

269/1466

पावती

Original/Duplicate

Tuesday, February 16, 2021

नोंदणी क्र.: 39म

5:03 PM

Regn.: 39M

पावती क्र.: 2219 दिनांक: 16/02/2021

गावाचे नाव: बोरगांव

दस्तऐवजाचा अनुक्रमांक: नगन6-1466-2021

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: रुचिता कन्स्ट्रक्शन कंपनी तर्फे प्रोग्रा श्री. अमोल लक्ष्मणराव बढीये

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 620.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:21 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 6278000/-

मोबदला रु. 7010000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

NGP6
साह पुण्याम निदेशक, वर्ग-२, १
नागपूर शहर क्र. ६,

1) देयकाचा प्रकार: DHC रक्कम: रु. 520/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1602202110946 दिनांक: 16/02/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011711976202021E दिनांक: 16/02/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No4906-2020 Amt. 30000

गावाचे नाव : बोरगांव

(1) विलेखाचा प्रकार	विक्रीपत्र
(2) मोबदला	7010000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो ती पट्टेदार ते नमुद करावे)	6278000
(4) भू-मापन, पोटहिसा व धरकमांक (असल्यास)	1) पालिकेचे नाव: नागपूर म.न.पा. इतर वर्णन : इतर माहिती: मुद्रांक शुल्क रु. 2,10,300/- व नोदणी फी रु. 30,000/- विक्रीचा करारनामा दस्त क्र. 4906 दिनांक 22-12-2020 दुय्यम निबंधक क्र. 6 नागपूर ला नोदणी झालेली आहे. मौजा बोरगाव सिटी सर्व्हे नं 17, शिट नं 22, गोकुल/जोरस हाउसिंग सोसाइटी तह जि नागपूर येथील खसरा नं 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 आणि 82 मधील प्लॉट नं 77 एकूण आराजी 418.4750 चौरस, कार्पो धर क्र 808/सी/77, वार्ड न. 62 (Plot Number : 77 ; C.T.S. Number : 17 ;))
(5) क्षेत्रफळ	418.4750 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असत तेव्हा	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रीशी रवींद्र लवकरे - - वय - 35 पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. 25 गोंधी चौक सदर नागपूर 4381033335, महाराष्ट्र, नागपूर. पिन कोड:- 440001 पॅन नं:- ABOPL2674A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रुचिता कन्स्ट्रक्शन कंपनी तर्फे प्रोग्र श्री. अणोल लक्ष्मणराव बदीवे वय:- पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. महेश नगर नागपूर 9371633336, महाराष्ट्र, नागपूर. पिन कोड:- 440013 पॅन नं:- AHMH7B4560C
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2021
(10) दस्त नोदणी केल्याचा दिनांक	16/02/2021
(11) अनुक्रमिक, खंड व पृष्ठ	1466/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



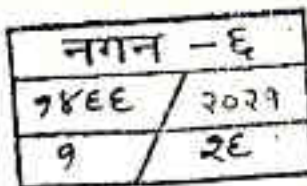
CHALLAN
MTR Form Number-6



GRN MH011711976202021E		BARCODE		Date 16/02/2021-09:17:17	Form ID 25.1
Department Inspector General Of Registration				Payer Details	
Stamp Duty				TAX ID / TAN (If Any)	
Type of Payment Registration Fee				PAN No.(If Applicable)	
Office Name NGP6_JT NAGPUR NO 6 SUB REGISTRAR				Full Name	MS RUCHITA CONSTRUCTION COMPANY
Location NAGPUR					
Year 2020-2021 One Time				Flat/Block No.	PLOT NO. 77
Account Head Details		Amount In Rs.	Premises/Building		
0030046401 Stamp Duty		100.00	Road/Street	MOUZA BORGADON	
0030063301 Registration Fee		100.00	Area/Locality	NAGPUR	
			Town/City/District		
			PIN	4 4 0 0 1 3	
			Remarks (If Any)		
			SecondPartyName=RISHI R LASHKARE-		
			Amount In	Two Hundred Rupees Only	
Total		200.00	Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN	Ref. No. 00040572021021625937 IK0AZGRN07
Cheque/DD No.				Bank Date	RBI Date 16/02/2021-09:24:18 Not Verified with RBI
Name of Bank				Bank Branch	STATE BANK OF INDIA
Name of Branch				Scoll No. , Date	Not Verified with Scoll

Mobile No : 8381033335

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तऐवजांची सधर नोंद नसणे नोंदी.



[Handwritten Signature]

नगल - ६	
१४६६	२०२१
२	२६



*Stamp Duty of Rs. 2,10,300/- and Registration Fees of Rs. 30,000/- in full is already paid by the Purchaser at the time of Registration of Agreement to Sell Dated 22-12-2020, which is duly Registered in the Office of Sub-Registrar Nagpur-6 at Serial No. 4906 on even date and Correction Deed Related to the said Agreement to Sell is also Registered in the office of Sub-Registrar Nagpur-6 at Serial No. 1165 on Dated 16-02-2021.

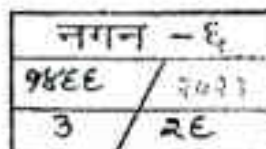
SALE DEED FOR RS. 70,10,000.00 ONLY
(RUPEES SEVENTY LAC TEN THOUSAND ONLY)
MARKET VALUE 62,78,000.00 ONLY

THIS DEED OF SALE is made on this 16th Day of FEBRUARY, 2021 BETWEEN SHRI. RISHI S/o RAVINDRA LASHKARE (PAN: - ABOPL2674A), Aged 35 Years, Occupation - Business, Resident of Plot No. 25, Red Cross Road, Sadar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the VENDOR, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDOR, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S. RUCHITA CONSTRUCTION COMPANY, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor SHRI. AMOL S/o LAXMANRAO BADHIYE (PAN: - AHHPB4560C), Aged 43 Years, Occupation - Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 77 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, NAGPUR containing by admeasurement 445.95 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of Mouza - BORGAON, bearing City Survey No. 17 and Sheet No. 22 of Mouza - BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District - NAGPUR, Originally belonged to Shri. Assandas Krishnani purchased the same by him from the society by a Sale Deed Dated 7-5-



1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl Book No. 1, Volume No. 1670 on Pages 181 to 182 at Sr. No. 6024 on even date; AND

WHEREAS Shri. Assandas Krishnani lateron left for heavenly abode on Dated 20-8-2000 leaving behind him his legal heirs namely (1) Shri. Ramkishan Assandas Kishnani (2) Shri. Jai Raj Assandas Kishnani and (3) Smt. Rashmidevi Gurumukh Ajwani as his legal heirs which inherited the said property by way of instate succession. As wife of Shri. Assandas Kishnani namely Smt. Haridevi Assandas Kishnani predeceased him on Dated 7-5-1999; AND

WHEREAS (1) Shri. Ramkishan Assandas Kishnani (2) Shri. Jai Raj Assandas Kishnani and (3) Smt. Rashmidevi Gurumukh Ajwani, No. 2 and 3 acting through their Power of Attorney holder Shri. Ramkishan Assandas Kishnani transferred the said Plot No. 77 to Shri. Rishi Ravindra Lashkare, by a Sale Deed Dated 25-7-2002, Which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 at Serial No. 3151 on even date.; AND

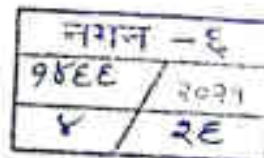
WHEREAS the aforesaid Plot No. 77 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the Regularization Letter regarding the aforesaid Plot No. 77 is issued by the Building Engineer (North East), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(NE)/1900/457 Dated 13-5-2005 in Case No. 200303274882. As per the said Regularization Letter the area of the said Plot No. 77 is shown and declared as 418.4750 Sq. Mtrs; AND

WHEREAS now as a Result therefore the Vendor has now become the exclusive, absolute and full owner of the aforesaid Plot with heritable and transferable rights therein and the same is also mutated in his names in all the relevant records; AND

WHEREAS the Vendor then decided to develop the said Plot into Residential Estate by Constructing various Self Contained Apartments therein. But lateron he has drop the idea of developing the said Plot and then decided to sell the said Plot on "As is where is Basis"; AND

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale



proceeds thereof in his best interests and for the benefits of his family members;
AND

WHEREAS the Vendor being thus desirous of selling the said Plot Northern Portion and the Purchaser hereinabovenamed having expressed its desire and willingness to purchase the same for a good price, the Vendor after detailed negotiations agreed to sell the same to the Purchaser for a total consideration of Rs. 70,10,000/- (Rupees Seventy Lac Ten Thousand) Only upon the following terms and conditions.

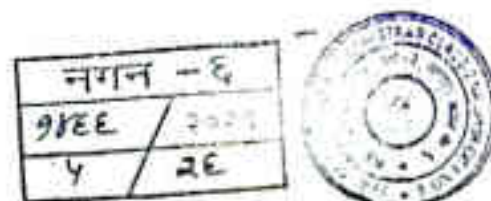
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 70,10,000/- (Rupees Seventy Lac Ten Thousand) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledged, the Vendor is the absolute and full owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 77 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 418.4750 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of Mouza – BORGAON, bearing City Survey No. 17 and Sheet No. 22 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

Rs.28,00,000.00 (Rupees Twenty Eight Lac) Only be paid by the Purchaser to the Vendor by Cheque No. 000006 Dated 31-8-2020 Drawn on Indian Overseas Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 2,00,000.00 (Rupees Two Lac) Only be paid by the Purchaser to the Vendor by Cheque No. 893763 Dated 2-9-2020 Drawn on



Shikshak Sahakari Bank, Sadar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs 5,00,000.00 (Rupees Five Lac) Only be paid by the Purchaser to the Vendor by Cheque No. 000007 Dated 5-9-2020 Drawn on Indian Overseas Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs 19,45,000.00 (Rupees Nineteen Lac Forty Five Thousand) Only be paid by the Purchaser to the Vendor by RTGS by UTR NO. IOBAM20277463177 Dated 3-10-2020, the receipt whereof is hereby acknowledged by the Vendor.

Rs 10,06,250.00 (Rupees Ten Lac Six Thousand Two Hundred and Fifty) Only be paid by the Purchaser to the Vendor by RTGS by UTR NO. SBIN520317719413 Dated 12-11-2020, the receipt whereof is hereby acknowledged by the Vendor.

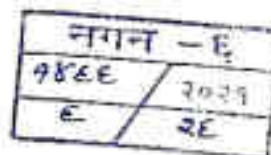
Rs 4,96,250.00 (Rupees Four Lac Ninety Six Thousand Two Hundred and Fifty) Only be paid by the Purchaser to the Vendor by RTGS by UTR NO. IOBAR52020120200223449 Dated 2-12-2020, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 52,500.00 (Rupees Fifty Two Thousand Five Hundred) Only deducted and deposited by three separate Challan bearing nos. (1) 75104 Dated 11-11-2020 (2) 75146 Dated 2-12-2020 and (3) 75104 Dated 11-11-2020, towards TDS, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 75.00 (Rupees Seventy Five) Only deducted and deposited by Challan no. 52661 15-02-2021, towards TDS, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 9,925.00 (Rupees Nine Thousand Nine Hundred and Twenty Five) Only by Cheque No. 884268 Dated 15-02-2021 Drawn on Indian Overseas Bank, Nagpur, at the time Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 70,10,000.00 (TOTAL SEVENTY LAC TEN THOUSAND) ONLY



(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and she has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT the Vendor assures the Purchaser that the property hereby sold is her separate property belonging to her alone acquired the same by her from out of her own earnings and savings and that none except her 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 Vendor 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 Vendor 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 its heirs, successors and assigns etc. as may reasonably be required.

v) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues 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 be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendor has this day delivered the actual physical possession of the said entire property to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

vii) THAT the Vendor will support any application made by the Purchaser for mutation of name on the property hereby sold and shall render all assistance for obtaining the mutation in respect thereof 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.

(x) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

xi) 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 Vendor or of any encumbrance or charge on the same to which this sale is not subject, the Vendor 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.

xii) THAT the Purchaser is fully aware that all the terms and conditions contained in the Principal Sale Deed shall always remain binding upon it and its successors-in-title.

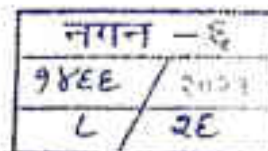
(3) THAT all expenses on account of preparation of Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 77 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 418.4750 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of Mouza – BORGAON, bearing City Survey No. 17 and Sheet No. 22 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	9.00 MTRS WIDE ROAD.
ON THE WEST	-	PLOT NO. 84.
ON THE NORTH	-	PLOT NO. 76.
ON THE SOUTH	-	PLOT NO. 78.



IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed 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: Amit Jain (Advocate).

Mob. 8381033335.



Rishi Ravindra Lashkare

(RISHI RAVINDRA LASHKARE)

VENDOR



FOR M/S RUCHITA CONSTRUCTION
COMPANY



Amol Laxman Rao Badhiye

(AMOL LAXMANRAO BADHIYE)

Proprietor

PURCHASER



WITNESSES :

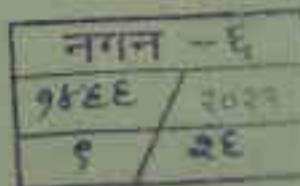
1.

[Signature]



2.

[Signature]

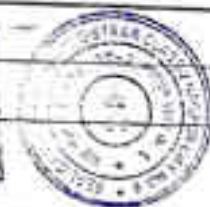
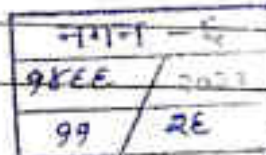


नगन - ६	
१४६६	२०२१
१०	२६



गावाचे नाव : बोरगांव

(1) जिलेखाता प्रकार	ऑर्गीमेंट टू सेल
(2) मधील दस्ता	7010000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतीत पट्टादारास आकारणी देतो की पट्टेदार ते नसुद करावे)	6278000
(4) भू-मालक, पोटहिसा व परक्रमांक असल्यास)	1) पालिकेचे नाव: नागपूर म.न.पा.इतर वर्णन :- इतर माहिती: विभाग क्र. 14.252/1/14, दर 15260/- चौ.मी.पान क्र 451 मीजा बोरगाव सिटी सर्व्हे नं 17, शिट नं 22, गोकुल/जोरस हाउसिंग सोसाइटी तह जि नागपूर येथील खसरा नं 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 आणि 82 मधील प्लॉट नं 77 एकूण आराजी 418.4750 चौरस कार्पो घर क्र 808/सी/77, वाई नं. 62. ((Plot Number : 77 ; C.T.S. Number : 17 ;))
(5) क्षेत्रफळ:	418.47 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तीव्र.	
(7) दस्ताऐवज करून देणा-या पक्षाकराचे व ठेवणा-या पक्षाकराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1): नाव:- शिरी रवींद्र लष्करी - - वय:- 33 पत्ता:- प्लॉट नं:-, नाळा नं:-, इमारतीचे नाव:-, बल्लिक नं:- 9371633330, रोड नं:- 25 गांधी चौक सादर नागपूर, महाराष्ट्र, नागपूर. पिन कोड:- 440001 पॅन नं:- ABCPL2674A
(8) दस्ताऐवज करून घेणा-या पक्षाकराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1): नाव:- मे रुचिता कन्स्ट्रक्शन कंपनी लॉफे प्रोजेक्ट अमीन लक्ष्मणदाव बंदीचे वय:-, पत्ता:- प्लॉट नं:-, नाळा नं:-, इमारतीचे नाव:-, बल्लिक नं:- 9371633330, रोड नं:- महेष्ट नगर नागपूर, महाराष्ट्र, नागपूर. पिन कोड:- 440013 पॅन नं:- A1HHPB4560C
(9) दस्ताऐवज करून दिल्याचा दिनांक	22/12/2020
(10) दस्ता नौदणी केलेल्याचा दिनांक	22/12/2020
(11) अनुक्रमांक, खंड व घुण्ड	4906/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210300
(13) बाजारभावाप्रमाणे नौदणी शुल्क	30000
(14) शेष	
मुल्यांकनासाठी विचारत येतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



1.1.1

1.1.1

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नगन - ६	
१४६६	३०३१
१२	२६



Nagpur Improvement Trust

(Regulation of Unauthorized Construction/Plot Layout)

(C)

Permit for Regularisation of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gothenwari Development (Regulation, Operation and Control) Act, 2001 and NIT Board Resolution No. 13, dated 27.1.2001 and B.R. No. 10972 dated 20.5.2001 and B.R. No. 10972 dated 20.5.2001 and B.R. No. 10972 dated 20.5.2001.

Permit No. : 52003274892

Case No. : 20003274892

Dated: 1/5/2023 at 5
Layout No. : 190014001400

Name of Individual	RUSHI RAVINDRA LASHKARE
Address	BEJA KORS ROAD BACAM NAGPUR
Application No. & Date	Application No. 190014001400 dated 1/5/2023
Mazra & Khastia	BEJA KORS ROAD BACAM NAGPUR
Name of Layout	BEJA KORS ROAD BACAM NAGPUR
Plot Number	448 9400 (54 sq. m)
Plot Area	448 9400 (54 sq. m)
Built up Area	448 9400 (54 sq. m)
Regularised	448 9400 (54 sq. m)
Uses for which the plot is regularised	Residential
Plot Area to be surrendered to Nit	27 4650 (32 sq. m)
Area of Construction to be demolished	448 9400 (54 sq. m)

Statistical Development Charges Part Amount (as per 1/5/2023) 190014001400 190014001400 190014001400 190014001400 190014001400

Regularisation of this plot Subject to

- 1) Demarcation of plot by site survey agent.
- 2) Surrender of plot at site as per ownership documents and approval of layout plan.
- 3) Construction of any

This Regularisation letter is subjected to following Terms & Conditions

1. Regularisation is accorded on the conditions enumerated in the plan enclosed.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land.
3. This regularisation will not bar the application of provisions of Urban Land [Ceiling & Regulation] Act, 1976, and N.A. assessment charges.
4. No compensation/TDR will be given for land taken by road or any D.P. reservation.
5. The applicant should remove the construction shown in yellow colour which is not sanctioned within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining sanctioned plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. Tax assessment to pay N.A. assessment tax as asked by the Collector, Nagpur.

नगल - ६
१४६६
१५ २६

One copy/one set of sanctioned plan, copy of undertaking (Hampatrat)
Copy of Part Layout plan

Bolting Engineer (N.E./W.E.)
190014001400
Nagpur Improvement Trust

- Copy to:
1. The Assessor Nagpur Municipal Corporation for homestead. The estimated cost of proposed building as per Party's statement Rs. _____
 2. The Divisional officer Nagpur Improvement Trust for information with a copy of sanctioned plan enclosed herewith (for record)
 3. Executive officer, Nagpur Improvement Trust
 4. The Collector, Nagpur
 5. Tahsildar, Nagpur, for non agricultural assessment place

Spring House for any purpose as per N.A. Act, 1976 as per N.A. Act, 1976

१४६६
१५ २६



NAGPUR IMPROVEMENT TRUST

NAME OF LAYOUT / SOCIETY :- GOKUL HOUSING SOCIETY

MOUZA :- BORGHAON

KHASARA NO. :- 72/1, 73/1, 76/1, 77, 78/1, 81, 82

CASE NO. :- 100303274882

PERMIT NO. :- BE(NE)1900 / 457

DATE OF ISSUE :- 13/05/05

SKETCH:-



DIAMENSIONS :-

AB	18.29	Mt.
BC	22.88	Mt.
CD	18.29	Mt.
DA	22.88	Mt.

Regularisation of this plot
Subject to

- 1) Demarcation of plot by city survey deptt.
- 2) Survey of plot at site as per ownership
- 3) Approval of plot as per approved layout plan

DEDUCT AREA FOR M. TANGENT :-	Sq.M.
DEDUCT AREA UNDER ROAD WIDENING :-	27.465 Sq.M.
NET PLOT AREA REGULARIZED :-	418.475 Sq.M.

REFERENCE :-

PLOT BOUNDARY SHOWN THUS  THIS SKETCH IS TRUE FOR PLOT NO. 77 ONLY

NAME OF PLOT OWNER :- RUSHI RAVINDRA LASHKARE

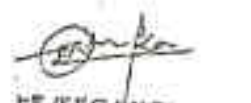
TERMS & CONDITIONS :-

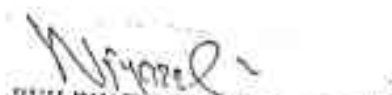
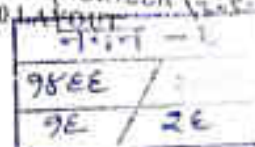
- 1) Regularised vide the provision of Maharashtra Gunthwari Development (Regularization Upgradation and control) Act 1901 on the following conditions :-
- 2) The applicant should remove the non permissible built up area within the 30 days.
- 3) The land required for the road widening purpose if any will have to be surrendered without claiming any compensation / TDR.
- 4) NIT has every right to take up the demolition of affected structures and / or take possession of the affected portion of site as and when required by NIT in future.
- 5) The applicant shall withdraw the court cases if any filed against NIT.
- 6) This regularization will not establish the right of ownership in cases of civil dispute if arises in future.
- 7) This regularization will not affect any court case pending with the neighbour or any other party pertaining to the plot under references.
- 8) Permission accorded does not bar the application of provision of urban land (Ceiling and Regularization) act 1976 and N.A. assessment charges.
- 9) The regularization has been made on the information furnished by the applicant. In future any irregularities or any Misrepresentations are noticed, the regularization shall be deemed to be cancelled.

नगन-६	
६९०६	२०२०
१२	२२




CEA


AE/SEC. ENGINEER
AE II


BUILDING ENGINEER
1900 LAYOUT




DISTRICT BAR ASSOCIATION



Name: **ADV. AMIT S. BARD**

Reg. No.: **D.B.A./4079**

Room No.:

Add: **313, Hanuman Nagar, Nagpur.**



Enrolment No. **Muh/3483/2006**

Date of Issue: **27-05-2011 (2226)**

President

Secretary



अमोल लक्ष्मणराव बडिये
Amol Lakshmanrao Badhye
जन्म तारीख / DOB: 04/10/1979
पुरुष / MALE

8976 1052 1508

सामान्य माणसाचा अधिकार



अमोल लक्ष्मणराव बडिये
Amol Lakshmanrao Badhye
जन्म तारीख / DOB: 04/10/1979
पुरुष / MALE

4616 7050 4497

VIN: 8140 0228 1124 1188

साधारण आधार, सामान्य माणसाचा अधिकार

नगन - ६	
98EE	2020
90	2E



रिखी रविंद्र लश्करी
Rishi Ravindra Lashkare
जन्म तारीख / DOB: 02/03/1984
पुरुष / MALE



3168 4712 7358

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

AMOL LAXMANRAO BADHYE
LAXMANRAO RAASHI RA BADHYE
04/10/1979
AMHPE45680



Handwritten signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

सामान्य माणसाचा अधिकार
Common Person's Card

ABQBL2674A

आधार - सामान्य माणसाचा अधिकार

सामान्य माणसाचा अधिकार

जन्म तारीख / DOB: 02/03/1984

पुरुष / MALE



नगन - ६	
890E	2020
93	22



 **भारत सरकार**
राष्ट्रपति कार्यालय
राष्ट्रपति भवन, शांति भवन, नई दिल्ली-110019

पता:
 S/O रविंद्र लक्ष्मण, नंदी लॉक अपक, नंदी
 नं 25 रेड क्रॉस सादर, नागपुर, महाराष्ट्र
 440001

Address:
 S/O Ravindra Lashkare, NEAR
 GANDHI CHOWK, PLOT NO 25
 RED CROSS SADAR, Nagpur
 (Urban), Nagpur, Maharashtra,
 440001

भारत सरकार

 **1947**
 1800 305 1947  **1947**  **1947**
 info@india.gov.in www.india.gov.in P.O. Box No. 1947,
 Bengaluru-560 091

 **भारत सरकार**
राष्ट्रपति कार्यालय
राष्ट्रपति भवन, शांति भवन, नई दिल्ली-110019

पता:
 S/O लक्ष्मण लक्ष्मण, नंदी लॉक अपक, नंदी
 नं 25 रेड क्रॉस सादर, नागपुर, महाराष्ट्र
 440001

Address:
 S/O Lashkare, NEAR
 GANDHI CHOWK, PLOT NO 25
 RED CROSS SADAR, Nagpur
 (Urban), Nagpur, Maharashtra,
 440001

भारत सरकार

 **1947**
 1800 305 1947  **1947**  **1947**
 info@india.gov.in www.india.gov.in P.O. Box No. 1947,
 Bengaluru-560 091

नगन-६
 ४९०६ / २०२०
 ९४ / २२



नगन-६
 ९४६६ / २०१९
 ९८ / २६



 **भारत सरकार**
राष्ट्रपति कार्यालय
राष्ट्रपति भवन, शांति भवन, नई दिल्ली-110019

पता:
 S/O लक्ष्मण लक्ष्मण, नंदी लॉक अपक, नंदी
 नं 25 रेड क्रॉस सादर, नागपुर, महाराष्ट्र
 440001

Address:
 S/O Lashkare, NEAR
 SHIV MANDIR, PLOT NO 111
 NIWARA HSG SOCIETY,
 MAHESH NAGAR, KATOL
 ROAD, Nagpur, Maharashtra,
 440013

भारत सरकार

 **1947**
 1800 305 1947  **1947**  **1947**
 info@india.gov.in www.india.gov.in P.O. Box No. 1947,
 Bengaluru-560 091

नगन - ६	
१४६६	२०००
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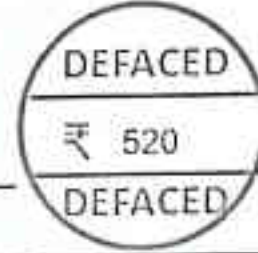


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1602202110946	Receipt Date	17/02/2021
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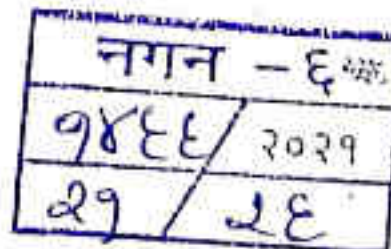
Received from badhiye, Mobile number 8381033335, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 1466 dated 16/02/2021 at the Sub Registrar office Joint S.R. Nagpur 6 of the District Nagpur.



Payment Details

Bank Name	SBIN	Payment Date	16/02/2021
Bank CIN	10004152021021609468	REF No.	IGAKNGGHP1
Deface No	1602202110946D	Deface Date	16/02/2021

This is computer generated receipt, hence no signature is required.



नगन - ६३	
१४६६	२०२१
२२	२६





17/02/2021

सूची क्र.2

सुपथ विधेयक : मह. दु. नि. नागपुर 6

इस संसार : 1466/2021

मोडेल :

Regn 83m

साबाबे नाक : बीरगांव

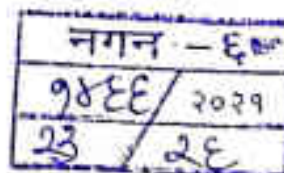
(1) विनिर्देशा इतर	विनिर्देश
(2) सोबडना	7018000
(3) बाजारभाड/भाडेनदवाभाडा बाडविन/भाडेनदवा भाडगी केरी की पडेरना के समुद्र करावे	6278000
(4) भू-भाडना, पोटहिलना व पडेरना (असल्यास)	1) उल्लेखित साबा-नागपुर न. न. न. इतर नलीत : इतर नलीतकी मुद्रांक शुल्क न. 2, 10, 300/- व सोबगी की न. 30,000/- विनिर्देशा करारनामा इतर न. 4908 दिनांक 22-12-2020 सुपथ विधेयक न. 6 नागपुर वा सोबगी भाडगी अहे बाजार बाडगाव सिटी नलीत न. 17/मिड न. 22/सोबगी/सोबगी बाडगाव सोबगी की न. 77 जि. नागपुर बाडगाव बाडगाव न. 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 नलीत 82 मधील प्लॉट न. 77 शुद्ध अराजी 418,4750 चौ.मी. बावी पर न. 808/सी/77, बावी न. 82 (Plot Number : 77 : C.T.S. Number : 17 :)
(5) शिफारस	1) 418,4750 चौ.मी.पर
(6) आकाराची विना मुद्री देण्यात असेल किंवा	
(7) इमारतक करत देणाऱ्या/विदुष देणाऱ्या-वा पडकाराचे नाक विना विवाची न्यायनामाचा हुकुमनामा विना अहेत असल्यास, उल्लेखित नाक व पडगा	1) नाक-शिवी नलीत नलीत न. 35, पडगा-नलीत न. 35, नाका न. 35, इमारतीचे नाक : 35, बावी न. 35, पोट न. 25 मोडी चौक नगर नागपुर 8361033335, महाराष्ट्र, नागपुर. विन कोड : 440001 विन न. : ABOPL2674A
(8) इमारतक करत देणाऱ्या पडकाराचे व विना विवाची न्यायनामाचा हुकुमनामा विना अहेत असल्यास, उल्लेखित नाक व पडगा	1) नाक-अधिका इमारतक करती नलीत नलीत न. 35, पडगा-नलीत न. 35, नाका न. 35, इमारतीचे नाक : 35, बावी न. 35, पोट न. 25, पडगा नगर नागपुर 8371833330, महाराष्ट्र, नागपुर. विन कोड : 440013 विन न. : AHHPB4560C
(9) इमारतक करत देणाऱ्या दिनांक	16/02/2021
(10) इतर मोदगी देणाऱ्या दिनांक	16/02/2021
(11) अनुसंधान, पड व पड	1466/2021
(12) बाजारभाडगावगे मुद्रांक शुल्क	100
(13) बाजारभाडगावगे तीवरी शुल्क	100
(14) अहेत	

सुपथकनामाची विचारणा वेतलेला अधिनीत :-

सुपथकनामाची अधिनीत नलीत बाजार भाडगावगे अल्लेखित मोडविना अहे बाडगावगे बाडगावगे बाडगावगे अल्लेखित
मोडविना अहे

मुद्रांक शुल्क आकारनामा विवरलेला अनुसंधार :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





16/02/2021 5:05:49 PM

एन क्रमांक: 1466/2021

पत्राचार: उद्योग - विज्ञापन

एन क्रमांक: 1466/2021

पत्राचार: 25/25

एन क्रमांक: 1466/2021

क्र.सं.	पत्राचारकर्ता का नाम व पता	पत्राचारकर्ता का पता	पत्राचारकर्ता का फोटो	पत्राचारकर्ता का हस्ताक्षर
1	डा. रुचिता कल्याण शंकर शर्मा जी, अमीन काकासाह बनारस पता: प्लॉट नं. - 1, बंगला नं. - 1, इमारतीचे बाजु - 1, बंगला नं. - 1, गेट नं. - 1 महाराष्ट्र नगर नागपुर 9371633330, बंगला नं. - 1, गेट नं. - 1 पिन कोड: AMHMB45600	महाराष्ट्र नगर नागपुर 9371633330, बंगला नं. - 1, गेट नं. - 1 पिन कोड: AMHMB45600		
2	डा. रुचिता कल्याण शंकर शर्मा जी पता: प्लॉट नं. - 1, बंगला नं. - 1, इमारतीचे बाजु - 1, बंगला नं. - 1, गेट नं. - 1 महाराष्ट्र नगर नागपुर 8381033335, बंगला नं. - 1, गेट नं. - 1 पिन कोड: ABOPL2674A	महाराष्ट्र नगर नागपुर 8381033335, बंगला नं. - 1, गेट नं. - 1 पिन कोड: ABOPL2674A		

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पत्राचार:

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क्र.सं. पत्राचारकर्ता का नाम व पता

1. डा. रुचिता कल्याण शंकर शर्मा जी

पता: प्लॉट नं. - 1, बंगला नं. - 1, इमारतीचे बाजु - 1, बंगला नं. - 1, गेट नं. - 1

महाराष्ट्र नगर नागपुर 9371633330, बंगला नं. - 1, गेट नं. - 1

पिन कोड: 440009

2. डा. रुचिता कल्याण शंकर शर्मा जी

पता: प्लॉट नं. - 1, बंगला नं. - 1, इमारतीचे बाजु - 1, बंगला नं. - 1, गेट नं. - 1

महाराष्ट्र नगर नागपुर 8381033335, बंगला नं. - 1, गेट नं. - 1

पिन कोड: 440022

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2		DHC		1602202110946	520	MF	1602202110946	16/02/2021
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नागपुर शहर ज. 4

