Receipt (pavti)

274/3090
Wednesday,June 01 ,2022
12:47 PM

पावती

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

पावती क्र.: 4390 दिनांक: 01/06/2022

गावाचे नाव: पांढरी फार्म
दस्तऐवजाचा अनुक्रमांक: वगन(ह)-3090-2022
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: प्रतीक विजय हटवार . .

नोंदणी फी	रु. 16300.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 17220.00

आपणास मूळ दस्त ,बंधनेल चिट,सूची-२ अंदाजे
1:03 PM ह्या वेळेस मिळेल.

NGR10

बाजार मुल्य: रु.1620000 /-
मोबदला रु.1630000/-
भरलेले मुद्रांक शुल्क : रु. 97800/-

DELIVERD

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3005202209346 दिनांक: 01/06/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.16300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002587127202223E दिनांक: 01/06/2022
बँकेचे नाव व पत्ता:

Plot No 5

1/6/22

1/1

CHALLAN
MTR Form Number-6

GRN MH002587127202223E	BARCODE	Date 30/05/2022-14:54:29	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ARPPH4069N
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	PRATIK VIJAY HATWAR
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	PLOT NO 05
		Premises/Building	
		Road/Street	MZ - PANJARI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SecondPartyName=ASHOK NATTHUJI JUNANKAR AND OTHERS~
		Amount In Words	One Lakh Fourteen Thousand One Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	97800.00
0030063301 Registration Fee	16300.00
Total	1,14,100.00

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03006172022053000885 / 5084987551
Cheque/DD No.		Bank Date	RBI Date	30/05/2022-14:57:46 / Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 8999241721
सदर चलन केवळ दुय्यम निबंधक कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-ग्रा-१०
२०१० / २०२२
१ / ४६

Page 1/1

Print Date 30-05-2022 02:55:43

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3005202209346	Date	30/05/2022
Received from PRATIK VIJAY HATWAR, Mobile number 0000000000, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.			
Payment Details			
Bank Name	sbiepay	Date	30/05/2022
Bank CIN	10004152022053008671	REF No.	202215098376840
This is computer generated receipt, hence no signature is required.			

नगन-ग्रा-१०
२०८० / २०२२
२ / ४६

नगन-ग्रा-१०
२०९० / २०२२
३ / ४६

SALE DEED FOR RS. 16,30,000/- ONLY

(RUPEES TWENTY THREE LACSONLY)

MARKET VALUE RS. 16,21,654/- ONLY

Vibhag No. 9 Page No. 1368 Rate @ Rs. 8300 Per Sq. Mtr.

THIS DEED OF SALE is made on this 1..thDay of June 2022 BETWEEN (1) SHRI ASHOK S/O NATTHUJI JUNANKAR, Aged 72years, Occupation – Business, Resident of Plot No. 70 – New Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR **(PAN ABFPJ8940A & AADHAR 5123 8549 1266)**; AND (2) MRS. JYOTI W/o PRAKASH TITARE, Aged 63 Years , Occupation - Business, Resident of Plot No. 83 ,Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR (**PAN AAUPT6528L & AADHAR 6331 9725 0510**), hereinafter both jointly called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS , as well as , their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

MR. PRATIK VIJAY HATWAR, Aged 26 years, Occupation – business (**PAN ARPPH4069N & AADHAR 229519118860**), Mobile No. 8999 2417 21 Resident of Plot No. 02, Jaihind society,Sham nagar, manish nagar flyover beltarodi road Nagpur-440037, And hereinafter called the PURCHASER , which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER/S , as well as , her / his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS ALL THAT Agricultural Land bearing Kh. No. 10/1/KH/2 of Mouza – PANJARI, having an area of 0.94 Hectors, Rental Rs. 2.79 held in Bhogwatdar Class – 1 Rights , situate at Village – Panjari, P. S. K. 42 in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Shrawan S/o Maroti Neware and Smt. Leelabai W/o Ratan Borkar, being their separate property; AND

WHEREAS the said Shri Shrawan S/o Maroti Neware and Smt.Lilabai W/o Ratan Borkar lateron jointly effected a Partition of the aforesaid property in between them on 21-10-2000 and thereby a Piece of land having an area of 0.47 Hectors out of the aforesaid total extent was allotted to the exclusive share of Shri Shrawan S/o Maroti Neaware absolutely forever with heritable and transferable rights therein. By the same partition the remaining land of 0.47 Hectors out of the said land was allotted to the exclusive share of Smt. Lilabai W/o Ratan Borkar absolutely forever with heritable and transferable rights therein. The said Deed of Partition Dated 21-10-2000 is duly Registered in the Office of the Sub- Registrar 10, Nagpur in Book No. 1 at Sr. No. 5660(P) on even date; AND

WHEREAS the said Smt. Lilabai W/o Ratan Borkar lateron transferred a Piece of land having an area of 0.47 Hectors out of the aforesaid total extent by way of Sale to Shri Ashok S/o NathujiJunankar and Mrs.Jyoti W/o Prakash Titare, the Vendors herein above named, jointly by a Sale Deed Dated 30-4-2001, which is duly Registered in the Office of the joint Sub- Registrar10, Nagpur rural in Addl. Book No. 1, Volume No. 970 on pages 71 to 74 at Sr. No. 1789 on even date. In the like manner the said Shri. Shrawan S/o Maroti Neware in his turn also transferred a Piece of land having an area of 0.47 hectors out of the aforesaid total extent by way of Sale to Shri. Ashok S/o Nathuji Junankar and Mrs.Jyoti W/o Prakash Titare, the Vendors herein above named jointly by a sale deed dated 16- 08-2001, which is duly Registered in the Office of the Sub – Registrar, Nagpur Rural in Book No. 1, which is duly Registered in the Office of the Sub- Registrar, Nagpur Rural in Book No. 1 at Sr. No. 599 on even date. As a Result, therefore the Vendors hereinabove have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS a Piece of land having an area of 0.16 Hector is acquired by Government for Road and 0.10 Hectors of land is acquired for Toll Plaza. The remaining land of 0.68 Hectors is now renumbered as Kh. No. 10/1/KH/2 of Mouza- Panjari; AND

WHEREAS the aforesaid land comprising Kh. No. 10/1/KH/2 of Mouza- Panjari is converted for Non- Agricultural Use by the Collector, Nagpur vide his Order Dated 21-7-2020 passed in Revenue Case No. 259/NAP-34/Mouza- Panjari/2019- 2020; AND

WHEREAS the Vendors have prepared a Layout of the said entire land by carving out various Plots of different sizes thereon and the same is duly sanctioned and approved by

नगन-ग्रा-१०
२०८० / २०२२

The executive engineer,Nagpur Metroplotitain region development authority vide his order dated 26-03-2021 passed in case No.EE/NMRDA/412 AND

WHEREAS the vendor have registered the aforesaid project under the provision of the real estate (regulation and development) Act,2016 with the real estate regulatory Authority at Nagpur bearing Registrtion No.P50500026665 Dated 21-10-2020 AND

WHEREAS the Executive Engineer, Nagpur Metropolitan Region Development Authority has Released Plot No. 05 out of the aforesaid layout vide his Letter No EE/-.(NMRDA)/ DPC/RL/601 Dated 03-06-2021. As per the said Release letter Dated 03-06-2021, the dimension of the said Plot No.06 admeasuring Length 16.75 Mtr.X Width 11.65 Mtrs. equal to 195.138 Sq.Mtrs. AND

WHEREAS the Vendors do hereby declare that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever. The Vendors have not availed any Project Finance /any Financial assistance against the aforesaid property from any Financial Institutions; AND

WHEREAS the Purchaser/s hereinabove named has satisfied herself/himself In Respect of the Vendors title to the said property as good, valid and marketable; and

WHEREAS the purchaser/s has also seen and approved the plan of the said Layout; and

WHEREAS the purchaser/s hereinabove named being desirous of owning an independent plot in said Layout for her/ his Residential Use with heritable and transferable rights therein has now approached the Vendors and Expressed her/his desire and willingness to purchase the plot No. 05 AND

नगन-ग्रा-१० ३०८० / २०२२ ५ / ४८

WHEREAS the proposed said land is earmarked for the purpose of residential plot project and said project shall be known as " **AKASH VIHAR**".

WHEREAS Considering her/his request and after detailed negotiations the Vendors have agreed to sell the aforesaid property to the purchaser for a total consideration Rs. 16,30,000/-(Rupees Sixteen Lacs Thirty Thousound)Only upon the following terms and conditions.

NOW THERFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1) THAT in pursuance of the said Agreement and in Consideration of a total sum of Rs. 16,30,000/-(Rupees Sixteen Lacs Thirty Thousound) Only paid by the purchaser/s to the Vendors in the manner appearing herein below , the receipt whereof the Vendors do hereby acknowledge , the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to PURCHASER/S ALL THAT Piece and Parcel of Land bearing Plot No. 05 admeasuring Length 16.75 Mtr. X Width 11.65 Mtrs. equal to 195.138 Sq. Mtrs. being a portion of the entire land in our scheme named " **AKASH VIHAR** " bearing Kh. No. 10/1/KH/2 of Mouza – Panjari , P.S.K. 42, include all easementary rights appurtenant and belonging thereto , situate at village Panjari, within the limits of the Grampanchayat Panjari in Tahsil Nagpur (Rural) and District – Nagpur and more Particularly described in the schedule hereunder written , TO HOLD THE SAME TO AND UNTO THE PURCHASER/S, as the absolute and full Owner therof forever , free from encumbrances of all kinds whatsoever and aslo free from payment of Non-Agricultural Assessment, Grampanchayat Taxes , Cesses and all other outgoings etc. levied theron and payable by the Vendors up to date.

MANNER OF PAYMENT :-

RS. 3,00,000/- (Rupees Three Lac)Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 979169 dated 01/04/2022 for Rs. 3,00,000/-drawn on Panjab National Bank Manish nagar Nagpur The receipt whereof is hereby acknowledged by the Vendors.

RS. 5,00,000/- (Rupees Five Lacs) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 979170 dated 27/05/2022for Rs. 5,00,000/- drawn on Panjab National Bank Manish nagar nagpur, The receipt whereof is hereby acknowledged by the Vendors

RS. 5,00,000/- (Rupees Five Lacs) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 979171 dated 30/05/2022 for Rs. 30,00,000/- drawn on Panjab National Bank Manish nagar nagpur, The receipt whereof is hereby acknowledged by the Vendors.

नागन-ग्रा-१०
२०८० / २०२२
६ / ४६

RS. 3,30,000/-



(Rupees Three Lacs Thirty Thousand) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 483383 dated 30/05/22 for Rs. 3,30,000/- drawn on Panjab National Bank Manish Nagar Nagpur. The receipt is hereby acknowledged by the Vendors.

Rs. 16,30,000/- **TOTAL SIXTEEN LACS THIRTY THOUSAND ONLY)**

The Vendors do hereby jointly and severally declare that they have received the entire agreed sale consideration from the purchaser and consequentially therefore they have now nothing to receive from the purchaser against the instant transaction of sale.

2) THAT THE VENDORS do hereby covenant with purchaser as follows: -

i) THAT the vendors have Good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the purchase absolutely forever.

ii) THAT the Vendors further assure the Purchaser that the property hereby sold is their separate and self-acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earning and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the purchaser and her/his/heirs, successors and assigns etc. as may reasonably be required

v) THAT the Vendors have paid up to this date all dues with respect to Non-Agricultural Assessment, Gram panchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and, in the event, if it is discovered that there remain any arrears to the paid, the Vendors undertake to

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 05 admeasuring Length 16.75 Mtr. X Width 11.65 Mtrs. equal to 195.138 Sq. Mtrs..(2100.46 sq.ft) Being a portion of the entire land in our scheme named " **AKASH VIHAR** " bearing Kh. No. 10/1/KH/2 of Mouza - PANJARI, P.S.K. 42, including all easementary rights appurtenant and belonging thereto, situate at village panjari, with the limits of the Grampanchayat Panjari in Tahsil Nagpur (Rural) and District – NAGPUR and bounded as under:-

ON THE EAST -9.00 METER WIDE ROAD

ON THE WEST - KH. NO. 10/1K/3

ON THE NORTH - PLOT NO. 06

ON THE SOUTH- PLOT NO. 04

That, the vendor has appointed a constituted power of attorney holder (for admission) to MR. PRAKASH GAJANANRAO TITARE, Aged about 64 years, Occupation – Service, Aadhaar No. 711148940365. R/o Plot No. N-83, Suprajyot, Wardha Road, Near Little Flower Convent, New SnehNagar, Nagpur - 440015. Power Of Attorney registered in the office of Sub-Registrar, Nagpur (Gramin)- 04 on dated 14/02/2022 has Sr.No. 1473/2022.

नगन-ग्रा-१०
२०००/२०२२
९/४६

IN WITNESS WHEROF the VENDORS and the PURCHASER/S hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by
Adv Nayan vijayrao lohe
Mob:8007424122

PHOTO	THUMB IMPRESSION	SIGNATURE OF PARTIES
		(MR. ASHOK NATHUJI JUNANKAR (VENDOR)
		(MRS. JYOTI PRAKASH TITARE) (VENDOR)
		MR.PRAKASH GAJANANRAO TITARE(THE ATTORNEY HOLDER)
		MR .PRATIK VIJAY HATWAR (PURCHASER)
		MR. DEEPAK GOPAL MANKAR (WITNESS NO 1)
		MR. LALIT TUKARAMJI BANDRE (WITNESS NO 2)

नगन-ग्रा-१०
२०८० / २०२२
१० / ४६

Nagpur Metropolitan Region Development Authority

NMRDA

NMRDA/ SPr/ RL/ 601 Nagpur, Date: 03/06/2021

To,

Shri Ashok Natthuji Junankar,
Smt. Jyoti Prakash Titare,
R/o. Plot No. 70, N Sneh Nagar,
Wardha Road, Nagpur-15

Subject :- Release of Plots in Layout on Land bearing Kh. No. **10/1/KH/2** of Mouza **Panjari (Farm)**, Tah. **Nagpur (Rural)**, Dist. Nagpur.

Reference :- 1) Your application dated **12/04/2021.**
2) Development Agreement dated **26/03/2021.**

With reference to above following **04** Nos. of Plots are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from approved layout plan as per of Hon'ble Metropolitan Commissioner orders dt. **27/07/2019** and Hon. Superintending Engineer orders dt. **28/05/2021.**

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (inSqm.)	Deduction for Tan. (in Sqm.)	Net area of each plots (in Sqm.)	No. Of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(6)			(7)
1	3	15.27 x 16.75	255.773	-	255.773	01	255.773
2	4, 5	11.65 x 16.75	195.138	-	195.138	02	390.276
3	12	0.5(16.13+16.05) x 11.30	181.817	-	181.817	01	181.817
		TOTAL				04	827.866

Total plot area released = 827.866 Sq.m.

[Approved by Hon. Superintending Engineer (NMRDA)]

Executive Engineer
Nagpur Metropolitan Region Development Authority

N.B. :-

1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between **Shri Ashok Natthuji Junankar, Smt. Jyoti Prakash Titare, R/o. Plot No. 70, N Sneh Nagar, Wardha Road, Nagpur-15** and NMRDA.
2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement dated 26-03-2021.

Copy to :-

1. Executive Engineer -2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (South), N.M.R.D.A., Hanuman Nagr, Krida Chowk, Nagpur

Executive Engineer
Nagpur Metropolitan Region Development Authority

नगर-भू-90
3660 / 2022
99 : 86

Address: Station Road,Sadar,Nagpur- 440 001 | Phone: 0712-2533202 | Fax: 0712-2531079 | E-mail: nmrda@hotmail.com

SELF DECLARATION

I shri Prakash gajanan titare declare through this that a document entitled " has been submitted for registration of sale deed in the office of sub-Registrar 10 Nagpur rural. Mr ashok junenkar and Mrs jyoyi Prakash titare has appointed me as power of attorney dated 14/02/2022. The power of attorney has not been revoked by the person who wrote the power of attorney, nor has any of the persons who wrote the power of attorney died, nor has the power of attorney been revoked for any other reason. If found, I will be liable for any other punishment under Section 82 of the Registration Act, 1908. I am aware of this.

Date:01/06/2022

deponent

नगन-ग्रा-१०
२७८० / २०२२
१५ / ४६

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवह्या ठेवणे व सुधिकरीत करणे नियम १९७१ यातील नियम ३,५,६ अनि ७]

गाव :- घोडमारी खुर्द (५३५८४) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

मुलभान क्षेत्रांक व उपविभाग : १८/५/७८/३/५

मुलभाना पद्धती : भोगवटादार वर्ग -१

दोहरी व्यापीक गाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	भोगवटा क्र.	कूळ, कंस व इतर अधिकार
क्षेत्राचे एकक आर,चौ.मी.	१४५०	अशोक मा.खुशी पुनसकर				(३५६)	मुलाची नाव व पत्ता
		२ मोती प्रकाश तिर्ले				(३५६)	
अकृषिक क्षेत्र		——मागईल क्षेत्र——	१.९५१४	३८.००			इतर अधिकार
दिन दोही १.९५.१४							इतर मा. विभागीयआयुक्त नागपुर यांचे मा. मा. क्र.-२५९/एनएपी-३४/२०१९-२० आदेश पारीत दि. २९/०३/२०२० चे आदेशानुसार निवासी आवृषक नोंद. (३५६)
दिन दोही ३८.०० आकारणी							दायित्व भोगवटा : नाही.
							भोगवटा भोगवटा क्रमांक : ३५६ व दिनांक : ०७/०७/२०२१

Dated Copy

नगन-ग्रा-१०
३०९० / २०२२
९३ / ४६

०१-११-२०२२
१६९९८

पुने भोगवटा क्र. :

नोंद आणि पुनरावलोकन विभाग

पृष्ठ क्र. १/२

ही ७/१२ अभिलेख दि. [illegible] पासून डिजिटल स्वाक्षरीत केला असल्यामुळे तहसील कार्यालयाची सही-शिक्क्याची आवश्यकता नाही.

मूळचा अभिलेख तहसील कार्यालयी घोडमारी येथील डिजिटल स्वाक्षरी अधिकाऱ्याकडील ७/१२ अभिलेख असल्याने, त्याला फेरफार नोंद क्र. २०२१ मधून आले असल्याने, ५. ५. १२ पासून तिसरी नोंदीचे ऐतिहासिक असल्याने, सदर प्रमाणपत्र मध्ये ७/१२ चा फेरफार आलेला नाही याची सूचना नोंद घ्यावी.

७/१२ प्रमाणपत्र दि. : [illegible] ; १२:३१:३१ PM. वेबसाईट पत्ता https://digitalsatbara.mahabhumi.gov.in/dlr/ या संकेत स्थळावर उपलब्ध असलेल्या [illegible] द्वारे प्रमाणित.

गाव नमुना बारा (शिवारी पोटखराबा)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि पोटखराबा तयार करणे व सुधिकरित करणे) नियम १९७१ खालील नियम २८]

तालुका :- पालघर (२७१८८४)

जिल्हा :- पालघर

मुल्यांकन क्षेत्रांक व तारीखनुसार १७/१/२०/७/५

			शिलाखालील क्षेत्राचा तपशील												
			नियम शिलाखालील क्षेत्र						नियमेत्तर शिलाखालील क्षेत्र			आकारणीसाठी पात्रात नसलेली जमीन		अन्य विशेषतः संपादन	शेरा
						पोटहक्क दिले व अनधिकाराक्रांत क्षेत्र									
धर्म	हंगाम	पाटी क्रमांक				शिवारे पात्र	पात्र हिस्सा	अपात्र हिस्सा	शिवारेत्तर पात्र	पात्र हिस्सा	अपात्र हिस्सा	प्रमाण	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							०००.००	०००.००		०००.००	०००.००		०००.००		

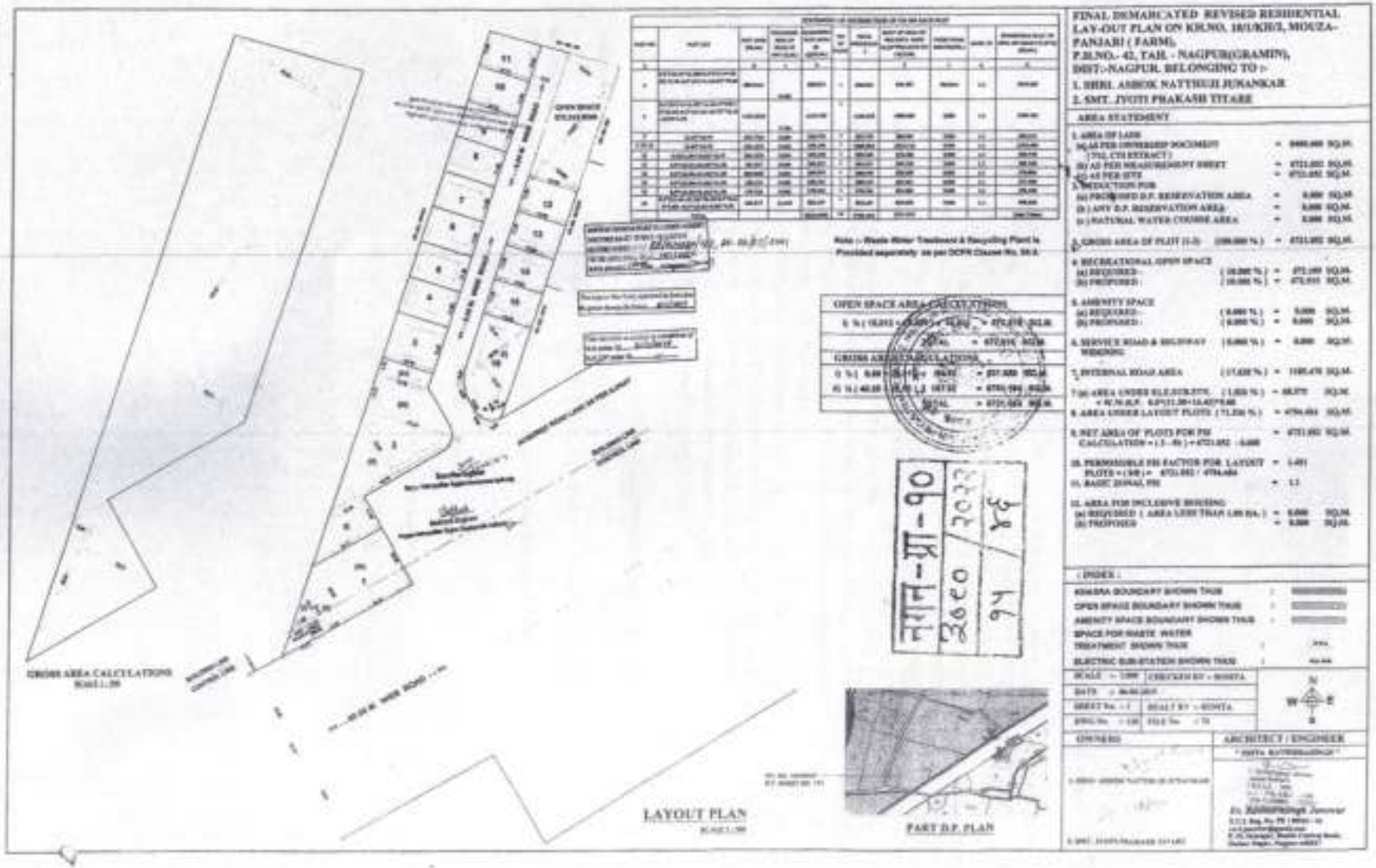
टीप :-४ - शिलाखाद्य क्षेत्राचा क्रमांक, ८ - पात्र हिस्सा, ९ - अपात्र हिस्सा

Dated

नमन-ग्रा-१०

२०२० / २०२२

१४ / ४६


FINAL DEMARCATED REVISED RESIDENTIAL LAY-OUT PLAN ON KH.NO. 10/UKH/3, MOUZA:- PANJABI (FARM), P.H.NO.- 42, TAH. - NAGPUR(GRAMIN), DIST:-NAGPUR. BELONGING TO :-
1. SHRI. ASHOK NATTHUJI JUKANKAR
2. SMT. JYOTI PRAKASH TITARE
AREA STATEMENT
OPEN SPACE AREA CALCULATIONS
GROSS AREA CALCULATIONS
LAYOUT PLAN
PART D.P. PLAN
नगर-रचना-90
3660
2022
94

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500026665**

Project: ***AKASH VIHAR****Plot Bearing / CTS / Survey / Final Plot No.:****10/1/KH/2*** *at* ***Panjari farm, Nagpur (Rural), Nagpur, 441108;***

1. **Akash Vihar** having its registered office / principal place of business at *Tahsil:* ***Nagpur (Urban)****, District:* ***Nagpur****, Pin:* ***440015****.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **21/10/2020** and ending with **01/01/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

नागन-प्रा-१० / २०२० / २०२२ / १६ / ४६

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:21-10-2020 14:10:53

Dated: **21/10/2020**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर



रा.मा.क्र-259/एनएपी-34/मौजा-पांजरी (फार्म/2019-20
जा.क्र.प्रस्/जिल्हाधिकारी/कावि-549/2020
जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर
दिनांक- 21/07/2020

परिशिष्ट "ब"

हाराष्ट्र जमीन महसूल संहिता,1966-च्या कलम-42-अ मधील तरतुदीन्वये नियोजन धिकरणाने बांधकाम/विकास परवानगी दिली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाचा सनदेचा नमुना.

ज्याअर्थी, जिल्हा - नागपूर, तालूका - नागपूर (ग्रामीण), गांव - पांजरी (फार्म)/पांजरी (बु.), ं.- 42, च्या शेत सर्वे क्रमांक -10/1/ख/2, एकूण आराजी 0.84 हे.आर पैकी 0.6721052 हे.आर 1.052 चौ.मी.) या जमिनीच्या भोगवटादाराने महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-अ तरतुदीन्वये निवासी/वाणिज्य/औद्योगिक/शैक्षणिक अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास कारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचे अंतिम मंजूरी अहवाल ा.अभि./नाममविप्र/3356, दिनांक 21/01/2020 अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. विधी योजन प्रधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. मंजूर अभिन्यासाच्या क्षेत्राचे ण खालील प्रमाणे आहे.

AREA STATEMENT			
GROSS AREA OF LAND			
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8400.000	SQ.M.	
B) AS PER MEASURMENT SHEET	6721.052	SQ.M.	
C)) AS PER SITE	6721.052	SQ.M.	
DEDUCTIONS FOR			
A) PROPOSED D.P. RESERVATION ROAD	0.000	SQ.M.	
B) ANY DP RESERVATION AREA	0.000	SQ.M.	
C) NATURAL WATER COURSES AREA	0.000	SQ.M.	
GROSS AREA OF LAND (1-2)	6721.052	SQ.M.	100.000%
RECREATIONAL OPEN SPACE			
A) REQUIRED	672.105	SQ.M	10.000%
B) PROPOSED	672.515	SQ.M	10.006%
AMENITY/PU SPACE			
A) REQUIRED	0.000	SQ.M	
B) PROPOSED	0.000	SQ.M	
SERVICE ROAD & HIGHWAY WIDENING	0.000	SQ.M	0.000%
INTERNAL ROAD AREA	1185.478	SQ.M	17.638%
AREA UNDER EEL SUB.STN.	68.575	SQ.M	1.020%
AREA UNDER LAYOUT PLOTS	4794.484	SQ.M	71.336%
NET AREA OF PLOT FOR FSI CALCULATION (3-5B)	6721.052	SQ.M	
PERMISSIBLE FSI FA[illegible]R [illegible]OUT [illegible]	1.404		

नगम-ग्रा-१० / २०२० / १७ / ४६

ठेवता येईल. त्याची साक्ष म्हणून नागपूर जिल्हयाच्या जिल्हाधिकाऱ्यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे. आणि त्यांच्या पदाची मोहोर लावली आहे.

अर्जदाराने सुध्दा दिनांक 21/07/2020, रोजी त्यांच्या स्वाक्षरी केलेली आहे.

(भोगवटादाराची स्वाक्षरी)

श्री. अशोक नत्थुजी जुननकर
श्रीमती ज्योती प्रकाश तितरे

(साक्षीदारांची स्वाक्षरी व पदनामे)

अ)
श्री. Anand Junankar
ब)
श्री. प्र. ग. तितरे

(साक्षीदारांची स्वाक्षरी व पदनाम)

अ)
श्री. Anand Junankar
ब)
श्री. प्र. ग. तितरे

आम्ही जाहीर करतो की, ज्याने सनदेवर स्वत: श्री. अशोक नत्थुजी जुननकर व श्रीमती ज्योती प्रकाश तितरे, रा. प्लॉट नं. 70, एन स्नेह नगर, वर्धा रोड, नागपूर यांनी स्वाक्षरी केलेली आहे. तो अ व ब व्यक्ती, तोच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मूळ सनद प्रत मध्ये जिल्हाधिकारी व्दारा अनुमोदित)

स्वा/-
(रविंद्र ठाकरे)
जिल्हाधिकारी, नागपूर

प्रतिलीपी :-

1) उपविभागीय अधिकारी, नागपूर (ग्रामीण) यांना माहिती करिता अग्रेषित.
2) कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांना माहिती करिता अग्रेषित.
3) तहसिलदार, नागपूर (ग्रामीण) यांना माहिती तथा आवश्यक कार्यवाहीस अग्रेषित.
4) तलाठी - पांजरी (फार्म)/पांजरी (बु.), तालुका - नागपूर (ग्रामीण) यांना माहिती व योग्य कार्यवाहीस अग्रेषित.
5) सह जिल्हा निबंधक (ग्रामीण), प्रशासकिय इमारत क्र. 2, नागपूर यांना माहितीकरिता अग्रेषित.
6) अर्जदार श्री. अशोक नत्थुजी जुननकर व इतर 1, रा. प्लॉट नं. 70, एन स्नेह नगर, वर्धा रोड, नागपूर, जिल्हा-नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तींच्या पूर्तता व अंमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम रुपये 6706/- चालानच्या स्वरुपात शासनजमा करण्याबाबत कळविण्यात येते.

६६०६

(रविंद्र ठाकरे)
जिल्हाधिकारी, नागपूर करिता

नगन-ग्रा-१०
२०९० / २०२२
१९ / ४६

CHALLAN
MTR Form Number-6

GRN	MH011365534202122E	BARCODE		Date	09/01/2022-13:57:57	Form ID	49(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ADFPJ8940A
Office Name	NSP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ASHOK NATHEJI JUNANKAR AND ONE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	-
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	-
0030003301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	
		PAN2=AASPT8788K~SecondPartyName=MR PRAKASH GAJANANRAO	
		TITARE~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03901759322D10968137	507819365
Cheque/DD No.		Bank Date	RBI Date	09/01/2022-13:39:27	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8055463550

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालान केवल दुय्यम निबंधक कार्यालयास नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालान वापरू नये.

नगन-ग्रा-१०
२०८० / २०२२
२० / ४६

Print Date 09-01-2022 01:39:38

IN WITNESSES WHEREOF the executants have jointly signed this power of attorney at Nagpur on the day, month and year written herein above in presence of the attending witnesses, after reading and understanding the same which is according to the executan.'s instructions and desire.

Drafted by:- Adv. Ruby M. Chaudhari.



(1) _____

(SHRI ASHOK S/O NATHUJI JUNANKAR)



(2) _____

(MRS. JYOTI W/O PRAKASH TITARE)

THE EXECUTANTS

I accept the powers given herein



_____

(MR. PRAKASH GAJANANRAO TITARE)

THE ATTORNEY HOLDER



WITNESSES

1) MR. BALAJI NARAYANRAO REWATKAR



2) MR. SUNNY KASHINATH PAKHIDDE

नगन-ग्रा-१०
२०८० / २०२२
२३ / ४६

नगन-४
१४६३ / २०२२
५ / १६