance, obstruction, claim or damage by the **"VENDORS"** or any person or persons claiming through or under him.
6. That all expenses of stamp duty, registration charges and other incidental expenses for execution and registration of his deed/sale deed are to be borne by the **"PURCHASER"**.
7. That the **"VENDORS"** shall extend all necessary co-operation to the **"PURCHASER"** for the purposes of getting his name mutated in the various records like Nagpur Municipal Corporation, Nagpur Improvement Trust, City Survey and in Records of Right etc. for the better enjoyment of the property hereby sold and shall include the signing the application/ declaration/affidavit etc. by the **"VENDORS"** as and when necessary.
8. That the **"VENDORS"** hereby declares that he has received in full, the agreed consideration of sale, in respect of the property hereby sold.
9. That, the purchaser shall be liable to make regular payment of Corporation tax and legitimate charges to the NIT in respect of the property hereby sold after the date of this sale

|         |      |
|---------|------|
| नगर - ९ |      |
| ५३९०    | २०९२ |
| ८       | २०   |



10. That the said property shall be taken to the correctly described in the Schedule annexed hereto and if any misstatement, error or omission is discovered later on the same shall not annul this sale nor shall any compensation

be allowed in respect thereof, but such misstatement, error or omission will be subjected to correction by the parties.

**SCHEDULE OF PROPERTY**

All that Piece and Parcel of **Plot No. 12**, total admeasuring **3100 sq.ft (278.99 sq.mt)** out of Khasra No. 1/1 in the layout of State Bank of India Employees co-operative Housing Society Ltd., Nagpur situated at **Mouza- Police Line Takli**, P.H. No. 8, Ward No. 61 (Old), along with the structure building 46.45 Sq.Mt. bearing **Sheet No. 532/7, City Survey No. 64**, NMC House No. 242/12, thereon, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tah & Dust, Nagpur, and the said property is bounded as under :-

Towards East : Plot No. 11  
Towards West : Road  
Towards North : Plot No. 13  
Towards South : Road

IN WITNESS WHEREOF, the parties have set their hand on the day, the month and year above written.

*Drafted by Adv M. Arif Nagpur*

**WITNESSES**

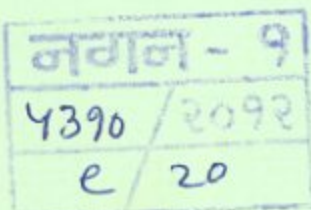
1. *[Signature]* 1) *[Signature]*  
(SABINA KHAN W/O RAFI KHAN)

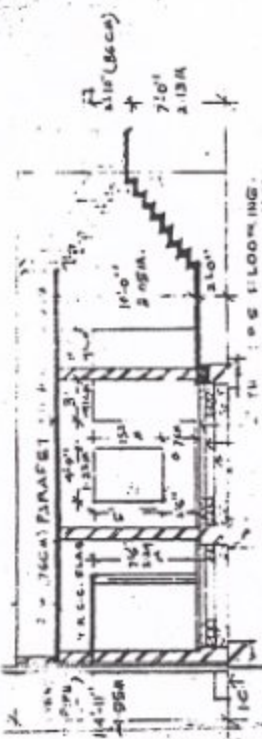


2) *[Signature]*  
(MOHAMMAD HAROON KHAN  
S/O MOHAMMAD RAFI KHAN,  
**VENDOR**)

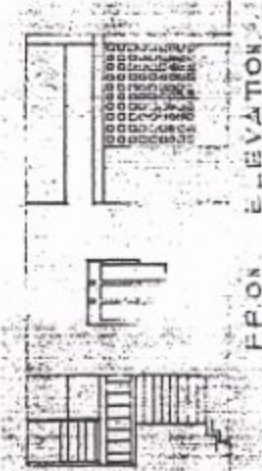


2. *[Signature]* *[Signature]*  
(MOHAMMAD ARIF S/O MOHAMMAD  
AYYUB AZMI)  
**PURCHASER**

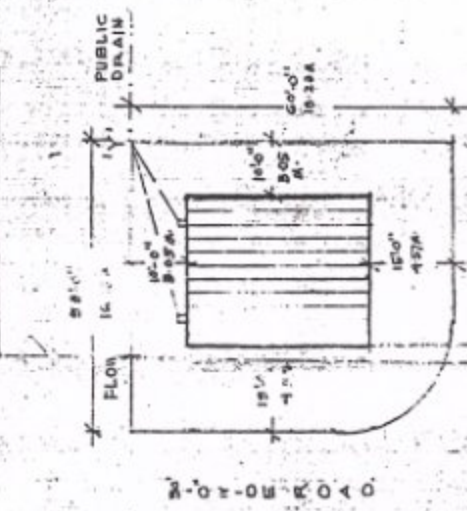




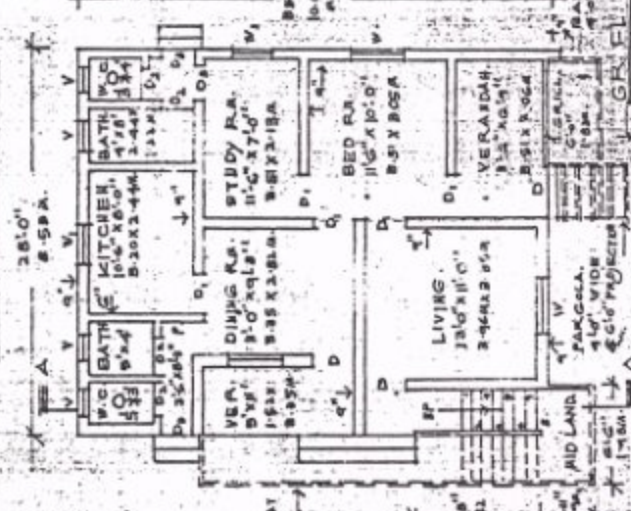
SIDE ELEVATION



FRONT ELEVATION



SITE PLAN



GROUND FLOOR PLAN

| S.NO | STATEMENT OF AREA                       | SQ. FT. |
|------|-----------------------------------------|---------|
| 1    | PLOT AREA                               | 1110    |
| 2    | DEDUCTION FOR PERMISSIBLE BUILDING AREA | 1010    |
| 3    | PROPOSED BUILT-UP AREA                  | 1010    |

| S.NO | SCHEDULED OF DOORS & WINDOWS       |
|------|------------------------------------|
| 1    | D = 3'0" X 7'6" = DOOR             |
| 2    | D <sub>1</sub> = 3'0" X 6'6" = " " |
| 3    | D <sub>2</sub> = 3'6" X 6'6" = " " |
| 4    | D <sub>3</sub> = 3'6" X 7'6" = " " |
| 5    | D <sub>4</sub> = 3'6" X 5'0" = " " |
| 6    | D <sub>5</sub> = 3'0" X 4'0" = " " |
| 7    | V = 3'0" X 1'6" = VERMILLION       |

THE CITY OF NAGPUR

325/11/135 Date: 11/10/70

SANCTION

As per the plan of 11/10/70

As per the plan of 11/10/70

As per the plan of 11/10/70

As per the plan of 11/10/70

As per the plan of 11/10/70

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As per the plan of 11/10/70

As per the plan of 11/10/70

As per the plan of 11/10/70

As per the plan of 11/10/70

नक्का - 9  
4390/2092  
90/20



PROPOSED BUILDING PLAN FOR PLOT NO. 12 OF THE  
STATE BANK OF INDIA EMPLOYEES CO-OP. HOUSING SOCIETY LTD. IN K. H. NO. VI OF  
MOUNZA, POLICE LINE, TAKLI, NAGPUR.

THIS IS THE PROPERTY OF KULAKARNI-BABARIA  
ARCHITECTS WHO RESERVE RIGHTS OF ITS USE.

DATE

19/10/70

DATE

19/10/70

DATE

19/10/70

DATE

19/10/70

DATE

19/10/70

DATE

19/10/70



२०१२ - २०१३

नागपूर महानगरपालिका  
कर व कर आकारणी विभाग नागपूर

ISO 9001-2008 प्रमाणित



(ही रसीद १.४.२०१२ पासून ३१.३.२०१३ पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद बुक क्र. B-2

रसीद क्र. 139 000718

देयक क्र.

घर क्र. 242/12

वार्ड क्र. 61

इंडेक्स क्र. 61001846

मोहल्याचे नांव S.B. Colony

घर मालकाचे नांव Smt Mohd Haroon Sha Mohd

पत्राद्वाराचे नांव Razi Khan Say Sabina W/O Razi Khan

तारीख पासून 1/4/2012 ता. 31/3/2013 पावेतो

(If payment is made by cheque, this receipt is valid subject to realization of cheque.)

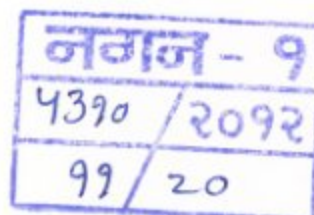
| Details of Taxes / कराचे नांव                                              | Arrears / बकाया | Current / चालू | Remarks / शेर |
|----------------------------------------------------------------------------|-----------------|----------------|---------------|
| मलजल कर (Sewerage Tax)                                                     |                 | 430/-          | As per        |
| पाणी कर (Water Tax)                                                        |                 | —              |               |
| सामान्य कर (General Tax)                                                   |                 | 620/-          | Mutation      |
| प्रकाश कर (Light Tax)                                                      |                 | 36/-           | (10/04/12)    |
| अग्नि सेवा कर (Fire S. Tax)                                                |                 | 36/-           |               |
| मलजल लाभ कर (Sewerage Bene. Tax)                                           |                 |                | Subst. 41.    |
| पाणी लाभ कर (Water Bene. Tax)                                              |                 |                | 28/-          |
| नोटीस फी (Notice Fee)                                                      |                 |                |               |
| वॉरंट फी (Warrant Fee)                                                     |                 |                |               |
| किरकोळ (Misc)                                                              |                 |                |               |
| श.स.शि.कर (Educn. cess.)                                                   |                 | 179/-          |               |
| रोजगार हमी कर (E.G.S. cess.)                                               |                 | —              |               |
| मोठ्या निवासी इमारती वरील शासनाचा कर (Tax on Large Residential Properties) |                 | —              |               |
| एकुण (Grand Total)                                                         |                 | 1301/-         | 1301/-        |

एकूण रक्कम अक्षरी रु. in words total Rs. One thousand three hundred

one only

दिनांक Date 16/04/12 201

वसूल करणाऱ्याची पूर्ण सही  
Full Signature of the Official



# मालमत्ता पत्रक

विभाग/गौजे --

पोलीस लाईन टाकळी

तालुका/न.भू.मा.का. -- न.भू.अ.का.-३

जिल्हा -- नागपूर

नगर भूमापन  
क्रमांक

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा  
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

६४

२४८७५.०

क

सुविधाधिकार

हक्काचा मुळ धारक  
वर्ष

[स्टेट बँक ऑफ इंडिया एम्पलाईज]  
[को-ऑपरेटिव्ह हाऊसिंग सोसायटी, नागपूर]  
फे.क्र. १३६ दि.२७.९.९६

पट्टेदार

इतर भार

इतर शोरे



| दिनांक     | व्यवहार                                                                                                                                                                                                     | खंड क्रमांक | नविन धारक (धा)<br>पट्टेदार (प) किंवा भार (भा)                                                                                  | साक्षात्करण                                                             |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| ०३/०९/१९९६ | फे.क्र. १३६<br>खरेदी हक्काने खरेदी<br>खत क्र.१५८४(छ) दि.<br>६.३.९५ नुसार प्लॉट न<br>१२ क्षेत्र २७१३ चौ.फुट<br>रुपये ४०६९.५०/ मध्ये<br>खरेदीने नांव दर्ज<br><br>प्र.क्र.८८५/९६<br>दि.२७.९.९६                 | --          | [श्री शंकर नारायण लक्ष्मणन]<br>[फे.क्र.८०५]                                                                                    | सही -                                                                   |
| ०१/०५/२००८ | [वारसाने]<br>मृत्युचा दाखला दि.२५/७/०७चा प्रतिज्ञा पत्र<br>क्र.१९२६१ दिनांक १२/११/०७ अन्वये<br>श्री.शंकरनारायण लक्ष्मण हे दिनांक २२/७/०७<br>ला मृत्यु पावले प्रतिज्ञा पत्राप्रमाणे यांचे<br>वारसानाची नोंद] |             | [श्री.शंकरनारायण लक्ष्मणन अय्यर]<br>[श्रीमती राजेश्वरी त्यागरंजन अय्यर]<br>[श्रीमती जयश्री अनंतक्रिष्णा अय्यर]<br>फे.क्र. १०१२ | फे.क्र.क्र. ८०५ प्रमाणे<br>सही -<br>०१/०५/२००८<br>न.भू.अ.क्र.३, नागपूर  |
| २५/०८/२००९ | दुरुस्ती पत्र<br>र.द.क्र. १४६८ दि. १३/३/०८ अन्वये<br>ख.क्र. १/१ मधिल प्लॉट क्र. १२ क्षेत्र २७१३<br>चौ.फुट ऐवजी क्षेत्र ३१००.०० चौ.फुट अशी<br>दुरुस्ती केल्याने नोंद                                         |             | दुरुस्ती खताप्रमाणे नोंद                                                                                                       | फे.क्र.क्र. १०११ प्रमाणे<br>सही -<br>२५/०८/२००९<br>न.भू.अ.क्र.३, नागपूर |
| २५/०८/२००९ | खरेदी<br>र.द.क्र. ५३३७ दि. १२/९/०८ रू. १,८०,००००/-<br>मध्ये ख.क्र. १/१ मधिल प्लॉट क्र. १२ क्षेत्र<br>३१००.०० चौ.फुट शंकर लक्ष्मणन अय्यर<br>व इतर पासुन खरेदी केल्याने नोंद                                  |             | [श्री राजेश रमेशचंद्र शाह]<br>फे.क्र. १०१३                                                                                     | फे.क्र.क्र. १०१२ प्रमाणे<br>सही -<br>२५/०८/२००९<br>न.भू.अ.क्र.३, नागपूर |
| २५/०८/२००९ | खरेदी<br>र.द.क्र. ११८३ दि. ६/३/२००९ रू. २१,०००००/-<br>मध्ये ख.क्र. १२ क्षेत्र ३१००.०० चौ.फुट<br>श्री राजेश रमेशचंद्र शाह पासुन खरेदी केल्याने नोंद                                                          |             | श्रीमती सवीना ज. रफीखान<br>[मोहम्मद शोएब खान वल्द मोहम्मद]<br>[अनवर खान]<br>फे.क्र. १४७७ पहा                                   | फे.क्र.क्र. १०१३ प्रमाणे<br>सही -<br>२५/०८/२००९<br>न.भू.अ.क्र.३, नागपूर |

पं.प्रतिनिधि

जमिन - ९  
५३९० २०९२  
९२ २०



(पान नं.- १ )

## मालमत्ता पत्रक

विभाग/मोजे -- पोलीस लाईन टाकळी तालुका/न.भू.मा.का. -- न.भू.अ.का.-३

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
क्रमांक चौ.मी.



नागपूर

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत येऊ

६४

| दिनांक     | व्यवहार                                                                                                                                                                                                                                                                   | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा धार (धा) | साक्षात्करण                                                              |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------|--------------------------------------------------------------------------|
| १३/०२/२०१२ | हिब्यानामे/बक्षीसपत्र<br>श्री मोहम्मद शोएब खान वल्द<br>मोहम्मद अनवर खॉन<br>यांनी श्री मोहम्मद हारून खॉन<br>वल्द श्री मोहम्मद वल्द श्री रफीकखॉन<br>यांनी प्लॉट नं १२ ख क्र १/१<br>मधील क्षेत्रा ३१०० एकुण क्षेत्रापैकी अर्धे<br>क्षेत्र हिब्या कडून दिल्याने नावाची नोंद . | ---         | मोहम्मद हारूनखॉन वल्द<br>मोहम्मद रफीखॉन    | के रफार ऊ, १४/७/७ प्रमाणे<br>सही -<br>१३/०२/२०१२<br>न.भू.अ.क्र.३, नागपूर |

तपासणी करणारा -

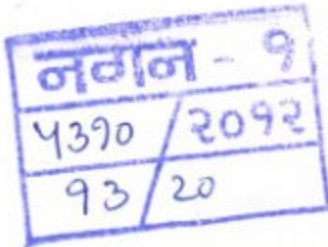
खरी नक्कल -

न.भू.अ.का.-३

नागपूर

२२०५०७  
३०/११/२०११  
२०५५  
२०५५

३०/११/२०११  
२०५५



Plot No 12

B Id. N.

# CITY OF NAGPUR CORPORATION

## FORM C

( Referred to in byelaw 13 )

Permit No \_\_\_\_\_

### BUILDING PERMIT

Case No. 328/1229/35

No. 356/1001/135  
272-71

Dated 2.11.70

Name and Address of the applicant The Secretary of the State Bank of India

Employees' (All wings) Co-operative Housing Society Ltd.

With reference to his application, dated 20-6-70 sanction is here by given to Shri The Secretary of the State Bank of India Employees' (All wings) Co-operative Housing Society Limited. to construct in accordance with the accompanying duly signed plans and the modifying notes given hereunder. so as not to contravene any of the Building Byelaws.

Notes :—(1) Sanction allowed is valid up to one year from the date of this permit No. \_\_\_\_\_ construction can be carried out after this period, unless a start has been made within the period of sanction.

(2) The building shall be used for the purpose prescribed in Building Byelaws.

(3) No departure from the sanctioned plan should be made without obtaining previous sanction of the Municipal Commissioner, It should be noted that if any construction is carried out in contravention of the sanctioned plan the Municipal Commissioner may require it to be demolished or altered in such manner as he may deem fit.

(4) Notices have to be given to the Corporation in the prescribed Form D.

(i) On completion of the setting out of the building and

(ii) On completion of the plinth, accompanied by a certificate in Form E

In either case the construction of the building shall not be proceeded with unless the stage permits are obtained in time for each stage according to Building Byelaw No. Seventeen

(5) The building or a part thereof shall not be occupied or used, until an occupation certificate has been obtained from the Municipal Commissioner, as stated in Building Byelaw No. Seventeen after giving due notice in Form F of such completion as stated in Building Byelaw No. Nineteen accompanied by a certificate in Form G. signed by the Supervisor.

Note: Party will be liable to prosecution for unauthorised occupation.

(6). The served latrine, if sanctioned, will be converted into flushed one when the Municipal Commissioner requires the owner to do so by written notice to this effect within one month from the date of receipt of such notice.

(7) The construction sanctioned will be subject to compliance of the Building Byelaws

Nos. 1 to 115 and Schedule A and for the purpose of drainage.

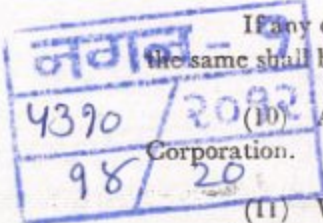
(8) W. C. bath and washing places shall conform to the requirement contained in Regulations of the Schedule "A" attached to the Building Byelaws.

(9) All rain water will be entirely excluded from the connecting sewer and separate arrangement for diverting the same to the roadside storm drains shall be made.

If any deviation are detected in this respect, the order of Municipal Commissioner for rectifying the same shall be complied with.

(10) All drainage work shall be got done through licensed plumbers approved by the Corporation.

(11) W. C. bath-room and washing places will not be used as such until proper connections are made as per Schedule "A" and completion Notice in form H signed by the Licensed plumber named above is given to the Municipal Commissioner and his permission to use the same is obtained.



(12) The sanctioned plan shall always, during the course of the construction of the building be available at the site for inspection by the officers of the Corporation.

(13) Except as aforesaid, the permission is granted, subject to the due compliance with the Building Byelaws, for the time being in force. and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

(14) This permission must not be construed as affecting in any way the right of Government or of the Corporation or any other local authority, or if any private person or firm to the land upon which permission has been sought to build or to any easement connected therewith.

(15) This permit does not allow the applicant to collect the materials or throw or collect earth over the municipal land and previous permissions to do so must be obtained in writing from the Municipal Commissioner who may grant the same on such terms and conditions as he may consider proper. If any such materials are stacked or earth dumped on municipal land, roads or back lanes, it shall be liable to summarily removal by the Municipal Commissioner as a movable encroachment at the risk and cost of the permit-holder who shall be responsible for any loss or damage caused by such removal and no claims on this account against the Corporation shall be tenable.

(16) No earth shall be removed from the Municipal land, road or back lanes, etc, and no excavation made therein, except with the previous permission of the Municipal Commissioner. If any earth is so removed or any damage is done to the drains, culverts or any other property of the Corporation the permit-holder will have to pay such sum as may be adjudged by the Municipal Commissioner to repair the damage. The Municipal Commissioner may, at any time, in cases which he apprehends in such damage, require the permit-holder to deposit a sum according to the prescribed schedule of charges to recoup the loss apprehended and any unspent amount will be refunded. Any amount that may be spent in excess of such deposit will be recoverable from the permit-holder.

(17) The Corporation will not be responsible for any dispute and legal complication if arises. The Society will be completely responsible for their dispute and it will be decided in the Court of Law.

(18) The party will be responsible for the plot boundaries which should be correctly demarcated on site while laying the building lay-out and it should be as per sanctioned lay-out.

(19) The party will have to develop the lay-out alongwith the building construction and it should be completed before occupying the house. No Occupation Certificate will be given unless it is completely developed.

(20) There will not be <sup>any</sup> responsibility of Corporation to give the facilities as such <sup>arrangement</sup> water tap <sup>supply</sup> electric poles etc. The party will have to make its own

(21) No first floor shall be allowed as 45 degrees air plan is to be maintained.

|         |      |
|---------|------|
| नगर - ९ |      |
| ५३९०    | २०९२ |
| १५      | २०   |



3d/11/11/11  
6/21-7-90

MS.

3d/11/11/11  
6/21-7-90  
27/11/11  
Assistant Engineer,  
(Buildings) *Waver*  
NAGPUR CORPORATION

# मूल्यांकन पत्रक (खुली +

Monday, September 10, 2012  
4:14:38PM

मूल्यांकना 2012 जिल्हा नागपूर शहरी खुल्या जमीनीचे  
प्रमुख 54-मौजा : पोलीस लाईन टाकळी (नागपूर महानगरपालिका)  
मूल्यांकन तिथ्याग 13.242/7-काटोल रोडच्या उत्तरेकडील पोलीस लाईन विभाग,अहबीब कॉलनी अनंतनगर,रु  
उपमूल्य तिथ्याग Solapur/Aurangabad/Kolhapur/Nagpur  
क्षेत्राचे तांब मिळकतीचा क्र सि.टी.एस.नंबर-7/64

वार्षिक मूल्य दर

नक्कलानुसार जमिनीचा दर

| खुली जमीन | निवासी सदन | काय      | दुका     | औद्योग |
|-----------|------------|----------|----------|--------|
| 17000.00  | 26500.00   | 33500.00 | 40000.00 | 0.00   |

मिळकती 278.99 चौ. मीटर

1. 278.99 चौ. मीटर क्षेत्रासाठी 17,000.00 च्या 100.00 % मूल्य दर =

278.99 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 278.99 \* 17000.00 = 4742830.00

|                     |                      |                      |
|---------------------|----------------------|----------------------|
| एकत्रित अंतिम मूल्य | = मिळकतीचे क्षेत्र 1 | + मिळकतीचे क्षेत्र 2 |
|                     | = 4742830.00 + .00   | मूल्य                |
|                     | = 4742830.00         | /-                   |

नवगन - 9  
4390 / 2092  
98 / 20



# मूल्यांकन पत्रक बां

Monday, September 10, 2012  
4:14:38PM

मूल्यांकन 2012  
जिल् नागपूर  
प्रमुख 54-मौजा : पोलीस लाईन टाकळी (नागपूर महानगरपालिका)  
मूल्य 13.242/7-काटोल रोडच्या उत्तरेकडील पोलीस लाईन विभाग,अहबीब कॉलनी अनंतनगर,  
विभाग Solapur/Aurangabad/Kolhapur/Nagpur  
क्षेत्राचे न सि.टी.एस.नंबर-7/64

|                |            |          |          |        |
|----------------|------------|----------|----------|--------|
| वाषिक मूल्य दर | निवासी सदन | काय      | दुका     | औद्योग |
| तकल्यानुसार    |            |          |          |        |
| जमिनीचा दर     |            |          |          |        |
| 17000.00       | 26500.00   | 33500.00 | 40000.00 | 0.00   |

|              |              |              |                                |
|--------------|--------------|--------------|--------------------------------|
| मिळकतीचे क्ष | 46.45        | बांधकामाचे व | 1-आर सी सी                     |
| मिळकतीचा वा  | स्वतंत्र     | उद्वाहन सुव  | -                              |
| मिळकतीचा प्र | भुखंडावरील   | बांधकामाचा   | 10000.00 प्रति चौ. मीटर Rule 3 |
| मिळकतीचे वय  | विशेष इमारत  | दर           |                                |
|              | 0 TO 2 वर्षे |              |                                |

घसा-यानुसार  
मिळकतीचा प्रति चौ.  
मीटर मूल्यदर

= वाषिक मूल्यदर +  
घसा-यानुसार नविन दर

= 0.00 + 10000.0 \* 1.00

= 10000.00

A) मुख्य मिळकतीचे  
मूल्य

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \*

= मिळकतीचे क्षेत्र

= 10000.00 \* 46.45

= 464500.00

एकत्रित  
अंतिम मूल्य

= खुल्या जमिनीचे  
मूल्यांकन + बांधकामाचे  
मूल्यांकन

= 4742830.00 + 464,500.00

= 5207330.00

नगन - 9  
4390 / 2092  
96 / 20





THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

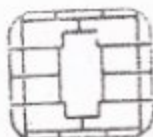
DL No. MH31 20100117903  
Valid Till: 22-11-2015 (NT)

DOI: 07-11-1978  
22-11-2013 (TR)  
DLR 13-12-2010



FORM 7  
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA



| COV   | DOI        |
|-------|------------|
| MCWG  | 07-11-1978 |
| 3W-TR | 07-11-1978 |
| TRANS | 16-12-1987 |

Badge: 7730-AR  
DOB: 02-10-1958 BG



Name: MOHD ZAHIRUDDIN  
S/D/W of: RAFUDDIN  
Add: BORGAN, GOREWADA ROAD,  
NAGPUR.

PIN:  
Signature & ID of  
Issuing Authority: MH31 2010154

Signature/Thumb  
Impression of Holder



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH31 20080071794  
Valid Till: 03-02-2018 (NT)

DOI: 07-11-1986  
13-08-2011 (TR)  
DLR 12-08-2008



FORM 7  
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA



| COV    | DOI        |
|--------|------------|
| MCWG   | 07-11-1986 |
| LMV-TR | 14-02-1991 |

DOB: 04-02-1968 BG B+

Name: IQBAL KHAN  
S/D/W of: RASHID KHAN  
Add: 13 PRASHANT NAGAR, BH POLICE LINE  
TAKLI, NAGPUR

PIN: 440013  
Signature & ID of  
Issuing Authority: MH31 200802



नवगन - 9  
4390 2092  
9L 20



264/5310

मंगळवार, 11 सप्टेंबर 2012 11:54

म.प.

दस्त गोषवारा भाग-1

नगन १ १९/२०

दस्त क्रमांक: 5310/2012

दस्त क्रमांक: नगन1 /5310/2012

बाजार मूल्य: रु. 52,08,000/- मोबदला: रु. 52,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,86,450/-

दु. नि. सह. दु. नि. नगन१ यांचे कार्यालयात

अ. क्रं. 5310 वर दि.11-09-2012

रोजी 11:25 म.पू. वा. हजर केला.

पावती:5322

पावती दिनांक:

11/09/2012

सादरकरणाराचे नाव: श्री मोहम्मद आरीफ वल्द  
मोहम्मद अय्युब आजमी - -

नॉदणी फी

5.

30000.00

दस्त हाताळणी फी

₹. 400.00

डाटा एन्ट्री

₹. 20.00

पृष्ठांची संख्या: 20

एकुणः 30420.00

साधुगुप्त निबंधक, वर्ग-२,  
नागपुर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२,  
NGP1  
नागपूर शहर क्र. १

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिवका क्रं. 1 11 / 09 / 2012 11 : 53 : 13 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 11 / 09 / 2012 11 : 54 : 12 AM ची वेळ: (फी)



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11/09/2012 11 57:13 AM

दस्त गोषवारा भाग-2

नगन1 20/20

दस्त क्रमांक:5310/2012

दस्त क्रमांक :नगन1/5310/2012

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                                                                                                                                                                        | पक्षकाराचा प्रकार                                                                                                            | छायाचित्र                                                                             | अंगठ्याचा ठसा                                                                         |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1        | नाव:श्रीमती सबीना खान जवजे रफी खान - -<br>पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 41 पटेल नगर बोरगांव नागपूर , महाराष्ट्र, नागपूर.<br>पॅन नंबर:AQFPS1559K                                        | लिहून देणार<br>वय :-48<br>स्वाक्षरी:-<br>  |    |    |
| 2        | नाव:मोहम्मद हारुन खान वल्द मोहम्मद रफी खान - -<br>पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 41 पटेल नगर बोरगांव नागपूर , महाराष्ट्र, नागपूर.<br>पॅन नंबर:                                          | लिहून देणार<br>वय :-21<br>स्वाक्षरी:-<br>  |   |   |
| 3        | नाव:श्री मोहम्मद आरीफ वल्द मोहम्मद अय्युब आजमी - -<br>पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: बिंद्रा अपार्टमेंट, ब्लॉक नं: 202, रोड नं: एन एम सी कार्यालय जवळ छावणी नागपूर , महाराष्ट्र, नागपूर.<br>पॅन नंबर:ADMPA4925D | लिहून घेणार<br>वय :-48<br>स्वाक्षरी:-<br> |  |  |

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ:11 / 09 / 2012 11 : 56 : 06 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                                         | छायाचित्र                                                                             | अंगठ्याचा ठसा                                                                         |
|----------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1        | नाव:मोहम्मद जहीरुद्दीन रफीऊद्दीन - -<br>वय:54<br>पत्ता:बोरगांव नागपूर<br>पिन कोड:440013        |  |  |
| 2        | नाव:इकबाल खान रशिद खान - -<br>वय:44<br>पत्ता:रा सुराणा विहार जाफर नगर नागपूर<br>पिन कोड:440013 |  |  |

शिवका क्र.4 ची वेळ:11 / 09 / 2012 11 : 56 : 51 AM

शिवका क्र.5 ची वेळ:11 / 09 / 2012 11 : 57 : 08 AM

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सह दुय्यम निबंधक, वर्ग-२,  
नागपूर शहर क. १

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4390 नबराचे बुकाचे  
नंबरी नोंदला  
प्रमाणित करण्यात येते कि,  
या दस्ताला एकूण 20 पाने आहेत  
सह दुय्यम निबंधक, वर्ग-२,  
नागपूर शहर क. १,  
दिनांक ११ माहे ९ सन २०१२  
5310 /2012