271/1315
Monday,April 29 ,2019
2:18 PM

पावती

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

पावती क्र.: 2002 दिनांक: 29/04/2019

गावाचे नाव: चिखली (खु)
दस्तऐवजाचा अनुक्रमांक: नवन8-1315-2019
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: विलास माणिकराव करांगळे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 30500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:44 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.7425000 /-
मोबदला रु.7500000/-
भरलेले मुद्रांक शुल्क : रु. 562500/-

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

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000876606201920E दिनांक: 29/04/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2904201903636 दिनांक: 29/04/2019
बँकेचे नाव व पत्ता:

RECEIVED

CHALLAN
NTR Form Number-6

GRN	MH008786062019020E	BARCODE	Date 26/04/2019-11:58:26	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP6_JT NAGPUR NO 6 SUB REGISTRAR	Full Name	VE[illegible] M KARANGALE AND VEDANT S KOHALI
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	PLOT NO 6
	Account Head Details / Amount in Rs.	Premises/Building	
0030046401	Stamp Duty 582500.00	Road/Street	MOUZA CHIKHALI KHURD
0030063301	Registration Fee 30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	SecondPartyName=PAWAN V ROI AND OTHERS~
Total	5,92,500.00	Amount In Words	Five Lakh Ninety Two Thousand Five Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019042611916	212506216
Cheque/DD No.		Bank Date	RBI Date	26/04/2019-11:59:17	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

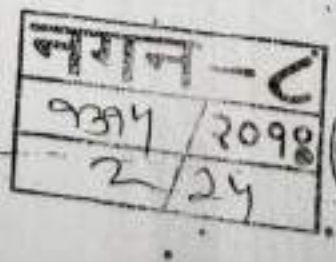
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 0000000000
टिप: सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Page 1/1

Print Date 26-04-2019 11:59:22

नागन-८
२३५४ / २०१९
९ / २५

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	29042019036361	Date	29/04/2019
Received from VILAS M KARANGALE , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 6 of the District Nagpur.			
Payment Details			
Bank Name	IBKL	Date	29/04/2019
Bank CIN	10004152019042914635	REF No.	212819135
This is computer generated receipt, hence no signature is required.			



"श्री"

SALE DEED

VALUED AT RS. 75,00,000.00 ONLY
(RUPEES SEVENTY FIVE LAKH ONLY)
MARKET VALUE RS. 74,25,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 29th Day of APRIL, 2019, **BETWEEN :**

L.N.Rai

(1) SMT. LEELABI Wd/o VISHNUPRASAD RAI, Aged about 66 Years, Occupation – Household, Resident of Plot No. 171, Near Sharda Mahila School, Om Nagar, Hanuman Nagar, Nagpur – 440009, Tahsil & District - NAGPUR, [PAN - BQKPR4382B] **(2) MRS. ARATI W/o PRAMOD RAI,** Aged about 45 Years, Occupation - Housewife, Resident of Ward No. 1, Bazar Chouk, Patansaongi, Saoner – 441113, Tahsil – Saoner, District – NAGPUR, **(3) MRS. PRITI W/o SHAILESH RAI,** Aged about 43 Years, Occupation Housewife, Resident of Opp. Old Dharm Sahala, Chandani Chowk, Yavatmal – 445001, Tahsil & District - YAVTMAL, **(4) SHRI. PAVAN S/o VISHNUPRASAD RAI,** Aged about 41 Years, Occupation – Business, Resident of Plot No. 171, Near Sharda Mahila School, Om Nagar, Hanuman Nagar, Nagpur – 440009, Tahsil & District - NAGPUR, **{PAN – AMPPR3004A}**, hereinafter called the **VENDORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDORS**, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the **ONE PART.**

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७३५ / २०१९

(1) SHRI. VILAS S/o MANIKRAO KARANGALE, Aged about 41 Years, Occupation - Business, Resident of Ambika Nagar, Manewada Road, Nagpur-440024, Tahsil and District - NAGPUR, **{PAN - AKJPK4992N}**, (2) **SHRI. VEDANT S/o SUDHAKARRAO KOHALE**, Aged about 21 Years, Occupation - Business, Resident of "Vitthal Lila", Plot No. 156, Janki Nagar, Nagpur-440034, Tahsil and District - NAGPUR, **{PAN - EIXPK6976C}**, hereinafter called the **PURCHASERS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASERS**, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the **OTHER PART.**

WHEREAS, ALL THAT piece and parcel of land bearing **Plot No. 6** out of the layout of Gundecha Layout, containing by admeasurement of about 6450.89 Sq. Ft. (OR 600.00 Sq. Mtrs.), being a part & portion of the entire land bearing Patwari Halka No. 39, Kh. No. 14/1 of **MOUZA - CHIKHALI KHURD**, bearing City Survey No. 40, Sheet No. 440/17, situate at Gundecha Layout, Chikhali Khurd, Nagpur, bearing Ward No. 20 in Tahsil & District - NAGPUR, belonged to Shri. Vishnuprasad Sundarlal Rai, having purchased the same by him from Shri. Baban Janardhan Pathrabe and 5 Others, Acting through their Attorney Shri. Prem Bindeshwar Sharma, by a Sale Deed Dated 15/11/2011, which is duly registered in the Office of the Sub-Registrar, Nagpur - 1 in Book No. 1 at Sr. No. 7480 on even date; AND

WHEREAS, thereafter, the said layout is revised by the Nagpur Improvement Trust and as per the revision of the said layout a Plot No. 6 changed or renumbered as Plot No. 8; AND

WHEREAS, thereafter the said property (i.e. Plot No. 8) comes under the 1900 Lay-outs being regularized and developed by Nagpur Improvement Trust under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and the said Shri. Vishnuprasad Sundarlal Rai had applied to the Nagpur Improvement Trust, Nagpur for Regularization of the said Plot of land. Accordingly considering his request the said Nagpur Improvement Trust, Nagpur while regularization of the said Plot of land it's area came to be revised and consequently in accordance with the revised plan approved by the Nagpur Improvement Trust the said plot admeasuring 576.3170 Sq. Mtrs. (OR 6203.476 Sq. Ft.) and Shri. Vishnuprasad Sundarlal Rai has on receipt of the Regularization and Development Charges, regularized the said Plot of land vide it's Permit No. 1253 Dated 15/10/2018; AND

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WHEREAS, as a result therefore Shri. Vishnuprasad Sundarlal Rai was the Owner of the aforesaid entire property (i.e. Plot No. 8) with heritable and transferable rights therein and accordingly his name is mutated in revenue records; AND

WHEREAS, thereafter, Shri. Vishnuprasad Sundarlal Rai left for heavenly abode on 2/1/2019 leaving behind him his widow - Smt. Leelabi Vishnuprasad Rai, his only Son - Pavan Vishnuprasad Rai & his 2 Married Daughters namely Mrs. Arati Pramod Rai & Mrs. Priti Shailesh Rai, the Vendors named hereinabove, being his only legal heirs inherited the aforesaid property by way of intestate succession; AND

WHEREAS, as a result therefore Smt. Leelabi Vishnuprasad Rai, Pavan Vishnuprasad Rai, Mrs. Arati Pramod Rai & Mrs. Priti Shailesh Rai, the Vendors named hereinabove have now become an absolute, exclusive, full and joint Owners of the aforesaid entire property (i.e. Plot No. 8) with heritable and transferable rights therein and accordingly their names are mutated in all revenue records; AND

WHEREAS, for variety of reasons and other good causes the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefit of their family members; AND

WHEREAS, the Purchasers being interested in buying the same and having got knowledge of the intention of the Vendors to sell the property, they offered to purchase the same for a valuable consideration; AND

WHEREAS, the Vendors being thus desirous of selling the said property and the Purchasers hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations have now agreed to sell the aforesaid entire property to the Purchasers for a total valuable consideration of Rs. 75,00,000/- (Rupees Seventy Five Lakh Only) upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 75,00,000/- (Rupees Seventy Five Lakh Only)** paid by the Purchasers to the Vendors in the manner appearing herein below, the receipt whereof the Vendors does hereby acknowledge, the Vendors as the

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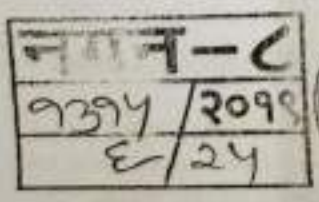
full and joint owners in possession thereof does hereby grant, convey, assure, assign and transfer by way of **SALE** to the Purchasers **ALL THAT** piece and parcel of land bearing **Plot No. 8** out of the layout of Gundecha Layout, containing by admeasurement of 576.3170 Sq. Mtrs. (OR 6203.476 Sq. Ft.) being a part & portion of the entire land bearing Patwari Halka No. 39, Kh. No. 14/1 of **MOUZA - CHIKHALI KHURD**, bearing City Survey No. 40, Sheet No. 440/17, Corporation House No. 4606/B/8 & Ward No. 20, Gundecha Layout, Chikhali Khurd, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District - NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASERS as the absolute, exclusive full and joint Owners 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. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) paid by the Purchasers (i.e. Shri. Vilas Manikrao Karangale) to the Vendors by Cheque No. 129797, Dated 3/10/2016, Drawn on Indian Overseas Bank, Ramdaspeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only) paid by the Purchasers (i.e. Shri. Vedant Sudhakarrao Kohale) to the Vendors by Cheque No. 490211, Dated 3/10/2016, Drawn on State Bank of India, Uday Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only) paid by the Purchasers (i.e. Shri. Vilas Manikrao Karangale) to the Vendors (i.e. Mrs. Priti Shailesh Rai) by Cheque No. 514023, Dated 30/6/2019, Drawn on Indian Overseas Bank, Ramdaspeth Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors.



Rs. 3,50,000/-	(Rupees Three Lakh Fifty Thousand Only) paid by the Purchasers (i.e. Shri. Vedant Sudhakarrao Kohale) to the Vendors (i.e. Mrs. Arati Pramod Rai) by Cheque No. 514181, Dated 30/6/2019, Drawn on Indian Overseas Bank, Ramdaspeth Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 21,50,000/-	(Rupees Twenty One Lakh Fifty Thousand Only) paid by the Purchasers (i.e. Shri. Vedant Sudhakarrao Kohale) to the Vendors (i.e. Smt. Leelabi Vishnuprasad Rai) by Cheque No. 514182, Dated 25/5/2019, Drawn on Indian Overseas Bank, Ramdaspeth Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 75,000/-	(Rupees Seventy Five Thousand Only) paid by the Purchasers (i.e. Shri. Vilas Manikrao Karangale) to the Vendors (i.e. Shri. Pavan Vishnuprasad Rai) in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 20,75,000/-	(Rupees Twenty Lakh Seventy Five Thousand Only) paid by the Purchasers (i.e. Shri. Vilas Manikrao Karangale) to the Vendors (i.e. Shri. Pavan Vishnuprasad Rai) by Cheque No. 514024, Dated 25/5/2019, Drawn on Indian Overseas Bank, Ramdaspeth Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors.
RS. 75,00,000/-	**(RUPEES SEVENTY FIVE LAKH ONLY)**

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(2) THAT the VENDORS does hereby covenant with the PURCHASERS as follows :-

i) THAT, the Vendors have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchasers absolutely forever.

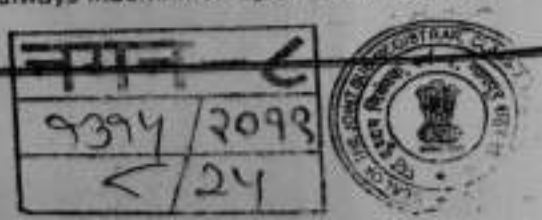
ii) THAT, the Vendors further assure the Purchasers that the property hereby sold is the separate, joint and self acquired property belonging to them alone having acquired the same by them by way of intestate succession and that none except them have acquired any manner of right, title and/or interest 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 there from by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.

iv) THAT, the Vendors have done no act whereby the property hereby sold is encumbered in any way on whereby he is debarred from transferring the same by way of sale to the Purchasers. The Vendors further declares that there is no legal impediment of what-so-ever nature for transfer of the said property by them in favour of the Purchasers.

v) THAT, the Vendors will be 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 Purchasers and their heirs, successors and assigns etc. as may reasonably be required.

vi) THAT, the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Cesses, Municipal Corporation Tax, Society Dues, Development Charges 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 Vendors undertakes to pay the same and keep the Purchasers always indemnified against such payments.



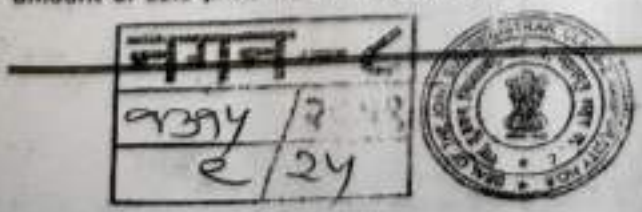
vii) THAT, the Vendors have this day delivered the actual vacant physical possession of the entire property to the Purchasers in vacant condition at the time of registration of this Sale Deed.

viii) THAT, the Vendors will support any application made by the Purchasers for mutation of names in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchasers in all relevant records.

ix) THAT, the Vendors does hereby assures/confirms to the Purchasers that they have not created any mortgage, lien, charge or interest over the said property and it is absolutely free from any kind of encumbrances whatsoever. That the Vendors does hereby declare & confirm to the Purchasers that they have presently right and authority and hold a marketable, valid and good title to the said property hereby sold for transfer of land. That the Vendors does hereby undertake to indemnify the Purchasers in the event of any lacuna, fraud or defect is found in the title of the said property or if the right and interest of the Purchasers are 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 Vendors to settle the said litigation either by due process of law or by amicable settlement and always indemnify the Purchasers against such litigation. The Vendors assures to the Purchasers that if any litigation shall not be settled by them then the Vendors shall solely liable and responsible for the financial transaction.

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

xi) THAT, in case the Purchasers are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchasers 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 Vendors have delivered all the Original Documents relating to the property hereby sold to the Purchasers at the time of registration of this Sale Deed.

(3) THAT, all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.

(4) THAT, this Sale Deed is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT piece and parcel of land bearing **Plot No. 8** out of the layout of Gundecha Layout, containing by admeasurement of 576.3170 Sq. Mtrs. (OR 6203.476 Sq. Ft.) being a part & portion of the entire land bearing Patwari Halka No. 39, Kh. No. 14/1 of **MOUZA - CHIKHALI KHURD**, bearing City Survey No. 40, Sheet No. 440/17, Corporation House No. 4606/B/8 & Ward No. 20, Gundecha Layout, Chikhali Khurd, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	**BY PLOT NO. 7**
ON THE WEST	-	**BY ROAD AND SCHOOL**
ON THE NORTH	-	**BY PLOT NO. 6**
ON THE SOUTH	-	**BY ROAD AND OTHER LAYOUT**

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IN WITNESS WHEREOF the VENDORS and the PURCHASERS hereinabove named have set their respective hands and signed this **DEED OF SALE** at NAGPUR in presence of attesting witnesses signing as such on the day first above written.

{Drafted by :- Adv. Ritesh C. Mahendra}



WITNESSES

(1) Abhijit Khobragade



(1) L.V. Rai

(SMT. LEELABI V. RAI)





(2) A. Rai

(MRS. ARATI PRAMOD RAI)





(3)

(MRS. PRITI SHAILESH RAI)





(4)

(PAVAN VISHNUPRASAD RAI)

VENDORS



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(1)

(VILAS M. KARANGALE)





(2)

(VEDANT S. KOHALE)

PURCHASERS





(2)

मालमत्ता पत्रक

उपखंड/तालुका -- खिंवसरी (खु.) तालुका/उ.प्र.स.का. -- न.भू.अ.का.२ जिल्हा -- नागपूर

नवीन भूमापन क्रमांक	क्षेत्र चौ.मी.	जुन्या भूमापन क्रमांक	तलाठी दिनांक तलाठी/मंडल अधिकारी सही पद तलाठी आणि त्यानंतरची सही
४०	७२३२८.९	[शेती]	

दुरुस्तीचा तपशील				
तलाठी सुधारित पोटक्रमांक				
दिनांक				
र पान				
र नोंदी				
क्रमांक	व्यवहार	खंड क्रमांक	जमिन धारक (पत्ता) पोटहिस्सा (५) किंवा धारक (पत्ता)	साक्षांकन
१७/०६/१९९३	के.क्र.११८७ बी.पि.डी.एम.जी. नागपुर उप.वि.अ.यांचे न.अ.क्र.१३२/अ-२/९५-९६ दि.१५.६.९७ नुसार गैरकृषक सनकारी उपयोगात आल्या- मध्ये भरलेली जिल्हा-	-------	पा. [श्री जलधर कोहचाडे पाटील] [१६.८५ एकर] के.क्र.१८४	सही-
	शेतीएवजी व कारणास्तव आला ह.न.१४. प.क्र.३०००/९२.९३			सही-
१९९३	के.क्र.११८० खोदी झाल्याने	२.८.२१८ २५.९.९५ ४०००/-रुपयास	प. [श्री यादव श्यामक काळे] [क्षेत्र २७८.८१ चौ.मि.] के.क्र.११८८	
१९९३	के.क्र.११८९ खोदी झाल्याने	२.८.२८ १८.९.९६ १०००/-रुपयास	पा. [श्री रोमेदास बागोजी दहाड] [क्षेत्र २७८.८१ चौ.मि.] के.क्र.११८९	सही-
१९९३	के.क्र.११९० खोदी झाल्याने	२.८.२७ २६.३.७० १०००/-रुपयास	पा. श्री मारोती गुळीरामजी जगतुलकार क्षेत्र २७८.८१ चौ.मि.	के.क्र.११८९ सही- ७/७/२००३ २.५.अ.क्र.२.२७
४/२००३	खरेदी र. नं. ४३७३ दि. २५/४/९१ अन्वये पोटी. नं. ३०३ व ३०४ चे पूर्ण क्षेत्र	-------	पा. आनंद घोडमारे बलसिलकार	

प्रतीलाभ

नगर भूमापन - ८
१७३५/२०१९
१२/२५

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नमूनाधारक (वा) पटवेधर (प) इतर सार (वा)	साक्षांकन
२३/१ २०१९	दानपत्र - श्री उल्हासराव सुंदरलाल शाह ते [illegible] २१/१२/१९ ला नागपूर येथून पावले असता प्रतीज्ञापन क्र. ४८३३ दिनांक ४६३/२-१९ प्रमाणे रेकॉर्ड ५/१/१९ रोजी ४६६.३१८ चौ.मी. वर दानपत्र लाऊन दिले	① श्रीमती [illegible] उल्हासप्रसाद शाह ② कु प्रीती उल्हासप्रसाद शाह ③ पवन उल्हासप्रसाद शाह ④ श्री भारती प्रसाद शाह	₹ ३१४.०० ने.मु.क्र.२ नागपूर १ प्रतोलीपी
	उतारा दिनांक न.मु.क्र.२, नागपूर	२९३५ २८/१२/१९ नक्कल दिलेली दिनांक	२८/१२/१९ दिवाणी न्यायालय नागपूर

नमुना - ८
९३१५ / २०१९
९३ २५

Nagpur Improvement Trust

[Regularisation of Unauthorised Construction/Plot/Layout]

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : 1253 Dated : 15/10/2018

Case No. : 2005101517 Layout No. : 1900/ChiKhr/4370

Name of Applicant / Plot Holder		VISHNUPRASAD SUNDERLAL ROY	
Address		171, OM NAGAR, NAGPUR	
Application No. & Date		Application No.A3547 dt. Sep 07,2006	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. 07-SEP-2010 => Rs 1000.0029-AUG-2018 => Rs 477674.00
Mouza & Khasra		Chikhali Khurd-14/1,14/10,14/7	
Name of Layout		Gundecha Layout	
Plot Number		8	
Plot Area	As per Sale Deed	576.3170 (Sq.m)	
	Regularized Area	576.3170 (Sq.m)	
Built up Area Regularised		.0000 (Sq.m)	
User for which the plot is regularised.		Residential	
Plot Area surrendered to NIT		.0000 (Sq.m)	
Area of Construction to be demolished		.0000 (Sq.m)	

Schematic Plan

Reference :-

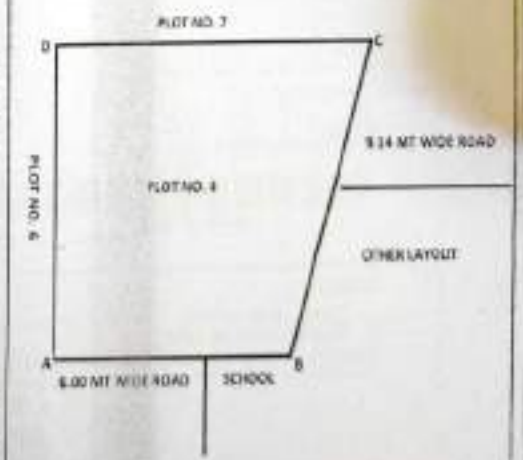
1) Plot Boundary Shown Thus

2) Area Surrendered to N.I.T. For Road Widening

Scale:N.T.S.

DIMENSIONS OF PLOT IN METERS :-

AB	27.980	Mt.
BC	.000	Mt.
CD	30.470	Mt.
DA	19.720	Mt.



नगर भूमापन क्र. 8
939 / 7093
98/24

PLOT AREA AS PER SALEDEED	576.3170	Sq. M.
DEDUCT AREA FOR N. TANGENT		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING		Sq. M.
NET AREA REGULARIZED	576.317	Sq. M.

अर्जदाराने दिनांक ११.२००१ पूर्वी पाठविण्यात आलेले व हस्तांतरीत करण्यात आलेले भुखंडाचा पुरावा केलेले हमीपत्र याचे आधारे

हे नियमितीकरण खालील अटी व शर्तींवर करण्यात येत आहे.

१) महाराष्ट्र गुंठेवारी विकास (नियमाधीन करणे, श्रेणीवाढ व नियंत्रण) अधिनियम २००१ च्या कलम ५ (१) हा भूखंड अकृषिक वापरामध्ये रुपांतर केले असल्याने मानण्यात येतो म्हणून भूखंड धारकाने अकृषिक आ शुल्काचा भरणा तहसिलदार याचे कडे करावा मात्र या अधिनियमाचे कलम ३ (२) व नुसार नियमाधीन क जमिनिच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधिन करण्यापुर्वी त्याच्या धारकाकडे नसलेला अस हक्क किंवा दावा प्रदान केला जात नसल्याने नगर भूमापन कार्यालयाने आखिव पत्रिकेमध्ये नोंद घेण्यापुर्वी सक्ष नुसार भुखंडधारकाची नियमितीकरणा पुर्वी पासुन मालकी हक्काची तपासणी करुन आखिव पत्रिकेत नोंद घ्यावी.

अकृषक कराचा भरणा करुन शासनाचे सक्षम प्राधिकरणाकडुन अशी नोंद "आखिव पत्रिकेत" आल्यानंत साक्षांकीत प्रत जोडून नाहरकत प्रमाण पत्र/ नावाची नोंद / इमारत नकाशे इत्यादी करिता अर्ज नागपूर सुधार मध्ये स्विकारल्या जातील.

२) हे नियमितीकरण सु.एल.सी./ सक्षम प्राधिकरण / न्यायालय / नगर भूमापन / व इतर ठिकाण असल्यास भविष्यात त्यांच्या निकालाचे अधिन करण्यात येत आहे. त्यावर या नियमितीकरणाचा प्रभाव राहणा तसेच अर्जदाराने दिलेल्या माहितीमध्ये काही अनियमितता / चुकीचे विवेचन लक्षात आल्यास हे नियमितीकरण रद्द झाल्याचे समजण्यात येईल.

३) पूर्व परवानगी शिवाय भुखंडाचे विभाजन / एकत्रिकरण व इमारतीचे बांधकाम करु नये. तिसऱ्या इमारत (परिशिष्ट इ) देवून बांधकामास सुरवात करावी व परिशिष्ट 'क' / 'ग' / 'ह' प्रमाणे सुचना देवून बांधक झाल्यानंतर परिशिष्ट 'क' प्रमाणे इमारत भोगवटा प्रमाणपत्र प्राप्त करावे.

४) नकाशात पिवळ्या रंगाने दाखविलेले बांधकाम काढण्याची प्रक्रीया तसेच रस्त्याकरिता लागणा—या जागे नागपूर सुधार प्रन्यासला हस्तांतरीत करण्यासाठी अर्जदार बाध्यतेमधली देत आहे.

५) विकास नकाश्यातील आरक्षणे /रस्ते इत्यादीकरिता नागपूर सुधार प्रन्यासने घेतलेल्या जमिनीकरीता झा विकास हक्क/ नुकसान भरपाई/ पर्यायी भुखंड देण्याची जबाबदारी प्रन्यासची नाही. (कलम ३ (२) ग)

६) अभिन्यासामधील अपेक्षित होण्याऱ्या प्रशमन शुल्काच्या रकमेच्या मर्यादेत विज पुरवठया व्यतिरिक्त सुविधा पुरविण्यात येतील. असे शुल्क विकास नकाश्यातील महत्वाचे रस्ते, मलवाहीका, पाण्याची लाईन इत्या नागपूर सुधार प्रन्यास खर्च करेल (कलम ६ (१)) मात्र भूखंडाचे क्षेत्रफळ / उपलब्धता / पोचमार्ग इत्यादी नागपूर सुधार प्रन्यास जबाबदार राहणार नाही.

७) सदर भूखंडक हा आपण दिलेल्या दस्तावेजा च्या आधारे नियमित केलेला असून भविष्यात या भूख कायदेशीर मालकी हक्कासबत, नावा असण्या बाबत कोणत्याही व्यक्तीने/ संस्थेने/ न्यायस्थ यंत्रणे फौजदारी अथवा कोणत्याही प्रकारचा वाद, दावा, हक्क, अधिकार इत्यादी उपस्थित केल्यास अथवा न्यायालयात फौजदारी प्रकरण दाखल केल्यास अर्जदार सर्वस्वी जबाबदार राहील व नागपूर सुधार प्रन्यासवर कोणत्याही प्रकारची ज खर्च, नुकसान, भरपाई, उपद्रव इत्यादी राहणार नाही.

Encl:

2005101517

Building Engineer (SOUTH)
Nagpur Improvement Trust

Copy to :

1. Executive officer, Nagpur Improvement Trust
2. The Divisional officer SOUTH
Nagpur Improvement Trust for information with a copy of regularised plans for record.

नमुना -८
९३५१ / २०१९
९५ / २५

34332

2019-20

नागपूर महानगरपालिका

कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2018 पासून 31/03/2019 पर्यंत घरपट्टी आणि पाणीपट्टी यांची संयुक्त पावती)

रसीद क्रमांक	03/2018-19/0332786
घर क्रमांक	4696/B/8
इडेक्स क्रमांक	0201231678 (Zone:5 Ward:28)
घर मालकाचे नाव	L/O SHRI BABAN JANARDHAN PATHRABE,PRADEEP J. PATHRABE, CHANDRASHEKHAR J.PATHRABE INDIRA J.NIMJE,SHANKUTALA B.BORKAR,MANDA T.BOKDE P.PUR.SHRI.VISHNUPRASAD SUNDARLAL ROY
धारिकाचालचे नाव	
दिनांक पासून	01-04-2014 ला 31-03-2019 पर्यंत

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

Details of Tax	Arrears	Current	Remarks
(General Tax)	14,147.00	5,897.00	
(Water Tax)	12,021.00	3,402.00	
(Sewerage Tax)	7,153.00	2,722.00	
(Light Tax/Street Tax)	350.00	227.00	
Fire Service Tax)	590.00	227.00	
(Sewerage Tenc. Tax)	473.00	227.00	
(Water Benc. Tax)	473.00	227.00	
(Street Tax)	473.00	227.00	
(Special Conservancy Tax)	0.00	0.00	
(Medical Education Tax	473.00	227.00	
(Service Charge)	0.00	0.00	
(Notice Fee)		0.00	
(Warrant Fee)		0.00	
(Misc.)	0.00	0.00	
(Educn. Cess)	3,578.00	1,361.00	
(E.G.S. Cess)	0.00	0.00	
(Tax on Larger Residential Properties)	0.00	0.00	
(Rebate)		236.00	
(Grand Total)	39,727.00	14,508.00	54,245.00

एकूण रक्कम अक्षरी रु. (In words total Rs.) Rupees Fifty Four Thousands Two Hundred Forty Five Only

Received Cash: 54245

दिनांक : 06/03/2019

Generated By: Prabhakar

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

पूर्ण सहीनिशी पूर्ण नाव

Full Signature of the Official

नगर-८
९३१५ २०१९
१६/२५

भारत सरकार
Government of India



9364 5011 8073

- सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

पवन विष्णुप्रसाद राव
Pavan Vishnuprasad Rai
जन्म तारीख/ DOB: 21/10/1977
पुरुष / MALE



5656 7521 8292

सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

आरती राव
Arati Rai
जन्म तारीख/ DOB: 16/06/1973
महिला / FEMALE



7143 4996 9385

-सामान्य माणसाचा अधिकार

A. Rai



5345 [illegible] 2813

नागपूर - ८
९३९५ / २०१९
९८ / २५

भारत सरकार
GOVERNMENT OF INDIA



8626 8809 81[illegible]

— सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

नोंदणीक्रमांक / Enrollment No.: [illegible]/75467

To,
[illegible]
Lavisha Vishnuprasad Rai
W/O Vishnuprasad Rai
Plot No. 171
Near Sharda Mishra School Om Nagar
Hanuman Nagar
Hanuman Nagar Nagpur Nagpur
Maharashtra 440009
9370701702

Ref: 141/[illegible]/231286/R



आपला क्रमांक / Your [illegible] No.:

6874 3678 5792

- सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

लविषा विष्णुप्रसाद राव
Lavisha Vishnuprasad Rai
जन्म तारीख/ DOB: 25/05/1952
स्त्री / Female



6874 3678 5792

सामान्य माणसाचा अधिकार
L.V. Rai

भारतीय विशिष्ट पहचान प्राधिकरण

Address:
C/O. महादेवनगर देसाईगंज, प्लॉट.न. 171, वारदा अक्षिमा आयी कपाल, ओम कपाल, हनुमान मंदार, नागपुर, महाराष्ट्र - 440009

5656 7521 8302

Aadhaar-Aam Admi ka Adhikar

Unique Identification Authority of India

Address: S/O Shailesh Rai Jain Bhatiya Nagar, Wardha Road, Nagpur, 440001

9364 5011 8073

भारतीय विशिष्ट पहचान प्राधिकरण

Address:
PATANSAONGI, TEH SAONER, Nagpur, Maharashtra, 441113

7143 4996 9385

-Aam Admi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नगन-८
९३९५/२०१९
९६/२५

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Manoharrao Dongarwar, Plot No 254 Near Hanuman Mandir, New Bel Pur Ayodhya Nagar S.O. Nagpur Maharashtra, 440024

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 201904291902

29 April 2019 01:58:43 PM

मूल्यांकनाचे वर्ष	2019
जिल्हा	नागपूर
तालुका	नागपूर (अर्बन) तहसील : नागपूर (नागपूर महानगरपालिका)
मूल्यदर विभाग	53,59(1)(f) - क.क्र.14, 23, 24, 25, (A, 30, 33(1, 33(2, 33(4 आणि इतर सर्व क्र. 1 ते 17
मूल्यांकन करणारे प्राधिकरण	Nagpur Municipal Corporation
क्षेत्राचे/मालमत्तेचे नाव	440,17,40

खालील मूल्यदर हा रस्तालगतच्या मालमत्तेचा आहे

मूल्यदर प्रकार	विक्रीसाठी उपलब्ध	बांधकाम	दुकाने	औद्योगिक	मोकळ्या जागेचे प्रकार
12880	27800	32000	39900	0	जी सेवा

मालमत्तेचे क्षेत्र 576.317 चौ. मीटर Layout Plan

1 576.317चौ. मीटर मोकळ्या जागेचे मूल्य प्रमाण 100 % मूल्य दर =12880/-

576.317चौ. मीटर मोकळ्या जागेचे मूल्यमापन = 576.317*12880

=7422962.96/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=7422962.96 + 0

= Rs.7422963.96/-

Finalize | Print

नगन-८
७३९५ / २०१९
२० / २५