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	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	—
		PAN No.(If Applicable)	AJNPB4946J
Office Name	NGP8_JT NAGPUR NO 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=ACAPM9465K~SecondPartyName=SHRI SANJAY N MUDLIYAR~
Total	5,54,300.00	Amount In Words	Five Lakh Fifty Four Thousand Three Hundred Rupees Only

Payment Details	CANARA BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412021051200549	10612052021024005
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

Mobile No. 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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AGREEMENT OF DEVELOPMENT

Market Value Rs. 54, 12,000/-

VALUED AT Rs. 1, 04, 86,000/-

Mauza: - BINAKI

City survey no. 1060/3 Sheet No. 394/61

THIS AGREEMENT OF DEVELOPMENT AND SALE is made on this 14 day of May 2021

BETWEEN

SHRI SANJAY NITYANAND MUDLIAR, Aged about 53, Occupation – Business, **PAN NO. ACAPM4946K** Aadhar No. 5635 5765 3514 R/o Near Mudliyar Hall, Shree Harihar Kuti Mudliyar sqare Shanti Nagar, Nagpur 440002 hereinafter called the **LAND OWNER** which expression shall unless repugnant to the context and meaning thereof, always mean and include the said **LAND OWNER** as well as his heirs, legal representative, executors, administrator's successors, and assigns of the **ONE PART.**

AND

M/S NIRMAYI CONSTRUCTION, having its office at Shop No. A/11 NIT complex, Ayurvedic layout Mirchi Bazaar Nagpur and acting through its PROPRIETOR **SHRI. ASHISH RAMESHRAO BARSAGADE,** aged about 42 years, Occ. – Business, R/o Sarvshree Nagar, Dighori, Tahsil Nagpur & District Nagpur, **PAN NO. AJNPB4946J, Aadhaar No 9390 1830 4213** hereinafter called **DEVELOPER,** which expression shall, unless repugnant to the context and meaning thereof, always mean and include the said **DEVELOPER,** as well as his heirs, legal representative, executors, administrators of the **OTHER PART.**

WHEREAS, the owner owns and possesses of All THAT piece and parcel of Malik Makbuza land bearing Plot No.55, admeasuring about 350.00 Sq. Mtrs. (i.e. 3767 Sq. Fts.), with all easementary rights appurtenant and belonging thereto, situated in approved layout of Kh. No. 156 of MOUZA: BINAKI, in Shantinagar locality, Municipal House No. 876/55 new Ward No. 22 (old – 23) (Zone No. 8), City Survey No. 1060/3 (old -1060), Sheet No. 394/61 of Mouza- Binaki, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District- Nagpur; And



WHEREAS, the said property bearing Kh. No. 156 admeasuring about 25.89 Acres in Mouza- Binaki belonged to Raje Shri Raghuji Maharaj Bhosale, who sold it to Shri Murlidhar Mudliar, Shri Devraj Mudliar and Shri Bhaskarrao Mudliar by registered Sale Deed dt. 03/09/1921, which is duly, registered the Court of Sub Registrar Nagpur. Though the property was purchased in the names of these three brothers, but the property was a family property purchased out of joint family fund; AND

WHEREAS, Dr. Narsingrao Mudliar was senior family member of Mudliar family and died in or about 1923 and in or before the year of 1948 a partition took place among the members of Mudliar family and later on a Memorandum of partition was also recorded on 26/11/1948 and same was registered before the Sub Registrar, Nagpur at Sr. No. 1930. According to the said partition Shri Bhaskar Mudliar was given other properties and his share in the above mentioned khasra was merged with the share of Shri Murlidhar Mudliar And Dr. Deoraj Mudliar; And Shri Murlidhar Mudliar died on 18.04.1958 living behind him his widow Smt. Padmavati and one son Shri Nityanand Mudliar; And

WHEREAS, thereafter, the said land diverted for Non – Agricultural residential use vide order dt. 8/4/19363 passed by Sub-divisional Officer, Nagpur in Revenue Case No. 4/A-2 of 1962-63 of Mouza – Binaki & Mouza – Chikhali (Devsthan). The said layout in Kh. No. 156 was sanctioned by the Nagpur Municipal Corporation Nagpur on 16/7/1938; AND

WHEREAS, the oral partition dt. 1/3/1963 & 18/3/1963 effected between Shri Dr. Deoraj Narsingrao Mudliar & Smt. Padmavatibai Wd/O Murlidhar Mudliar in respect of the Kh. No. 156 and for in mean time Nagpur Municipal Corporation retain certain portion of the said Kh. No. 156 for road purpose by omitting certain plots in the said layout and some of plots were sold out by the parties in the said Kh. No. 156. Thereafter the parties to the Oral Partition dt. 1/3/1963 & 18/3/1963 mutually reopened the said partition and executed a fresh Partition dt. 3/11/1975 between the family of three brothers and one sister in the life time of their mother, in respect of Kh. No. 46 & 49 and balance plots in approved layout in Kh. NO. 156 & 155; AND

WHEREAS, later on the property being Kh. No 46 & 49 and balance plots in the approved layout in Kh. Nos. 156 &155 was further partitioned by innovating a new device of relinquishing the share of other members of Mudliar family in favour of one member of Mudliar family, by seven different Deeds and the said Seven Deed of Relinquishment are duly registered in the office of the Joint Sub Registrar Nagpur-1 in Addl. Book No. 1, at Sr. Nos. 297,298,299,301,304,305 & 306 on dt. 7/1/1992; AND

WHEREAS, with effect of the above Deed of Relinquishment, the Ownership of Property being Malik Makbuza freehold land bearing plot No. 55 in approval layout of Kh. No. 156 of Mouza – Binaki lies with



shree Sanjay Nityanand Mudliar the Owner named hereinabove and accordingly his name is duly mutated in all government and semi government records, revenue records.

WHEREAS, the owner received Plot No. 55 as per the above mentioned documents and while fixing Khasra boundary by the City Survey Department measurement it admeasuring 3767 Sq. Ft. and accordingly his name is mutated for the same in the City Survey Record; AND

WHEREAS, as a result therefore, Sanjay Nityanand Mudliar the Owner hereinabove name have now become as exclusive, absolute and full Owner of the aforesaid **Plot No. 55,** admeasuring about 350.00 Sq. Mtrs. (3767 Sq. Fts.) with heritable and transferable rights therein; AND

WHEREAS, thereafter, for cogent reasons and good causes the Owner has decided to develop the aforesaid entire property (i.e. Plot No. 55) into a RESIDENTIAL ESTATE by constructing a Multistoried building (G+6floors) thereon consisting of 12 self contained separate Apartments therein and further owner want to retain 5 Apartments in the proposed Apartment Scheme to be build on the above said Plot of land; AND

WHEREAS, having no experience about the building construction activities, the Owner has decided to entrust the entire work of Development of the said property to any well experienced builder of the City. The Developer is the well known and experienced builder of the City; AND

WHEREAS the Owner being thus desirous of developing the said property and the Developer herein above named, who is a reputed and well experienced builder of the city, having expressed his desire, readiness and willingness to undertake the proposed work of Development, the owner after detailed negotiations has now decided to entrust the entire work of Development of the said property to the Developer upon the following terms and conditions.

WHEREAS, thereafter, the Owner through the Developer has prepared a plan of Multistoried building proposed to be constructed on the said Plot and to be known and styled as **"HARIHAR CLASSIC"** and the same is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur, having its Permit No. **480/BP/BINAKI/TP/NMC/2114 Dated 26/03/2021** AND

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERE TO FOLLOWS:-

(1) THAT, the Owner does hereby allow and permit the developer to develop and the developer hereby agrees to develop the property comprising of All that piece and parcel of Malik Makbuza land bearing **Plot No. 55,** admeasuring about as per CTS Extract 350.00 Sq.Mtrs. (3767 Sq. Fts. as per measurement sheet 305.00 Sq.M.as per site 297.055 Sq.M with all easementary rights appurtenant

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and belonging thereto, situated in approved layout of Kh. No. 156 of **MOUZA: BINAKI.** in Shantinagar Locality, Municipal House No. 876/55 Ward No. 22 City Survey No. 1060/3 (old 1060), Sheet No. 394/61 Mouza- Binaki, within the limits of Nagpur Municipal corporation and Nagpur Improvement Trust, Tahsil & District – NAGPUR, which is more particularly described in the Schedule hereunder written.

(2) THAT, the Owner having allowed the Developer to develop the said plot of land into Residential Estate in accordance with the proposed sanction building plan construct six storied building having 12 residential apartment in the said building as per sanctioned plan and it is agreed between the parties that in consideration of agreement to development owner retained the total 5 apartment in the said building and developer shall construct the said apartment at its own cost and hand over the physical possession of the said 5 apartments in the said building i.e. Apartment No. 301 on the third floor having Built up area. 76.285 sq. meters, Apartment No. 302 on the third floor having Built up area 74.713sq. meters. Apartment No. 401 on the fourth floor having Built up area 76.285sq. meters. Apartment No. 402 on the fourth floor having Built up area 74.713sq. meters and Apartment No. 601 on the sixth floor having Built up area 76.285.sq. meters (the total Cost of 5 Apartments Rs. **1, 04, 86,000**) to the Owner as a consideration for said Agreement to development .

MANNER OF PAYMENT

Rs. **1, 04, 86,000**	Amount adjusted toward consideration against the 5 apartments in the proposed building retain by the owner proposed to be constructed on the said plot of land
Rs. **1, 04, 86,000**	TOTAL

Apartments allotted to the land Owner as consideration for development and sale:-

Sr. No.	Apartment No.	Floor	Built up Area(Sq.Mtrs.)
1	301	Third Floor	76.285
2	302	Third Floor	74.713
3	401	Fourth Floor	76.285
4	402	Fourth Floor	74.713
5	601	Sixth floor	76.285

(3) THAT, it is agreed between the parties that the developer shall construct the said apartment at its own cost and hand over the physical possession of the apartment to the land Owner within 24 months from the date of registration of this



Agreement. The proposed plan of apartment to be retained by the owner to be prepared by developer and approved by the owner.

(4) THAT excepting Apartment which shall be allotted to the land owner by the developer as consideration amount for development and sale, the whole of the built-up/constructed area, and all the apartments in the proposed building shall absolutely belong to the developer and he shall have full liberty and absolute authority, power and right to retain and/or deal with the transfer of the same by way of sale together with the undivided proportionate, and indivisible share and interest in the said plot of land to the prospective buyers for such price as it may fit or agree upon in its absolute discretion.

5)THAT, it is agreed between the Parties that all the expenses for registration of Apartment Deed(s) and the water Meter & Electric Meters Charges, any other charges, of the apartment retained by the Owner shall born and paid by the Owner exclusively.

6)THAT, the Owner hereby agrees and confirms that he shall pay Monthly Maintenance Charges in respect of his Apartment retained by him to the Apartment Association Regularly.

7)THAT, the Owner hereby further agrees and confirms that the Developer shall have full liberty and right to sale the Apartments excluding Apartment retained by the Owner in the Building proposed to be constructed on the said plot of land to the prospective buyers.

(8) THAT the Owner has today delivered the actual vacant physical possession of the plot to the developer and start the construction work as per sanction plan.

(9) THAT, the Owner hereby further declares that the said property is free from easements, licenses and/or every type of other encumbrances whatsoever that the Owner is free, competent and legally entitled to transfer the said land to the Developer for construction purpose. That the Owner does hereby assure/ confirm to the Developer that he has not created any mortgage, lien, attachment, appointment of receiver or order of injunction, any charge or interest over the said property and it is absolutely free from any kind of encumbrances whatsoever. The said property is also not the subject the matter of any suit or other legal proceeding. That the Owner does hereby declare & confirm to the Developer that he has presently right and authority and hold a marketable, valid and good title to the said property hereby agreed to be sold for transfer of plot. That the Owner does hereby undertake to indemnify the developer in the event of any lacuna or defect is found in the title of the said property or if the right and interest of the developer is endangered in any manner in future. If any litigation arising relating to the said property in any time in future then in such event it shall be the sole liability and responsibility of the Owner to settle the said litigation either by due process of law or by amicable settlement and always indemnify the Developer against such litigation. The Owner assures to the Developer that if any litigation shall not be settle by him then the Owner shall solely liable and responsible for the financial transaction.



(10) THAT, the Owner assure the Developer that the property hereby agreed to be sold is his separate and self acquired property belonging to him alone and that none except him has acquired any manner of right title and/or interest of any kind whatsoever in respect of the same.

(11) THAT, the Owner has paid all dues with respect to Non- Agricultural Assessment, Cesses, Municipal Corporation Tax Development Charges, Society's dues and all other outgoings etc., levied on the property hereby agreed to be developed up till the date of this Agreement and the Developer will pay the same hereinafter and in the event if it is discovered that there remains any arrears to be paid before the date of this Agreements, the Owner undertakes to pay the same and keep the Developer always indemnified against such payments.

(12) THAT, the Owner shall answer all reasonable requisitions on the title to be made by the Developer and shall establish good, valid and marketable title to the property hereby agreed to be developed/sold to the prospective Apartment Purchasers. The owner has today handed over to the Developer relevant documents of title in respect of the aforesaid property.

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

14) THAT the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building upon the said land hereby agreed to develop and it shall have absolute right and full authority & power to develop the said land in accordance with the plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation and also have absolute authority, power and right to retain & deal with and transfer by way of sale the various built-up spaces in the proposed building along with the Undivided Proportionate share & interest in the said land to the prospective buyers for such price as it may fix or upon in its absolute discretion

(15) THAT, it is clearly understood and agreed by the Owner that the Developer intends to develop the said property into a Residential Estate by constructing a multistoried building thereon consisting of 12 self contained separate Apartments therein. The Owner does hereby agree to sign the proposed/revised Plans, execute indemnity bond(s), Swear an Affidavit and also to sign necessary form and application etc. required to be submitted to such plans. The Developer shall bear and pay all costs, charges for preparation of plan including the Architects fee and other incidental expenses.

(16)THAT, the Owner shall in no way obstruct or interfere in the building construction activities as may be undertaken by the Developer, its Architect, Engineer and/ or Supervisor as per sanctioned Plan, after getting the plan sanctioned from the Nagpur Improvement Trust/Nagpur Municipal Corporation/sanctioning authority.

(17) THAT the owner does hereby allow and permit the developer to display its board at site at any time after execution of this agreement.



(18)THAT the Developer shall have full liberty to advertise for the sale of the proposed built-up spaces together with the Undivided proportionate share and interest in the said Plot of land to the intending buyers including display of its board at site and it shall also have an absolute right, power and authority to receive all money from such buyers being the agreed sale price therefore and to retain & appropriate the same in its absolute discretion. The Owner shall not be entitled to share any part of the same, nor shall he question the accountability thereof in any manner whatsoever

(19) THAT, the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a public Notice in the News papers or by any other manner as the Developer may deem fit in due consultation with the Owner and on receiving any such objection the Developer shall be entitled to call upon the Owner to give their replies, explanations with reference to the same duly supported by documentary proof as far as possible and in the event of their appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agree with the Developer and/ or the prospective buyers, to get the same freed and discharged from all such burdens.

(20) THAT, the Owner does hereby allow and permit the Developer to commence, carry on and complete the construction of the proposed building as per the sanction plan attached herewith upon the said land hereby agreed to be developed/sold to the prospective Apartment buyers and it shall have absolute right and full authority and power to develop the said land in accordance with the plans as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation/sanctioning authority and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building along with the undivided proportionate share and interest in the said land to the prospective buyers for such price as it may fix or agree upon in its absolute discretion except the aforesaid Apartments retained by the Owner.

(21) THAT in case the owner fails or neglects to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents as stipulated above, the developer shall be entitled to enforce specific performance of this contract by instituting legal proceedings against the owner and in such event then owner shall be liable to reimburse all costs and damages to the developer; and the developers shall also have the choice of depositing the balance sale price in court of law and get the sale deed executed in its favor or in the favors of its nominees being the prospective buyers.

(22) THAT, the Developer shall sign and execute a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, Correction Deed and also Deeds (i.e. Agreements/Sale Deeds) in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that



the entire cost of Stamp Duty, Registration Fees etc. payable thereon is borne and paid by the prospective Buyers for above mentioned sold units.

(23) THAT the Owner have separately executed Irrevocable General Power of Attorney empowering and authorizing to the developer to sign/execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents in respect of the said land as well as the apartment constructed thereon on his behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all the thing necessary to complete the transfer of the property hereby agreed to be sold and this Power will not be withdrawn or revoked by the Owner until the transaction envisaged herein is completed in all respects. That the parties to this agreement have made it very clear and understood that the power of attorney is outcome of this agreement.

(24) THAT, the Owner agrees to pay and discharge all Income Tax, Wealth Tax and Capital Gain Tax liabilities if any, arising out of this transaction to his.

(25) THAT, the Developer shall commence the actual construction after taking over vacant physical possession of the aforesaid property as per the Agreement of Development. It is also agreed that the Owner shall not be responsible on any taxability on account of payment of Goods & Service Tax, Works Contract Act or any other tax as may be levied by the Government of Maharashtra or Union Government on transfer of land, cost of construction and/or wages paid therefore and shall always keep the Owner indemnified against the same.

(26) THAT, the Developer shall construct the said building scheme and utilize permissible F.S.I. out of its own funds for selling it to other (excluding 5 retained Apartments) and it is explicitly made clear that the Owner shall have no claim on share in the profit that will accrue to the Developer in execution of the said scheme and have no right to call for the accounts of the construction work and the sale proceeds of the Apartment.

27) THAT the land owner agrees to pay the stamp duty, Registration fees, and other miscellaneous charges on the sale deed executed in favor him of the Apartments which is given to him by the developer. And also agree to pay the other charges i.e. VAT, sale Tax, and other Gov. tax which are arising out of this transaction.

(28) THAT, it is mutually agreed between the parties named hereinabove that if the F.S.I. in relation to the said Plot of land is increased at any future date by the Competent Authority, the Developer shall have full right and authority to use the same it shall have absolute right and full authority to use and consume the same in its absolute discretion.

29) THAT the land owner agrees to pay separately for any additional amenities, facilities alterations or changes required by him in the apartments retained by him

30) THAT the land owner also agrees that if necessary they shall sign all agreement to sell the flats along with the undivided proportionate, variable share

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and interest in the said plot of land in favor of the respective individual prospective buyer(s) as may be nominated by the developer and get the same registered if considered necessary.

31) THAT the land owner agrees to sign all such documents, applications, papers, petitions and writings as may be considered necessary in favor of the developer and/or its nominees in order to give full effect to this agreement including enabling the prospective flat owners to obtain loan for the purchase of flats in the proposed scheme.

32) THAT in case the owner fails or negates to fulfill and observe all or any of the obligations on their part as hereinabove contained or otherwise required by law and also to execute various Agreements to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds and all other kinds of documents as stipulated above, the developer shall be entitled to enforce specific performance of this contract by instituting legal proceedings against the owner and in such event then owner shall be liable to reimburse all costs and damages to the developer; and the developers shall also have the choice of depositing the balance sale price in court of law and get the sale deed executed in its favor or in the favors of its nominees being the prospective buyers.

33) THAT all disputes arising out of this Agreement or regarding any matter connected with this Agreement, shall be settled by negotiations. If no settlement can be arrived at as a result of these negotiations the dispute shall be referred to the Arbitration of Two Arbitrators one to be appointed by each Party. The provisions of the Arbitration Act, 1996 as modified from time and in force shall apply to such Arbitration.

SCHEDULE OF PROPERTY

All that piece of land, situated within the limits of the Corporation of the City of Nagpur and the Nagpur Improvement Trust, bearing **PLOT NO. 55** admeasuring about as per CTS Extract **350.00 Sq.Mtrs.** (3767 Sq. Fts. as per measurement sheet 305.00 Sq.Mtrs.as per site 297.055 Sq.Mtrs. with all necessary easementary rights appurtenant and belonging thereto in the approved layout of Khasra No. 156 of **Mouza – BINAKI** bearing City **Survey No. 1060/3 (old 1060) Sheet no. 394/61** Municipal House No. 876/55 Ward No. 22 Shanti Nagar locality within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Tahsil – Nagpur, District- Nagpur. Plot No. 55 bounded as under:-

East	:-	Plot No. 99 B boundary of mouza Chikhali
West	:-	4.5 Mtrs. ROAD
North	:-	Plot no. 54
South	:-	9 Mtrs. ROAD

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IN WITNESS WHEREOF THE OWNER and the DEVELOPER herein above named have fully examined and read over this AGREEMENT OF DEVELOPMENT AND SALE before execution and the same is drafted as per their own say & instructions and the contents where 0f are found to be true, correct and hereby signed the same, without any coercions, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashwini R. Dalvi

Sr. No	Passport Size Photo	Finger Print (Left Thumb)	Signature and Full Name
1.			Shri Shjay Nityanand Mudliar **OWNER**
2.			**SHRI. ASHISH RAMESHRAO BARSAGADE** **DEVELOPER**

WITNESSES: -

1) 



2) 



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

सत्यप्रतीलेखी

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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

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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.

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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.

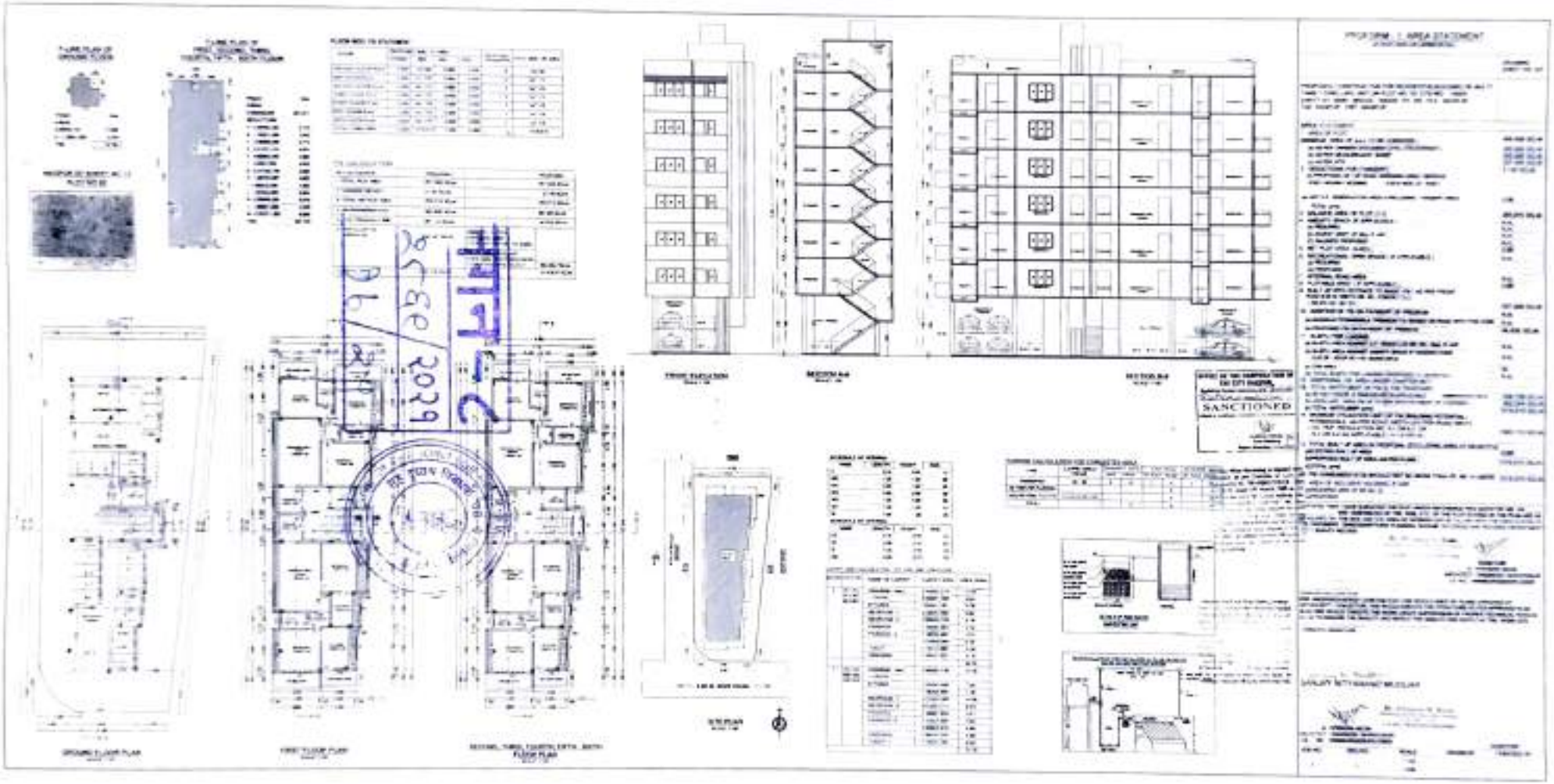
Enclosure - One copy / set of sanctioned plan.

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.

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SANCTIONED