FY 22-23

Plot No. 6

Nakat

dt. 27/5/2022

Friday,May 27 ,2022
5:11 PM

नोंदणी क्र. :39म
Regn. :39M

पावती क्र.: 5297 दिनांक: 27/05/2022

गावाचे नाव: पांजरी खर्से
दस्तऐवजाचा अनुक्रमांक: नगम7-4413-2022
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: पुरुषोत्तम शंकरराव नाकट

नोंदणी फी	₹. 23000.00
बस्त हाताळणी फी	₹. 840.00
पृष्ठांची संख्या: 42	
एकूण:	₹. 23840.00

आपणास मूळ दस्त ,बंधनेस पिट,सू[illegible] 5:27 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्र. ७

बाजार मुल्य: रु.1619662 /-
मोबदला रु.2300000/-
भरलेले मुद्रांक शुल्क : रु. 138000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2305202209290 दिनांक: 27/05/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.23000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002053332202223M दिनांक: 27/05/2022
बँकेचे नाव व पत्ता:

पुत्र मिळाला
02/06/2022

CHALLAN
MTR Form Number-6

GRN MH002053332022223M	BARCODE	Date 19/05/2022-08:51:15	Form ID

Department Inspector General Of Registration	Payer Details
Type of Payment Stamp Duty / Registration Fee	TAX ID / TAN (If Any)
	PAN No.(If Applicable) ACLPN6979J
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name MR PURUSHOTTAM DHANRAJ NAKAT
Location NAGPUR	
Year 2022-2023 One Time	Flat/Block No. KH NO-10/1/KH/2 PLOT NO-08
Account Head Details / Amount In Rs.	Premises/Building
0030046401 Stamp Duty 136000.00	Road/Street Mouza - PANJARI
0030063301 Registration Fee 25000.00	Area/Locality NAGPUR
	Town/City/District
	PIN 4 4 1 1 0 8
	Remarks (If Any)
	PAN2=ABFPJ8940A~SecondPartyName=ASHOK NATTHUJI JUNANKAR~
Total 1,61,000.00	Amount In Words One Lakh Sixty One Thousand Rupees Only

Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572022052346087 CPABRDNLA5
Cheque/DD No.	Bank Date	RBI Date	19/05/2022-08:51:17 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. : 9823692457

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 23-05-2022 02:45:19

नगन-७
४४९३/२०२२
९/४२

SALE DEED FOR RS. 23,00,000/- ONLY

(RUPEES TWENTY THREE LACS ONLY)

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 22nd Day of MAY 2022 BETWEEN (1) SHRI ASHOK S/O NATTHUJI JUNANKAR, Aged 71years, 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 62 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. PURUSHOTTAM DHANRAJ NAKAT, Aged 57 years, Occupation – Service, (PAN ACLPN6979J & AADHAR 6186 5442 6553), Mobile No. 9923692457 Resident of Plot No. 66, New Akash Nagar, Near Gajanan Sabhagruh, Manewada Nagpur, 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.

Cont...

नमुना-७
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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, 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 Nathuji Junankar 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- Registrar, Nagpur rural in Addl. Book No. 1, Volume No. 970 on pages 71 to 74 at Sr. No. 1739 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

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नगन-७
८९२/२०२२
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WHEREAS the Vendors have prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the executive engineer, Nagpur Metropolitan Region Development Authority vide his order Dated 26-03-2021 passed in Case No. EE/NMRDA/412; AND

WHEREAS the Vendors 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 Registration No. P50500026665 Dated 21-10-2020 AND

WHEREAS the Executive Engineer, Nagpur Metropolitan Region Development Authority has Released Plot No.6out of the aforesaid layout vide his Letter No A.E/-.(NMRDA)/ South/533 Dated 08-03-2022. As per the said Release letter Dated 08-03-2022, the dimension of the said Plot No.06 admeasuring Length 16.75 Mtr. X Width 11.65Mtrs. 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. 06 AND

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 Purchaser her/his request and after detailed negotiations the Vendors have agreed to sell the aforesaid property to the purchaser for a total consideration Rs. 23,00,000/- (Rupees Twenty Three Lacs) Only upon the following terms and conditions.

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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. 23,00,000/-(Rupees Twenty Three Lacs) 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. 06 admeasuring Length 16.75 Mtr. X Width 11.65Mtrs. 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 the-of 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 upto date.

MANNER OF PAYMENT :-

RS. 1,00,000/-	(Rupees One Lac)Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 230592 dated 23/01/2022for Rs. 1,00,000/-drawn on Axis Bank, The receipt whereof is hereby acknowledged by the Vendors.
RS. 2,00,000/-	(Rupees Two Lacs) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 230593 dated11/03/2022for Rs. 2,00,000/- drawn on Axis Bank, The receipt whereof is hereby acknowledged by the Vendors
RS. 2,06,000/-	(Rupees Two Lacs Six Thousand) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 224931 dated06/05/2022for Rs. 2,06,000/- drawn on State Bank Of India, The receipt whereof is hereby acknowledged by the Vendors.

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v) THAT the Vendors have paid up to this date all dues with respect to Non-Agricultural Assessment, Grampanchayat 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 pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendors have this day delivered the actual physical possession of the entire property hereby sold to the Purchaser in Vacant Condition at the time of Registration of this Sale Deed, without any reservations or limitations whatsoever

vii) THAT the vendors will support any application made by the purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the purchaser for obtaining the mutation in respect there in favour of the purchaser in all relevant records.

viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis - statement, error or omission shall be discovered the same shall not annul this sale, but all the same such mis - statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendors have delivered all the Original/Relevant documents relating to the property hereby sold to the purchaser at the time of Registration of this Sale Deed.

x) THAT in case the purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge on the same to which this sale is not subject to, the Vendors will pay to the Purchaser by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property , as such part of the property shall bear to the whole property , as the case may be.

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नगन – ७
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xi) THAT the purchaser specifically agrees to pay to the Vendors the Goods and Services Tax etc. if any , levied by Government of Maharashtra or Union of India on the Plot hereby sold to her/him and she/he shall always keep the Vendors indemnified against such payments/dues/ penalties etc.

3) THAT all expenses on account of Preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser/s

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 06admeasuring Length 16.75 Mtr. X Width 11.65Mtrs. 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, 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. 07**

ON THE SOUTH - **PLOT NO. 05**

That, the vendor has appointed a constituted power of attorney holder (for admission) to MR. PRAKASH GAJANANRAO TITARE, Aged about 63 years, Occupation – Service, Aadhaar No. 711148940365. R/o Block No. Plot No. N-83, Suprajyot, Wardha Road, Near Uttle Flower Convent, New Sneh Nagar, 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.

Cont...



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

WITNESSES :



) MR. SHARAD DEVDASJI SELOKAR 1) (MR. ASHOK NATHUJI JUNANKAR)



2) MR. MOTILAL JIYALAL CHAUDHARI

2) (MRS. JYOTI PRAKASH TITARE)

VENDORS

MR. (PURUSHOTTAM DHANRAJ NAKAT)

PURCHASER/S

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९०/४२

Nagpur Metropolitan Region Development Authority

NMRDA

Letter No. A.E-I (NMRDA)/ South/ 533 Dated :- 8 / 3 / 2022

To,

Shri Ashok Natthuji Junankar ,
Smt Jyoti Prakash Titare
R/o . Plot no 70 , N Sneh Nagar ,
Wardha Road , Nagpur-10

Subject :- Release of plots in Layout on land bearing Kh. No 10/1/kh/2 of Mouza: Panjari (Farm), Tah.Nagpur (Gramin), Dist. Nagpur

Reference :- 1) **Development Agreement No. EE(NMRDA)/DPC/Agree/412, Dated 26/03/2021.**
2) **Your application dated 31/01/2022.**

With reference to above following **10 (Ten)** Nos of Plots are released as per detailed Dimensions and areas from approved layout plan and as per orders of Hon. Metropolitan Commissioner NMRDA dated **01 /03 /2022.**

Sr. No.	Plot No.	Dimensions (in sq. mt.)	Gross Area of each Plot (in sq. mt.)	Deduction for Tanget (in sq. mt.)	No. of Plots	Net area released (in sq. mt.)
1	6,7,8,9, 10	11.65 x 16.75	195.138	0	5	975.68
2	11	0.5 x (11.28+12.02) x16.75	195.138	0	1	195.138
3	13	0.5 x (16.05+15.98) x11.30	180.970	0	1	180.970
4	14	0.5 x (15.98+15.90) x11.30	180.122	0	1	180.122
5	15	0.5 x (15.90+15.82) x11.30	179.218	0	1	179.218
6	16	0.5 x (13.16+13.12) x 28.58+0.5 x (8.88 x 4.40+0.5 x (15.62 +8.88) x 6.00	468.577	15.440	1	453.137
TOTAL					10	2164.265

(Total = 10 Plots) Area 2164.265 Sq.mt. (45.14 %)

Assistant Engineer (South)
Nagpur Metropolitan Region Development Authority

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

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नगन – ७
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ate/ Conditions :-

1. The plot area released is subject to payment of betterment & peripheral charges as and when demanded by NMRDA as per agreement executed with Shri Ashok Natthuji Junankar and Smt Jyoti Prakash Titare R/o . Plot no 70 , N Snch Nagar, Wardha Road , Nagpur-10.

2. The dimensions are duly measured & certified by Developer's Architect, NMRDA will not be responsible for availability of land or plot or any change in dimensions of plots subject to revision as per city survey record.

Copy to:- 1) Executive Engineer-I, Development Permission Cell, NMRDA, Nagpur.

Assistant Engineer-I (South)
Nagpur Metropolitan Region Development Authority

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नगन-७
४८९३/२०२२
९२/४२


FINAL DEMARCATED REVISED RESIDENTIAL LAY-OUT PLAN ON KH.NO. 101/1/2/1, MOUZA-PANJARI (FARM), P.H.NO.- 42, TAH. - NAGPUR(GRAMIN), DIST.-NAGPUR. BELONGING TO :-
1. SHRI. ASHOK NATTHUJI JUNAVKAR
2. SMT. JYOTI PRAKASH TITARE
AREA STATEMENT
OPEN SPACE AREA CALCULATIONS
TOTAL = 972.015 SQ.M.
GROSS AREA CALCULATIONS
TOTAL = 4721.002 SQ.M.
INDEX :
SCALE = 1:100
DRAWN BY - SUNITA
CHECKED BY - SUNITA
DATE = 06.04.2019
SHEET No. = 1
RESULT BY - SUNITA
DWG No. = 1:100
P.H.O No. = 72
OWNERS
ARCHITECT / ENGINEER
LAYOUT PLAN
SCALE - 1:100
PART B.P. PLAN

अहवाल दिनांक : 30/07/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

गाव :- [illegible] (535884)

भूमापन क्रमांक व उपविभाग : 10/1/अ/2/6

शेताचे स्थानिक नाव :

भू-धारणा पद्धती : भोगवटादार वर्ग -1	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र, एकक व आकारणी						(3826) (3826)	कुळाचे नाव व खंड
क्षेत्र एकक: आर.चौ.मी; अकृषिक: क्षेत्र; एकूण क्षेत्र: 1.95.14; आकारणी: 20.00	1790	[illegible] ---[illegible]---	1.9514	20.00			इतर अधिकार इतर मा. जिल्हाधिकारी नागपूर यांचे रा. मा. क्र.-280/[illegible]-34/2019-20 आदेश दिनांक दि. 21/07/2020 व अकृषिक [illegible] नोंद. (3826) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 3826 व दिनांक : 07/07/2021 सीमा आणि भूमापन चिन्हे :

जुने फेरफार क्र.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

गाव :- [illegible] (535884)

भूमापन क्रमांक व उपविभाग : 10/1/अ/2/6

वर्ष	हंगाम	खाता क्रमांक	पिकांखालील क्षेत्राचा तपशील: मिश्र पिकांखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"[illegible]"
दिनांक :- 30/07/2021
[illegible] :- 270500001018980050720211317

(नाव :- [illegible])
[illegible] :- [illegible] :- नागपूर (ग्रामीण) जि :-नागपूर

30/07/2021

ग्राम अधिकारी
भाग ४ तालुका

नगन - ७
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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 : **P58600026665**

Project: AKASH VIHARPlot 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 *Tehsil: 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 schedule 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.

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

Scanned with CamScanner

नमुना - ७
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९५/४२

जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर



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

परिशिष्ट "ब"

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

ज्याअर्थी, जिल्हा - **नागपूर**, तालूका - **नागपूर (ग्रामीण)**, गांव - **पांजरी (फार्म)/पांजरी (खु.)**, ह.नं.- 42, च्या शेत सर्वे क्रमांक -10/1/ख/2, एकूण आराजी 0.84 हे.आर पैकी 0.6721052 हे.आर (6721.052 चौ.मी.) या जमिनीच्या भोगवटादाराने **महाराष्ट्र जमीन महसूल संहिता, 1966** च्या कलम 42-अ च्या तरतुदीन्वये **निवासी/वाणिज्य/औद्योगिक/औद्योगिक** अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास कार्यकारी अभियंता-1, **नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर** यांचे अंतिम मंजूरी अहवाल क्र.का.अभि./नामप्रविप्रा/3356, दिनांक 21/01/2020 अन्वये [illegible] परवानगी प्रदान केली आहे. ज्यासंबधी नियोजन प्रधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालील प्रमाणे आहे.

AREA STATEMENT				
1	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.	
2	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.	
3	GROSS AREA OF LAND (1-2)	6721.052	SQ.M.	100.000%
4	RECREATIONAL OPEN SPACE			
	A) REQUIRED	672.105	SQ.M	10.000%
	B) PROPOSED	672.515	SQ.M	10.006%
5	AMENITY/PU SPACE			
	A) REQUIRED	0.000	SQ.M	
	B) PROPOSED	0.000	SQ.M	
6	SERVICE ROAD & HIGHWAY WIDENING	0.000	SQ.M	0.000%
7	INTERNAL ROAD AREA	1185.478	SQ.M	17.635%
7A	AREA UNDER ELE.SUB.STN.	68.575	SQ.M	1.020%
8	AREA UNDER LAYOUT PLOTS	4794.484	SQ.M	71.336%
9	NET AREA OF PLOT FOR FSI CALCULATION (3-5B)	6721.052	SQ.M	
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOT = (9/8)	1.401		



11	BASIC ZONAL FSI	1.1		
12	AREA FOR INCLUSIVE HOUSING			
	A) REQUIRED (AREA LESS THAN 1.00 HA)	0.000	SQ.M.	
	B) PROPOSED	0.000	SQ.M.	

ज्याअर्थी, उक्त जमीनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार पैचे रुपांतरण करांची व घर नमुद निवासी अकृषक प्रयोजनार्थ वापरामोटी आकारणीची रक्कम पुढील प्रमाणे निर्धारित करण्यांत येते.

उपरोक्त प्रमाणे जागेचे एकूण क्षेत्रफळ 0.84 हे.आर पैकी 0.6721052 हे.आर (6721.052 चौ.मी.) निवासी प्रयोजनार्थ अकृषक सारा आकारणी करावयाचे क्षेत्र म्हणजेच 4794.484 (Area Under Layout Plots 4794.484 + Amenity space Proposed 0.00 = 4794.484) चौ.मीटरला 10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रुपये 479/-, ग्रामपंचायत सेस कर अकृषक करा एवढा रुपये 479/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रुपये 3353/- परावर्तीत कर अकृषक सा-याचे 5 पट म्हणजेच रुपये 2395/- असे एकूण रुपये 6706/- आकारणी निर्धारित होते.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीनुसार आणि खालील शर्तीना अधीन राहुन उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्रधिका-याकडे सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या निवासी अकृषक वापरासोटी उक्त संहितेच्या कलम 42-अ अन्वये ही सनद देण्यांत येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबधात या आदेश वसूली योग्य असलेल्या अकृषक आकारणी संबंधी सदर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जुलै 2020 (वर्ष) रोजी संपणाऱ्या सन्याच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 479/- (रुपये चारशे एकोणऐंशी फक्त) या दराने परिगणित (होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकाऱ्यांकडुन सेवानिवृत्ती निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.

2) उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसूली योग्य असलेली सर्व सार, दर आणि ठक्कर भरील.

3) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्रधिकरणाच्या पूर्व मंजूरी शिवाय कोणत्याही बदल करु नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्रधिकरणाच्या पूर्व मान्यातेने सदर जमीनीच्या वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्रधिकरणाकडुन मंजूर झाल्यापासून 30 दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारावर बंधनकारक राहील.

4) उक्त जमिनीच्या भोगवटादाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लघंन केल्यास जिल्हाधिका-यास, उक्त संहितेच्या आणि तदन्वये करण्यांत आलेल्या नियमांच्या तरतुदीन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य वाटेल अशी आकाराणी भरल्यावर आणि कलम 329 च्या पोट कलम (2) च्या अधीनतेने,त्यास योग्य वाटेल एवढा दंड भरल्यानंतर उक्त जमीन भोगवटदार याच्या वहीवाटीत असल्याचे चालू

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देवता येईल, त्याची साक्ष म्हणून नागपूर जिल्ह्याच्या जिल्हाधिकाऱ्यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या पतीने स्वाक्षरी केली आहे, आणि त्यांच्या पदाची मोहोर लावली आहे.

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

(मौजमजादराची 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, त्याने सनदेवर स्वत: श्री. अशोक नत्थुजी जुननकर व श्रीमती ज्योती प्रकाश तितर, रा. प्लॉट नं. 70, एन स्नेह नगर, वर्धा रोड, नागपूर यांना स्वाक्षरी केलेली आहे. [illegible] व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मुळ सनद प्रत सह जिल्हाधिकारी द्वारा अनुमोदित)

सही/-
(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) सजाळी - 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 पुर्तता व अंमलबजावणी करण्यासाठी तसेच अकृषक कराची रक्कम रुपये 6706/- चालानच्या स्वरुपात शासनजमा करण्याकरीता रवाना.

(श्रीमती आवनीश कावड)
जिल्हाधिकारी, नागपूर करिता

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CHALLAN
MTR Form Number-6

GRN	MH011288934022122E	BARCODE	Date 09/01/2022-13:37:57 Form ID 48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	IGRP4_IT NAGPUR NO 4 SUB REGISTRAR
Location	NAGPUR
Year	2021-2022 One Time

Account Head Details	Amount In Rs.
0030045401 Stamp Duty	800.00
0030083301 Registration Fee	100.00
Total	900.00

Payer Details	
TAX ID (TAN (If Any))	
PAN No.(If Applicable)	ASFPJ8940A
Full Name	ABHOK BATHUJI JUNAWKAR AND ONE
Flat/Block No.	-
Premises/Building	
Road/Street	-
Area/Locality	NAGPUR
Town/City/District	
Pin	4 4 0 0 0 2
Remarks (If Any)	PAN2=AASPT6780K~SecondParty1Name=MR PRAKASH GAJANANRAO TITARE~
Amount In Words	Six Hundred Rupees Only

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	0280176022022010000137	837610368
Bank Date	RBI Date	09/01/2022-13:38:07	Not Verified with RBI
Bank-Br. Code		Scroll No., Date	Not Verified with Scroll

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

Mobile No. 8000492222
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
वरील मजकूर केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर मजकूर लागू नाही .

Print Date 09-01-2022 01:39:35

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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 executant'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)





WITNESSES

1) MR. BALAJI NARAYANRAO REWATKAR

2) MR. SUNNY KASHINATH PAKHIDDE

नगन-४
1863/2022

नगन-७
8893/2022
23/82