270/2980
Monday,April 11 ,2022
4:32 PM

पावती

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

पावती क्र.: 3555 दिनांक: 11/04/2022

गावाचे नाव: पांजरी फार्म
दस्तऐवजाचा अनुक्रमांक: नगन7-2980-2022
दस्तऐवजाचा प्रकार : विकीपत्र
सादर करणाऱ्याचे नाव: प्रशांत संगाधर गव इंगले

नोंदणी फी	रु. 18000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 18720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट सूची २ अंदाजे 4:52 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक NGP7/
नागपूर ग्रामीण क्र. ७

DELIVERED

बाजार मुल्य: रु.1494996 /-
मोबदला रु.1800000/-
भरलेले मुद्रांक शुल्क : रु. 108000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104202204303 दिनांक: 11/04/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.18000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000120872202223M दिनांक: 11/04/2022
बँकेचे नाव व पत्ता:

plot No - 14
11/4/22

CHALLAN

MTR Form Number-6

GRN	MH000120872202223M	BARCODE		Date	05/04/2022-08:18:14	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)	ABFPI4054G
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	PRASHANT GANGADHARRAO INGALE
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	KH NO-10/1/KH/2 PLOT NO-14
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	108000.00	Road/Street	MOUZA-PANJARI FARM
0030063301 Registration Fee	18000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	PAN2=ABFPJ8940A~SecondPartyName=ASHOK NATTHUJI JUNANKAR~
Total	1,26,000.00	Amount In Words	One Lakh Twenty Six Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022040662161	CPABNVNGZ3
Cheque/DD No.		Bank Date	RBI Date	05/04/2022-08:18:17	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 :

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

Mobile No. : 9834746385

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगद - ७
2020 | 2022
9 | 89



Print Date 06-04-2022 12:22:35

SALE DEED FOR RS. 18,00,000/- ONLY

(RUPEES EIGHTEEN LACS ONLY)

MARKET VALUE RS. 14,95,013/- ONLY

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

THIS DEED OF SALE is made on this 14th Day of APRIL 2022 BETWEEN (1) SHRI ASHOK S/O NATTHUJI JUNANKAR, Aged 71 years, Occupation – Business, Resident of Plot No. 70 – N, Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR **(PAN ABFPJ8940A & AADHAR 5123 8549 1266)**; AND (2) MRS. JYOTI W/o PRAKASH TITRE, Aged 62 Years , Occupation - Business, Resident of Plot No. 83 Sneh Nagpur, 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.

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 Nagar, 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.

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1) MR. PRASHANT GANGADHARRAO INGALE, Aged 34 years, Occupation – Business, **(PAN ABFPI4054G & AADHAR 587481686640),** Resident of Hanuman Mandir, Plot No. 214, Janki Nagar, Manewada Ring Road, Besa, Nagpur – 440034, And 2) MR. VINOD TULSHIRAM SHIRPURE, Aged 59 years, Occupation – Retired, **(PAN AEPPS8804M & AADHAR 504673924834),** Resident of Plot No. 64, Ramana Maroti Road, Behind Gajanan Maharaj Mandir, Daimand Nagar, Nagpur - 440009, 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, 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 hereinabove 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 71to 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 hereinabove 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

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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 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.14 out 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. 14 admeasuring Length 0.5 X (15.98 + 15.90) Mtrs. X Width 11.30 Mtrs. equal to 180.122 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

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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. 03 AND

WHEREAS Considering her/his request and after detailed negotiations the Vendors have agreed to sell the aforesaid property to the purchaser/s for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lacs) 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. 18,00,000/- (Rupees Eighteen 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. 14 admeasuring Length 0.5 X (15.98 + 15.90) Mtrs. X Width 11.30 Mtrs. equal to 180.122 Sq. Mtrs. being a portion of the entire land 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 upto date.

2)

MANNER OF PAYMENT :-

RS. 1,00,000/-	(Rupees One Lac) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 816557 dated 17/01/2022 for Rs. 1,00,000/- drawn on State Bank Of India, The receipt whereof is hereby acknowledged by the Vendors.

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RS. 9,00,000/-	(Rupees Nine Lacs) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 816558 dated 17/03/2022 for Rs. 9,00,000/- drawn on State Bank Of India, The receipt whereof is hereby acknowledged by the Vendors.
RS. 8,00,000/-	(Rupees Eight Lacs) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 816559 dated 17/03/2022 for Rs. 8,00,000/- drawn on State Bank Of India, The receipt whereof is hereby acknowledged by the Vendors.
Rs. 18,00,000/-	**(TOTAL RUPEES EIGHTEEN LACS 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.

3) **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.

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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, 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

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xi) 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.

xii) 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.

4) 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. 14 admeasuring Length 0.5 X (15.98 + 15.90) Mtrs. X Width 11.30 Mtrs. equal to 180.122 Sq. Mtrs. Being a portion of the entire land 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 - KH. NO. 10/1K & 10/1KH/4

ON THE WEST - 9.00 METER WIDE ROAD

ON THE NORTH - PLOT NO. 13

ON THE SOUTH - PLOT NO. 15

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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:



1) MR. MOHAN NETRAN GORE



2) MR. RAHUL MULCHAND TICHKULE

1) (MR. ASHOK NATHUJI JUNANKAR)



2) (MRS. JYOTI PRAKASH TITARE)



VENDORS

1) MR. PRASHANT GANGADHARRAO INGALE



2) MR. VINOD TULSHIRAM SHIRPURE



PURCHASER/S

नागन - ७
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९० | ८९

Nagpur Metropolitan Region Development Authority

NMRDA

Letter No. A.E-I (NMRDA)/ South/ 533 Dated :- 9 / 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

Scanned by CamScanner

नगरभवन - 10
2ECO 2022
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FINAL DEMARCATED REVISED RESIDENTIAL LAYOUT PLAN ON KH. NO. 10 EXTD. MOUZA PANJABI FARMS,
P.H.NO.- 42, TAH. - NAGPUR(RURAL),
DIST.- NAGPUR, BELONGING TO :-
1. SHRI. ASHOK NATTHUJI JUNANKAR
2. SMT. JYOTI PRAKASH TITARE

AREA STATEMENT

1. AREA OF LAND
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 8,900.00 SQ.M.
(b) AS PER MEASUREMENT SHEET = 8772.800 SQ.M.
(c) AS PER SITE = 8721.000 SQ.M.

2. DEDUCTION FOR
(a) PROPOSED R.P. RESERVATION AREA = 0.000 SQ.M.
(b) EXIST R.P. RESERVATION AREA = 0.000 SQ.M.
(c) NATURAL WATER COURSE AREA = 0.000 SQ.M.

3. NET AREA OF PLOT (1-2) (DEDUCT 1-c) = 8721.000 SQ.M.

4. BASIC PERMISSIBLE F.S.I. YEARS
(a) REQUIRED - (8,900.00 % 1) = 8721.000 SQ.M.
(b) PROPOSED - (8,900.00 % 1) = 8721.000 SQ.M.

5. AMENITY SPACE
(a) REQUIRED - (0.000 %) = 0.000 SQ.M.
(b) PROPOSED - (0.000 %) = 0.000 SQ.M.

6. PERMISSIBLE ROAD & FSI/DEN (c) (0.000 %) = 0.000 SQ.M.
AMENITY

7. DEDUCTION OF ROAD AREA (1740.00 %) = 3480.000 SQ.M.

8. NET AREA UNDER FLAT SCHEME (1.000 %) = 89.000 SQ.M.
+ N.A. R.P. R.P.(1) 89=34.00+5.00

9. AREA UNDER LAYOUT PLOTS (71.206 %) = 8784.000 SQ.M.

10. NET AREA OF PLOTS FOR F.S.I. CALCULATION = (1) - (2) = 8721.000 - 3480 = 4721.000 SQ.M.

11. PERMISSIBLE F.S.I. FACTOR FOR LAYOUT PLOTS = (10) / = 4721.000 / 4784.00 = 1.00

12. BASIC F.S.I. = 1.1

13. AREA FOR INCLUSIVE HOUSING
(a) REQUIRED (AREA LESS THAN 1.00 H.A.) = 0.000 SQ.M.
(b) PROVIDED = 0.000 SQ.M.

INDEX :

KHASRA BOUNDARY SHOWN THUS	
OPEN SPACE BOUNDARY SHOWN THUS	
AMENITY SPACE BOUNDARY SHOWN THUS	
SPACE FOR WASTE WATER TREATMENT SHOWN THUS	
ELECTRIC SUB-STATION SHOWN THUS	

SCALE :- 1:500 | CHECKED BY :- SUNITA
DATE :- 30.04.2019 | N
SHEET No. :-1 | DRAWN BY :- SUNITA | W E
DWG No. :-1/1 | FILE No. :-12 | S

OWNERS

ARCHITECT / ENGINEER

Ar. Ravindrasingh Jaiswar

GROSS AREA CALCULATIONS
SCALE 1 : 500

LAYOUT PLAN
SCALE 1 : 200

PART D.P. PLAN



महाराष्ट्र शासन

गाव नमुना सात (अधिमत अधिकोष गहाण)

[महाराष्ट्र कर्जात महसूल अधिमत अधिकोष अधि नियंत्रण (लघन मालमत्ता व सुधिकरित क्षेत्रात) नियम, १९७१ कलम नियम ३/२A अन्वये]

गाव :- पांजरी पार्क (535884) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 10/1/क/2/14 शेताचे स्थानिक नाव :

भू-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार रु.प.	के.पा.	मुळ, क्षेत्र व इतर अधिकार
ईनाचे एकक: अ.गु.चौ	1750	अशोक बाबुराव पुरणकर पांजरी ता.जि.नागपूर -----सामाईक क्षेत्र-----	1.8012	18.00	(3526) (3526)	मूळचा क्षेत्र व धारा इतर अधिकार मे. दिवाणीन्यायी नागपूर यांचे दि. मा. क्र.-259/नागपूर 44/2019-20 आदेश तारीख दि. 21/07/2020 व आदेशानुसार दिलेली आकृतबंध नोंद. (3526) फेरफार नोंदवह : नाही. सेवायत नोंदवह क्रमांक : 3526 व दिनांक : 02/07/2021 शेरा/ अधिक भूमापन चिन्ह :
प्रकृतिक क्षेत्र 1.80.12 आकारणी 18.00						

गाव नमुना सात (विकासी गोदवरी)

[महाराष्ट्र जमीन महसूल अधिमत अधिकोषकृषिक नियंत्रण (लघनमालमत्ता व सुधिकरित क्षेत्रात) नियम,१९७१ कलम नियम ३९]

गाव :- पांजरी पार्क (535884) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 10/1/क/2/14

			विकासकामांसाठी संपादित जमीन						स्थानिकांसाठी उपलब्ध पर्यायी जमीन		उक्त विभागाचे शेरा	
			विशेष विकासप्रस्तावित क्षेत्रात			नियोजित विकासप्रस्तावित क्षेत्रात						
				पटक्रिके व प्रादेशिकाधिकारित									
वर्ष	हंगाम	खाते क्रमांक	*१	*२	*३	विकासचे नाव	जल सिंचित	अजल सिंचित	विकासचे नाव	जल सिंचित	अजल सिंचित	क्षेत्रफळ	क्षेत्र		
(१)	(२)	(३)				(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)
							अ.गु. चौ.मी	अ.गु. चौ.मी		अ.गु. चौ.मी	अ.गु. चौ.मी		अ.गु. चौ.मी		

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

"या प्रमाणित प्रतीसाठी फी म्हणून रु/- इतके चिकारले."
दिनांक :- 30/07/2021
सांकेतिक क्रमांक :- 270900000105800007202113O3

(नाव :- सुनंदा बाबुराव पांडे)
तलाठी सजा :- पांजरी (ग्रामीण) ता :-नागपूर (ग्रामीण) जि :-नागपूर

30/07/2021

ग्राम अधिकारी
गाझा क्र. 82 तालुका

नागपूर-9
2020 2022
93 89

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 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: 440013.*
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.

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

नगन-७
2eco | २०२२
98 | 89

जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर



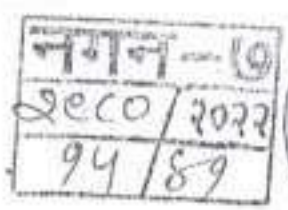
रा.मा.क्र-259/एनएपी-34/मौजा-पांजरी (फार्म)/2019-20
जा.क्र.प्रस्त/जिल्हाधिकारी/कावि-549/2020
जिल्हाधिकारी नागपूर यांचे कार्यालय,नागपूर
दिनांक- 21/07/2020

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.), प.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 भोगवटदाराने महाराष्ट्र जमीन महसूल संहिता, 1966 च्या कलम 42-अ च्या तरतुदीन्वये निवासी/वाणिज्य/औद्योगिक/सांस्कृतिक अकृषक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास कार्यकारी अभियंता-1, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर यांचे अंतिम मंजूरी आदेश क्र.का.अभि./नामप्रविप्रा/3356, दिनांक 21/01/2020 अन्वये विकास/बांधकाम परवानगी प्राप्त केली आहे. ज्यासंबधी नियोजन प्रधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे. मंजूर अभिन्यासाच्या संदर्भाचे 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.	71.339%
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.	

त्याअर्थी, उक्त जमीनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार पैच रुपांतरण कराची व वर नमुद निवासी अकृषक प्रयोजनार्थ वापरापोटी 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 शर्तींना अधीन राहून उपरोक्त जमिनीच्या भोगवटादारास सदर नियोजन प्राधिका-यावर वर उल्लेखित विकास/बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यांत आलेल्या निवासी अकृषक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये ही सनद देण्यांत येत आहे.

1) आकारणी उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसूली योग्य असलेल्या अकृषकाणी ऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जूलै 2020 (वर्ष) रोजी संपणा-या हंगामाच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 479/- (रुपये चारशे एकोणऐंशी फक्त) या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकाऱ्यांकडून वेळोवेळी निश्चित करण्यांत येईल, अशी सुधारित आकारणी देईल.

2) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसूली योग्य असलेली सर्व कर, दर आणि उपकर भरील.

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

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



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, प्यानें 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. ती अ व ब व्यक्ती, सोय व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.

(मुळ सनद प्रत मा. जिल्हाधिकारी व्दारा अभिलेखित)

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) 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 करण्याकरिता रवाना.

(अविनाश कावळे)
जिल्हाधिकारी, नागपूर करिता

नोंदणी-5
2020
90 189

267/1473
Monday,February 14 ,2022
5:37 PM

पावती

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

पावती क्र.: 1908 दिनांक: 14/02/2022

सादरचे नाव: नागपूर (ग्रामी)
दस्तऐवजाचा अनुक्रमांक: नगम4-1473-2022
दस्तऐवजाचा प्रकार : पॉवर ऑफ ॲटर्नी
सादर करणाऱ्याचे नाव: अशोक गंभुजी चुनकर

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
पृष्ठांची संख्या: 16	
एकूण:	रु. 420.00

DELIVERED

आपणास मूळ दस्त ,बंधनेत्र सिट,सूची-२ अंतर्गत 5:56 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.GP4

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.320/-
डीडी/धनादेशाचे बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेशाचे बँकेचे नाव व पत्ता: MH011395534202122E दिनांक: 14/02/2022

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2 NAGPUR

CHALLAN

MTR Form Number-6

GRN	MH013865342023225E	BARCODE		Date	09/01/2023-13:37:57	Form ID	4665

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEFPJ6945A
Office Name	NSP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ASHOK NATHUJI JUNGHARI AND ONE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	-
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	-
0030046401 Stamp Duty	500.00	Area/Locality	NAGPUR
0030063001 Registration Fee	100.00	Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	
		PAN2=AAGPT8799K!~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.	00001792023010950137	3078193051
Cheque/DD No.		Bank Date	RBI Date	09/01/2023-13:38:07	Not Verified with RBI
Name of Bank		Bank Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8055482550

Department ID :

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 कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 09-01-2023 01:39:36

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BEFORE THE SUB REGISTRAR NAGPUIR RURAL
(PRESENTATION POWER OF ATTORNEY)

TO ALL WHOM THESE PRESENT SHALL COME (1) SHRI ASHOK S/O NATHUJI JUNANKAR, PAN No. ABFPJ8940A, Aadhaar No. 5123 8549 1266 aged 71 years Occ.- Business, Resident of Plot No. 70 – N, Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – Nagpur. And (2) MRS. JYOTI W/O PRAKASH TITARE, PAN No. AAUPT6528L Aadhaar No. 6331 9725 0510, aged 62 years Occ.- Business, Resident of Plot No. 83 Sneh Nagpur, Wardha Road , Nagpur – 440015, Tahsil and District – NAGPUR hereinafter referred to as THE PRINCIPAL, DO HEREBY APPOINT, CONSTITUTE AND NOMINATE MR. PRAKASH GAJANANRAO TITARE, Pan Card No. AASPT8789K Aadhaar No. 711148940365, Aged about 63 Yrs. Occ. Service, R/o Plot No. N-83, Suprajyot, Wardha Road, Near Utle Flower Convent, New Sneha Nagar, Nagpur Maharashtra - 440015 as our ATTORNEY to do following acts, deeds and things on our behalf.

WHEREAS, the above executants owns an possess the Plots No. 1, 2, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 which are carved in land bearing Kh. No. 10/1/ECH/2 total admeasuring 0.68 HR. in the layout known as "AKASH VIHAR" situated at Mouja - PANJARI, P.H. No. 42 in Tahsil- Nagpur (Rural), District- Nagpur. That both the above executants are busy in their respective daily affairs. The executants are joint owner of above property, which they intend to sell to the prospective purchaser. Therefore, the executants required to execute and register the Agreement to Sell, Sale Deed of Transfer, correction deed, or any required documents which is to be present before Sub-registrar, Nagpur, Office of Patwari, Concern Revenue department, or any other government Office, or to sign any application, affidavit, indemnity, bond, declaration etc. required for that purpose on behalf of executants.

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AND WHEREAS, That both the above executants are busy in their day to day affairs and it is inconvenient and rather difficult for them to remain present at the time before Sub-registrar to fulfill the formalities of registration of documents or any other official formalities and therefore the executants have decided to execute power of attorney for presentation in favour of MR. PRAKASH GAJANANRAO TITARE (hereinafter called "Attorney" who has subscribed his signature hereunder in token of Edification), to do all acts, deeds and things necessary in respect the said property.

By this power of attorney, the executants do hereby appoint the above named attorney to do the work of presentation the said documents in the name of executants and on behalf of executants to appear **before the Sub-registrar for Agreement to Sell, Sale Deed, Deed of Transfer, Correction Deed, Possession latter etc. to the intending buyers/ purchaser executed and signed by the executants in favour of prospective buyers and purchasers** and to admit their signature and execution thereof and do any act, deed or any things as may be necessary to complete the registration of the said documents in the manner required by law and when it has been return to the purchaser after being duly registered to give proper receipt and discharge the same.

All the documents executed by us before the Sub-registrar for presentation by the executants do hereby declare and affirm that all acts, deed and things executed, done or perform by the executants said attorney shall be valid and binding on the executants to all intents and purpose as if done by the executants personally which the executants undertake to ratify and confirm all and whatsoever that the executants said attorney shall lawfully do or cause to be done for the firm by virtue of this power hereby given shall be binding upon the as co-owner of the property

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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 executants' instructions and desire.

Drafted by:- Adv. Ruby M. Chaudhari.







(1) _____

(SHRI ASHOK S/O NATHUJI JUNAN[illegible]AR)

(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

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