९०६०		

दिनांक	व्यवहार	नोदणीकरण व क्रमांक	
(१९९१/२००३)	आपसी व्यवस्थेनुसार	२-सी-७ ३०६दि ७।१।९२ मे०मा०सी २०१२(२००३) (६२७।२००३)	

सत्यप्रतीलेखी

नगन-८
२८६९ / २०२१
१३ / २५

6826
2/12/2020
32) मिळाले

Z-07 11325

2020-21

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2020 पासून 31/03/2021 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 12/2020-21/0246032 मोहल्ल्याचे नांव : 876/55, SHANTI NAGAR

घर क्रमांक : 876/55

इंडेक्स क्रमांक : 022034203 (Zone:8 Ward:22)

घर मालकाचे नाव : SHRI SANJAY S/O NITYANAND MUDLIYAR

बहिवाटदाराचे नाव

तारीख पासून : 01-04-2014 ता 31-03-2021 पावेतो

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

करायचे नाव/ Details of Tax	थकबाकी/ Arrears	चालू/ Current	शेरा/ Remark
सामान्य कर (General Tax)	15,448.00	2,911.00	
पाणी कर (Water Tax)	5,955.00	1,985.00	
मलजल कर(Sewerage Tax) (Light Tax/Free Tax)	8,373.00	1,588.00	
प्रकाश कर पृ	496.00	132.00	
अग्नी सेवा कर (Fire Service Tax)	696.00	132.00	
मलजल लाभ कर (Sewerage Bene. Tax)	596.00	132.00	
पाणी लाभ कर (Water Bene. Tax)	596.00	132.00	
पथ कर (Street Tax)	596.00	132.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर(Municipal Education Tax)	596.00	132.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी(Warrant Fee)		0.00	
विरकोळ (Misc.)	0.00	0.00	
रा.स.शि.कर (Educn. Cess)	4,185.00	794.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		0.00	
एकूण(Grand Total)	37,537.00	8,070.00	45,607.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Forty Five Thousands Six Hundred Seven Only

Received Cash: 45607

दिनांक : 22/12/2020

वसूल करणाराची पूर्ण सही

Generated By: Nikhil

This is a computer generated receipt, signature is not required
Please visit website http://www.nmcnagpur.gov.in

Full Signature of the Offic

सतरंजीपुरा झोन क्र. 7,
(म.न.पा.)
इतवारी रेल्वे स्टेशन रोड,
नागपूर.

नगन-८
२८६९/२०२१
२४/२१

NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Wing 'C', Third floor chhatrapati Shivaji Administrative Building, Mahapalika Marg, Civil Lines, Nagpur-440 001.
Ph.No. 0712-2567016,Fax No. 0712 – 2561584, Website – www.nmcnagpur.gov.in

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Permit No. – 480/BP/Binaki/TP/NMC/2114 Date- 26/3/2021

To,

Shri. Sanjay Nityanand Mudliar
Mudliyar Chowk, Shanti Nagar, Nagpur.

Sir,

With reference to your Application/**Plan No. 2114/Binaki/TP/NMC/Proposed Plan Dt. 09.02.2021** grant of sanction of Commencement Certificate under Sections 45 of Maharashtra Regional and Town Planning Act, 1966 and under section - 274 of corporation of the city of Nagpur Act 1948, to carry out development work/to erect building on **Kh. No. -, Plot No. 55, NMC House No. 876/55, Ward No. 22, CTS No. 1060/3, Sheet No. 394/61 of Village/ Mouza – Binaki** situated at **Mudliyar Chowk, Shanti Nagar, Nagpur** the commencement Certificate / Building permit is granted subject to the following conditions :-

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The commencement certificate/building permit shall remain valid for a period of **one year** commencing from the date of its issue. Before lapse of this period, commencement certificate/building permit shall have to be renewed. The renewal may be granted for three years.
4. No Construction /Renovation activities would be carried out between 8.00 pm. To 8.00 am as per directions issued by Hon'ble High court of Judicature at Bombay, Nagpur Bench in PIL no. 106 of 2015 on 18/02/2016.
5. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'.
6. The information of completion of work up to plinth level shall be given to N.M.C. in Appendix 'G' and after having certified the work by N.M.C. engineer, in appendix 'H', you may proceed with the rest of the work.
7. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Otherwise, for unauthorized occupation, applicant and architect shall be liable for action. For occupation certificate, application by owner and architect shall be submitted to N.M.C. in appendix 'I' along with three copies of completion plan.
8. The building shall be used for the purpose shown in the approved plans.
9. Shopping shall not be allowed on the plots which are located on no shopping frontage streets listed in Development Control Regulations.
10. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan, it should be treated as unauthorized. The owner and the architect shall be liable for action under M.R. & T.P. Act – 1966 and the corporation of the city of Nagpur act 1948.
11. All water supply work shall be got done through licenced plumber approved by N.M.C.
12. All sanitary requirement and drainage requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
13. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Dept. Govt. Circulars, Mumbai vide Circular No. TPB 432001/2133/CR-[illegible] dt. [illegible] the Municipality to impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq.m. [illegible] area on the failure of the owner of any building to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

25 SEP 2021
94/24

14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow **07 Nos**. shady trees in vacant land of plot.
17. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters. per person per day as per NMC Circular No. NMC/TP/ADMN./ 2189 Dt. 03/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/04/2005 published on Dt. 28/04/2005 in appendix-'S' (Regulation No. 35). During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
18. As per Regulation No. 36 **Model building bye-laws to provide facilities for physically Handicapped persons** provision of facilities for Handicapped Person shall be provided as specified in a Appendix "I", As per notification TPS. 1104-2515-CR-10-UD-9-2005. This bye-laws are applicable to all buildings and facilities used by the public. (If applicable).
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
23. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
24. Building material should be stacked in such a manner that it will not cause obstruction to drain water & traffic etc., failing which, action will be taken by N.M.C.
25. Breach of any of the condition may lead to revocation of this permit.
26. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case of any accident, party will be solely held responsible for the same.
27. Applicant should pay additional charges for High Rise building in future (If applicable).
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation.
29. Applicant should erect the Display Board on site duly mention the Building Permit No. & date along with the name of structural Engineer, Civil Engineer, Architect & Contractor with their Mobile / Telephone Numbers. And, the copy of sanctioned plan should be made available at site.
30. Precautionary measures shall be taken by an applicant to display a notice board on work site regarding Construction and demolition (C & D) Waste. It is also mandatory to an applicant to submit the compliance of the conditions of the said Construction and Demolition (C & D) Waste rules and its guidelines as per directions issued by the office of The Central Pollution Control Board, provisions made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.

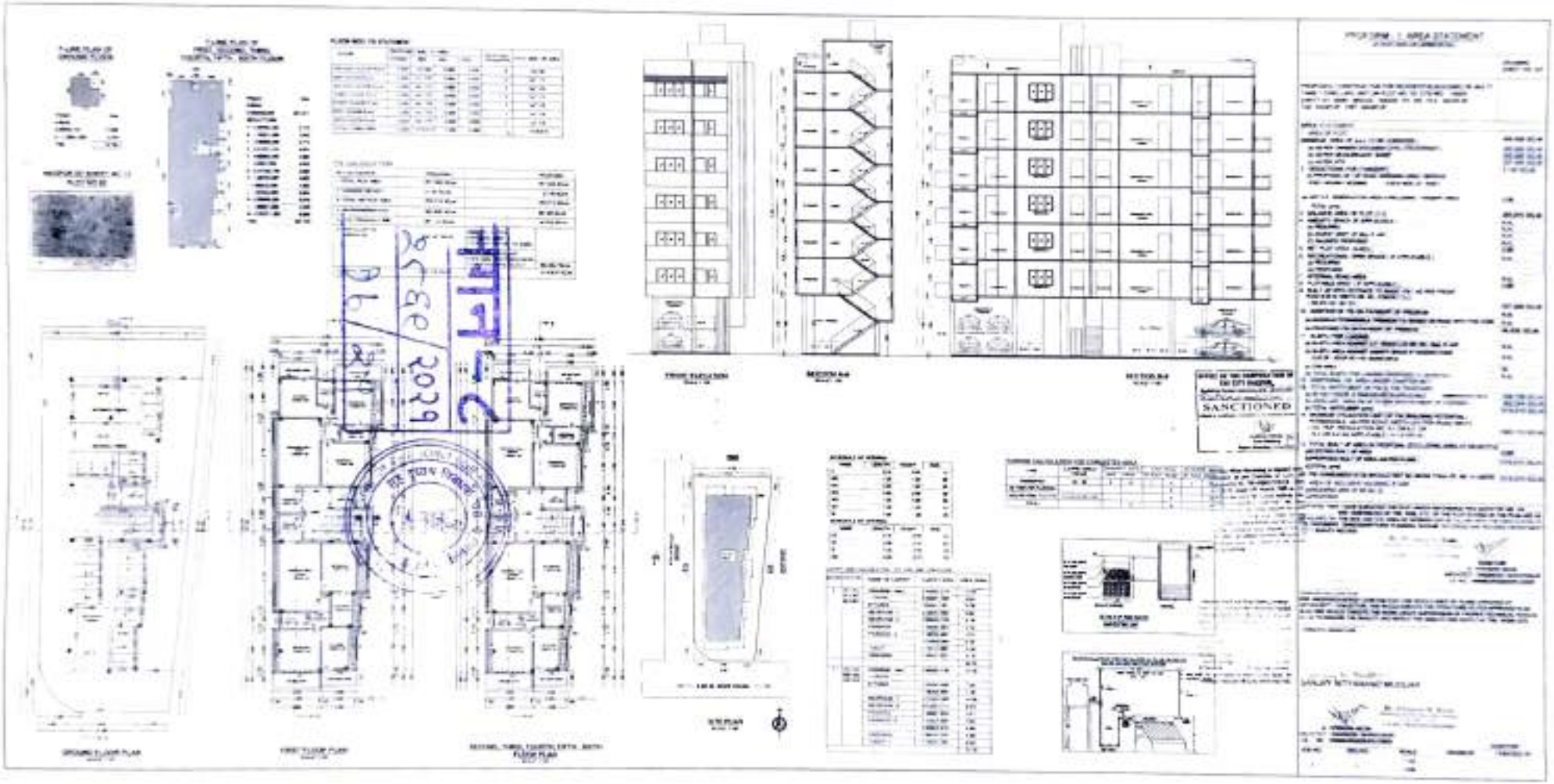
Enclosure - One copy / set of sanctioned plan.

Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation

Copy forwarded to

1. Ward Office Satranjipura Zone-7, Nagpur Municipal Corporation, Nagpur alongwith one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.

फॉर्म - C
2C&E / 2029
96 / 24


SANCTIONED

नगन – ८
३८६१ / २०२१
१८ / २५



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक / Enrollment No 2006/00484/36702

To

Sanjay Nityanand Mudliar

Mudliyar Nilmi no 900, shree hanuman kuti, mudliyar

chowk shantinagar

Nagpur City H O

Nagpur City Nagpur

Maharashtra 440002

19/03/2012

Ref: 609 / 260 / 513718 / 514468 / P

UE376957214IN

आपला आधार क्रमांक / Your Aadhaar No. :

5635 5765 3514

आधार – सामान्य माणसाचा अधिकार

भारत सरकार

GOVERNMENT OF INDIA

Sanjay Nityanand Mudliar

जन्म वर्ष / Year of Birth : 1967

पुरुष / Male

5635 5765 3514



भारत सरकार

आपला आधार क्रमांक / Your Aadhaar No :

9390 1830 4213

आधार - सामान्य माणसाचा अधिकार

9390 1830 4213



PERMANENT ACCOUNT NUMBER

ACAPM4946K

NAME

SANJAY NITYANAND MUDLIAR

FATHER'S NAME

NITYANAND MURLIDHAR MUDLIAR

DATE OF BIRTH

12-10-1967

SIGNATURE

COMMISSIONER OF INCOME-TAX VIDARBH



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

ASHISH RAMESHRAO BARSAGADE

RAMESHRAO GAJANAN BARSAGADE

30/12/1978

Permanent Account Number

AJNPB4948J

Signature

नागन – ८

२८६१ / २०२१

१९ / २१



भारत सरकार

Unique Identification Authority of India

नोंदणीयाचा क्रमांक / Enrolment No 2006/00484/36706

To,

Rajendra Nityanand Mudkar

Nagpur City H O

Nagpur

Maharashtra 440001

आपला आधार क्रमांक / Your Aadhaar No. :

5801 0514 7372

आधार — सामान्य माणसाचा अधिकार

5801 0514 7372



भारत सरकार

शुभम वतन धोटकर

Shubham Watan Dhotkar

जन्म तिथि/ DOB: 22/11/1996

पुरुष / MALE

9928 4924 6787



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: वतन धोटकर, किल्ला माता गल्ली, माता मंदिर जवळ, किल्ला गेट महाल, महाल, नागपुर, महाराष्ट्र - 440032

Address:

S/O: Watan Dhotkar, Killa mata Galli, Near Mata mandir, Killa gate Mahal, Mahal, Nagpur, Maharashtra - 440032

9928 4924 6787

नगन – ८

२८६९ / २०२१

20 / 21

मूल्यांकन पत्रक (शहरी क्षेत्र खुली जमीन)

मूल्यांकन पत्रक (शहरी क्षेत्र खुली जमीन)

Valuation ID : 202105182366 — 14 May 2021 03:41:11 PM

मूल्यांकन वर्ष	2021
जिल्हा	नागपूर
तालुका	तालुका : नागपूर (ग्रामीण)
ठिकाण	1119	Hudco	खुला कामठी मार्गाच्या दक्षिणेकडील शांतीनगर आदी सभोती क्षिट नं. 1944
क्षेत्राचे नाव	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमीनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
13000	25630	32400	39400	0	चौ.मीटर

दिशादर्शीय क्षेत्र	150 चौ.मीटर	Lowest Plot
Applicable Rules		16 क

1) 150 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरानुसार (60) % मूल्य दर = 13000/-

150 चौ.मीटर क्षेत्रासाठी मूल्य = 150 * 13000

= 1950000/-

जमीनीचे एकत्रित अंतिम मूल्य = दिशादर्शीय क्षेत्र (1) मूल्य + दिशादर्शीय क्षेत्र (2) मूल्य

= 1950000 + 0

= Rs. 1950000/-

Home | Print

नगन-८
२८६९ / २०२१
२१ / २४


नगन – ८
२८६९ / २०२१
२२ / ५१

CHALLAN

MTR Form Number-6

GRN	MH001184014202122E	BARCODE		Date	12/05/2021-14:35:14	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
	Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	AJNPB4946J
Office Name	NGP8_JT NAGPUR N0 8 SUB REGISTRAR	Full Name	NIRMAYI CONSTRUCTION THROUGH ITS PARTNER SHRI ASHISH R BARSAGADE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO 55
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	524300.00	Road/Street	MOUZA BINAKI
0030063301 Registration Fee	30000.00	Area/Locality	350 SQ MTR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	PAN2=ACAPM4946K~SecondPartyName=SHRI SANJAY N MUDLIYAR~
Total	5,54,300.00	Amount In Words	Five Lakh Fifty Four Thousand Three Hundred Rupees Only

DEFACED ₹ 554300.00 DEFACED

Payment Details	CANARA BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412021051200549	10612052021024005491
Cheque/DD No.		Bank Date	RBI Date	12/05/2021-14:37:28	Not Verified with RBI
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID
NOTE - This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document. Mobile No 0000000000

नागपूर ८
२२६६ / २०२१
२२ / २५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-271-2869	0000597933202122	14/05/2021-15:58:11	IGR390	30000.00
2	(S)-271-2869	0000597933202122	14/05/2021-15:58:11	IGR390	524300.00
			Total Defacement Amount		5,54,300.00

Print Date 14-05-2021 04:09:30

271/2869
शुक्रवार 14 मे 2021 3.58 म.न.

दस्त गोषवारा भाग-1

नगर8 28-24
दस्त क्रमांक: 2869/2021

दस्त क्रमांक: नगर8/2869/2021

बाजार मूल्य: रु. 54,12,000/- मोबदला: रु. 1,04,86,000/-

भरलेले मुद्रांक शुल्क: रु.5,24,300/-

दु. नि. सह दु. नि. नगर8 यांचे कार्यालयात

अ. क्र. 2869 वर दि.14-05-2021

रोजी 3.53 म.न. वा. हजर केला.

पावती:4083 पावती दिनांक: 14/05/2021

सादरकरणाराचे नाव: मेसर्स निर्मिती कन्स्ट्रक्शन तर्फे पोद्दारवार पी आशिष रमेशराव दारव्हागडे . .

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 500.00

पृष्ठांची संख्या: 25

एकूण: 30500.00

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र-८

दस्ताचा प्रकार: डेव्हलपमेंट अॅग्रीमेंट

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

मिळकत क्र. 1 14 / 05 / 2021 03 : 53 : 30 PM ची वेळ: (सादरीकरण)

मिळकत क्र. 2 14 / 05 / 2021 03 : 54 : 28 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार [illegible] सादर केलेला आहे. "दस्तातील संपूर्ण मजकूर, निष्पादक यांनी, [illegible] माझ्यासमक्ष आम्हाला सांगितला आहे. "दस्तासी सबंधित [illegible] दस्त निष्पादक व कबुलीजबाब हे संपूर्णपणे असत्यदार राहतील.

लिहून देणारे

लिहून घेणारे

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र-८

14/05/2021 4:00:17 PM

दस्त बोगसगत भाग-2

नोंदणी 3A-3A
दस्त क्रमांक 2869/2021

दस्त क्रमांक 4648/2869/2021
दस्ताचा प्रकार : इच्छापत्र: अंतीम

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सजय निम्बावत मुतलीअर पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: आधार क्र-5635 5765 3514, रोड नं: स मुतलीअर हॉल जवळ, पी हरीकर मुती मुतलीअर चौक, खाली नवर नागपूर, महाराष्ट्र, नागपूर पॅन नंबर ACAPM4946K	लिहून देणार वय :-53 स्वाक्षरी :-		
2	नाव:मनसे निर्मोही कल्पतरुवाव सचे योगापटर पी आशिष रमेशराव बारसागडे पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: आधार क्र-9390 1830 4213, रोड नं: स प्लॉट न 57, संत कृपा किल्ला स्टोर्स जवळ, सर्वपली नगर दिघोरी नागपूर 9975514960, महाराष्ट्र, नागपूर पॅन नंबर AJNPB4946J	लिहून घेणार वय :-45 स्वाक्षरी :-		

वरील दस्तऐवज करुन देणार स्वाक्षरीत इच्छापत्रमंत्र अंतीमंत्र यांनी दस्त नोंदणी करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 05 / 2021 03 : 55 : 42 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र-८

ओळख -
खालील इसम असे निवेदीन करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेंद्र निम्बावत मुतलीअर वय:54 पत्ता:प्लॉट नं:900 पी हरीकर कुटी, मुतलीअर चौक खाली नवर नागपूर पिन कोड:440002		
2	नाव:भूषण घनश्याम ढोरकर वय:25 पत्ता:प्लॉट नं:किल्ला मारुती ,मारुती मंदिर जवळ, किल्ला पेठ महाल नागपूर पिन कोड:440032		

शिक्का क्र.4 ची वेळ:14 / 05 / 2021 03 : 56 : 30 PM

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Payment Details

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NIRMAYI CONSTRUCTION THROUGH ITS PARTNER SHRI ASHISH R BARSAGADE	eChallan	02400412021051200549	MH001184014202122E	524300.00	SD	0000597933202122	14/05/2021
2		DHC		1405202101243	500	RF	1405202101243O	14/05/2021
3	NIRMAYI CONSTRUCTION THROUGH ITS PARTNER SHRI ASHISH R BARSAGADE	eChallan		MH001184014202122E	30000	RF	0000597933202122	14/05/2021

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

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दि.....माहे..... सन २०२१

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नागपूर शहर क्र. ८,