NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

Nagpur Metropolitan Region Development Authority

No. A.E.I.(East)/ NMRDA/ 2712 **Date:-** 5/04/2021

To,

Cleopatra Designer pvt ltd, Kesar infracon Pvt. Ltd.
Nitin Coke Pvt Ltd & Kesar Impex Pvt Ltd
Through Director Shri Yash Gopal Gupta
R/s Flat No. 101,Jagat Plaza,Law Collage Chowk, Nagpur

Subject: - Release letter of plots in Layout bearing kh. No. 98/2 of Mouza – Bhilgaon, tah. Kamptee, Dist. Nagpur

Reference :- 1) Your Development agreement Dt. 26/10/2021 for kh. No. 98/2 of Mouza – Bhilgaon tah. Kamptee, Dist. Nagpur
2) Your application Dated 17/03/2022.

With reference to above following plots are released in favor of above land owner as per detailed dimensions and tabulated below (as per approval given by Hon.Metropolitan Commissioner, N.M.R.D.A., Nagpur on Dated 02/04/2022)

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (inSqm.)	Deduction for Tan. (in Sqm.)	Net Area of Each Plots (in sqm)	No of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(5)	(6)		(7)
1	2	½ x (17.915 +17.760) x 8.00	142.70	-	142.70	01	142.70
2	3	½ x (17.760 +17.605) x 8.00	141.46	-	141.46	01	141.46
3	8	½ x (7.896 +10.121) x 15.50	139.632	-	139.632	01	139.632
4	9,10,11, 12,18,1 9,20,	7.50 x 15.50	116.250	-	116.25	07	813.75
5	13,16	8.50 x 15.50	131.750	-	131.75	02	263.50
6	14	½ x (11.477 +11.487) x 23.061	264.786	11.77	253.016	01	253.016

7	15	½ x (11.476 +11.488) x 23.060	264.775	11.77	253.005	01	253.005
8	22	½ x (7.717 +9.870) x 15.50	136.299	-	136.299	01	136.299
9	25,26,27,32,33	7.00 x 15.50	108.50	-	108.50	05	542.5
10	28,31	9.00 x 15.50	139.50	-	139.50	02	279.00
11	39,40,41,42,43,	7.75 x 16.0	124.00	-	124.00	05	620.00
12	44	9.00 x 16.0	144.00	-	144.00	01	144.00
13	45	½ x (11.468 +11.450) x 22.945	262.927	11.77	251.157	01	251.157
14	47	½ x (28.934 +32.48) x 12.886	395.69	-	395.690	01	395.690
Total						**30**	**4375.709**

N.B. 1) The plots are released subject to payment of betterment/abandonment / peripherial charges as and when demanded by N.M.R.D.A. as per agreement Executed with the land owner on Dt. 26/10/2021

2) The Dimensions are duly measured and certified by Developers/ Architect. N.M.R.D.A. will not responsible for availability or any charge and subject to Revision as per city survey record.

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

Copy Submitted for information to:-

1) **Executive Engineer- I ,Nagpur Metropolitan Region Development Authority.**

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

नागपूर महानगर प्रदेश विकास प्राधिकरण

NMRDA
नागपूर महानगर प्रदेश विकास प्राधिकरण

No. A.E.I.(East)/ NMRDA/ 307

Date:- 29/06/2021

To,

Cleopatra Designer pvt ltd, Kesar infracon Pvt. Ltd.
Nitin Coke Pvt Ltd & Kesar Impex Pvt Ltd
Through Director Shri Yash Gopal Gupta
R/s Flat No. 101,Jagat Plaza,Law Collage Chowk, Nagpur

Subject: - Release letter of plots in Layout bearing kh. No. 98/2 of Mouza – Bhilgaon, tah. Kamptee, Dist. Nagpur

Reference :- 1) Your Development agreement Dt. 26/10/2021 for kh. No. 98/2 of Mouza – Bhilgaon tah. Kamptee, Dist. Nagpur
2) Your application Dated 23/03/2023.

With reference to above following plots are released in favor of above land owner as per detailed dimensions and tabulated below (as per approval given by Hon.Metropolitan Commissioner, N.M.R.D.A., Nagpur on Dated 01/06/2023)

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (inSqm.)	Deduction for Tan. (in Sqm.)	Net Area of Each Plots (in sqm)	No of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(5)	(6)		(7)
1	21	½ x (10.121 +12.475) x 15.500	175.119	-	175.119	01	175.119
2	29	½ x (11.597+11.581) x 23.362	270.742	11.77	258.972	01	258.972
Total						**02**	**434.091**

P.T.O

पत्ता : स्टेशन रोड, सदर नागपूर -४४० ००१ | फोन : ०७१२-२५३३२०२ | फॅक्स : ०७१२-२५३१०७९ | इ-मेल : nmrda@hotmail.com

Letter No. E.E./NMRDA/ DPC/RL/742 Nagpur, Date: 11 /11/2021

To,

Cleopatra Designer Pvt. Ltd., Kesar Infracon Pvt. Ltd., Nitin Coke Pvt, Ltd, & Kesar Impex Pvt. Ltd. through Director Shri Yash Gopal Gupta, C/o. Flat No. 101, Jagat Plaza, Law College Chowk, Amravti Road, Nagpur

Subject :- Release of Plots and Amenity Space area in Layout on Land bearing Kh. No. **98/2** of Mouza **Bhilgoan,** Tah. **Kamptee**, Dist. Nagpur.

Reference :- 1) Your application dated 01/11/2021.
2) Development Agreement dated 26/10/2021.

With reference to above following 11 Nos. of Plots and Amenity Space area are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from approved layout plan as per Hon. Superintending Engineer orders dt. 10/11/2021.

Sr. No.	Plot No.	Dimensions (inmtr.)	Gross area of each plot (inSqm.)	Deduction for Tan.(inSqm.)	Net area of each plots(in Sqm.)	No. Of Plots	Net area (inSqm.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	1	0.5 (11.634+11.579) x 23.454	272.219	11.77	260.449	1	260.449
2.	4	0.5 (17.605+17.451) x 8.00	140.224	-	140.224	1	140.224
3.	5	0.5 (17.451+17.315) x 7.00	121.681	-	121.681	1	121.681
4.	6	0.5 (17.3151+17.179) x 7.00	120.729	-	120.729	1	120.729
5.	7	0.5 (6.190+8.427) x 18.280	133.599	-	133.599	1	133.599
6.	17	7.50 x 15.50	116.250	-	116.250	1	116.250
7.	23	7.00 x 15.50	108.500	-	108.500	1	108.500
8.	24	7.00 x 15.50	108.500	-	108.500	1	108.500
9.	34	7.00 x 15.50	108.500	-	108.500	1	108.500
10.	35	7.00 x 15.50	108.500	-	108.500	1	108.500
11.	36	7.00 x 15.50	108.500	-	108.500	1	108.500
TOTAL						11	1435.432
Amenity Space = 0.5(14.002+18.281) 28.134 = 454.125 – 14.44 (Tangent) = 439.685 – 25.00 (WTP) = 414.685							**414.685**

Total plot area released = 1435.432 Sq.m.
Total Amenity Space area released = 414.685 Sq.m.

[Approved by Hon. Superintending Engineer (NMRDA)]

11/11
Executive Engineer
Nagpur Metropolitan Region Development Authority

N.B. :-

1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between **Cleopatra Designer Pvt. Ltd., Kesar Infracon Pvt. Ltd., Nitin Coke Pvt, Ltd, & Kesar Impex Pvt. Ltd. through Director Shri Yash Gopal Gupta, C/o. Flat No. 101, Jagat Plaza, Law College Chowk, Amravti Road, Nagpur and NMRDA.**
2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement dated 26-10-2021.

Copy to :-

1. Executive Engineer -2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (East), N.M.R.D.A., Ambazari Road, Nagpur

-Sd-
Executive Engineer
Nagpur Metropolitan Region Development Authority

Nagpur Metropolitan Region Development Authority

NMRDA
पूर महानगर प्रदेश
कास प्राधिकरण

No. A.E.I.(East)/ NMRDA/ 925 **Date:-** 11/03/2024

To,

Cleopatra Designer pvt ltd, Kesar infracon Pvt. Ltd.
Nitin Coke Pvt Ltd & Kesar Impex Pvt Ltd
Through Director Shri Yash Gopal Gupta
R/s Flat No. 101,Jagat Plaza,Law Collage Chowk, Nagpur

Subject: - Release letter of plots in Layout bearing kh. No. 98/2 of Mouza – Bhilgaon, tah. Kamptee, Dist. Nagpur

Reference :- 1) Your Development agreement Dt. 26/10/2021 for kh. No. 98/2 of Mouza – Bhilgaon tah. Kamptee, Dist. Nagpur
2) Your application Dated 17/01/2024.

With reference to above following plots are released in favor of above land owner as per detailed dimensions and tabulated below (as per approval given by Hon.Metropolitan Commissioner, N.M.R.D.A., Nagpur on Dated 04/03/2024)

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (inSqm.)	Deduction for Tan. (in Sqm.)	Net Area of Each Plots (in sqm)	No of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(5)	(6)		(7)
1	30	½ x (11.583 +11.599) x 23.525	270.360	11.77	258.59	01	258.59
2	37	½ x (9.870 +12.252) x 15.50	171.446	-	171.446	01	171.446
3	38	½ x (10.823+13.226) x 16.00	192.392	-	192.392	01	192.392
4	46	½ x (24.541+28.934) x 16.044	428.976	-	428.976	01	428.976
Total						**04**	**1051.404**

P.T.O

N.B. 1) The plots are released subject to payment of betterment/abandonment / peripherial charges as and when demanded by N.M.R.D.A. as per agreement Executed with the land owner on Dt. 26/10/2021

2) The Dimensions are duly measured and certified by Developers/ Architect. N.M.R.D.A. will not responsible for availability or any charge and subject to Revision as per city survey record.

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

Copy Submitted for information to:-

1) **Executive Engineer- I ,Nagpur Metropolitan Region Development Authority.**

-sd-

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