



Receipt
Nagpur Improvement Trust
Station Road, Sadar, Nagpur
Head of Account BUILDING SEC.

PAID BY CHEQUE/DD
PBX No. : 2531431
2531432

Dated 20/12/2021 10:49:50

Receipt ID : 202112202

Demand Note Details		Y	Receipt Head Details	
1 Demand Note ID	12021121044		1. PREMIUM FOR ANCILLARY AREA	1,152,770.00
2 Applicant Name	मे. क्विपेशन बिल्डर्स अण्ड डेव्हलपर्स तर्फे श्री पंकज देवराज धवन		2. Scrutiny Charges	132.00
3 Due Date (1)	10/01/2022		3. BUILDING CONSTRUCTION CHARGES	1,229,521.00
4 Due Date (2)	01/01/1900		4. STACKING CHARGES	50,000.00
5 Plot Number	20		5. SECURITY DEPOSIT	75,000.00
6 Plot ID	2021053032		6. RAIN WATER HARVESTING - DEPOSIT	30,000.00
7 Layout Name	Basra CO Op Soc:gorewada;95/2,95/8,95/3,95/4,95/5,95/6		7. EMD FOR TREE PLANTATION	10,000.00
8 Layout Number			8. B.K.K.U. (BANDHAKAM KAMGAR KALYAN UP-KAR)	1,169,408.00
9 Mouza & Khasra	Gorewada-95/2,95/8,95/3,95/4,95/5,95/6,95/7		9. HERITAGE FUND	1,970.00
			10. PREMIUM AMOUNT FOR EXTRA FSI	861,755.00
			11. PREMIUM AMOUNT FOR EXTRA FSI (GOVERNMENT SHARE)	861,755.00
Cheque / DD Details			Total Amount (Rs.)	5,462,411.00
1. INDUSLND BANK (113547, 18-12-21)				

Receipt Subject to realisation of the City

(In Words) Fifty Four Lakh Sixty Two Thousand Four Hundred Eleven Rupees Only /-

E & O.E.



Cashier



Nagpur Municipal Corporation

(Regularization of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per
Municipal Corporation Nagpur Act, 1967 dated 28.5.2001
Nagpur Improvement Trust



Demand Note

Copy to be forwarded By Bank to NIT

Specify Mobile Number for Better Service



Demand Note Id: 12021121044

Applicant Name: M/S CREATION BUILDERS & DEVELOPERS THROUGH PROP.

Plot Number: 20

Mouza & Khasra:

Layout Name: Basra CO Op Soc;gorewada;95/2,95/8,95/3,95/4,95/5,95/6,95/7

Gorewada - 95/2,95/8,95/3,95/4,95/5,95/6,95/7

Premium of Ancillary Area - 1152770.00, Security Deposit - 75000.00, Premium Amount for Tree Plantation - 10000.00,
Building Construction Charges - 1229621.00, Stacking Charges - 50000.00, Rain Water Harvesting - 30000.00,
BANDHKAAM KAMGAAR KALYAN UPKER - 1189408.00, Heritage Fund - 1970.00, Building Charges for Plot in

Amount To be Paid in (Rs.)
(If paid Before Due Date
10-Jan-2022)

5,462,411.00

Signature of Cashier

(A.V.Palshak)
B.E (WEST)

cut here

PBX No. : 2531431
2531432



Nagpur Improvement Trust

Station Road, Sadar, Nagpur

for Online Payment Visit www.nitnagpur.org

Owner's Copy

Demand Note Id: 12021121044

Applicant Name: M/S CREATION BUILDERS & DEVELOPERS THROUGH
PROP.PRA. MR. PANKAJ D.DHAWAN

Applicant Address: RAJ NAGAR NAGPUR

Plot Number: 20

Layout Name: Basra CO Op Soc;gorewada;95/2,95/8,95/3,95/4,95/5,95/6,95/7

Mouza & Khasra: Gorewada - 95/2,95/8,95/3,95/4,95/5,95/6,95/7

Amount To be Paid in (Rs.)
(If paid Before Due Date
10-Jan-2022)

5,462,411.00

Sr.No	Particulars	Amount (Rs.)
1.	Additional Scrutiny Charges for Diff. in Built Area	132.00
2.	BANDHKAAM KAMGAAR KALYAN UPKER	1,189,408.00
3.	Premium Amount for Tree Plantation	10,000.00
4.	Premium Amount for Extra FSI (Government Share)	861,755.00
5.	Security Deposit	75,000.00
6.	Premium Amount for Extra FSI	861,755.00
7.	Premium of Ancillary Area	1,152,770.00
8.	Stacking Charges	50,000.00
9.	Heritage Fund	1,970.00
10.	Building Construction Charges	1,229,621.00
11.	Rain Water Harvesting	30,000.00

Amount payable if payment is made before Due Date of 10-Jan-2022 (Rs.) 5,462,411.00

(In Words Rs. :Fifty Four Lakh Sixty Two Thousand Four Hundred Eleven Rupees only)



12021121044

*Payments shall be accepted at all branches of Union Bank of India at Nagpur during its working hours through
Demand Draft or Pay Order drawn in favor of Superintending Engineer, NIT Nagpur

**The calculations shown are applicable only to the case where payment is made before the due date.

Note :-

1. Copies of corrected Maps
2. Kshtipurti Bandha
3. Structural Sufficiency Certificate
4. Structural Drawings from Approved Structural Designer

(A.V.Palshak)

Building Engineer (WEST)
Nagpur Improvement Trust



Receipt
Nagpur Improvement Trust
Station Road, Sadar, Nagpur
Head of Account 1900 LAYOUT SEC.

PAID BY CHEQUE/DD
PBX No. : 2531431
2531432

Dated 10/12/2021 12:55:00

Receipt ID : 2021121027

Demand Note Details		Receipt Head Details	
1 Demand Note ID	120211209155	1. Charges for Transfer of Plot	246,673.00
2 Applicant Name	M/S CREATION BUILDERS & DEVELOPERS THROUGH PROP.PRA. MR. PANKAJ D.DHAWAN	Total Amount (Rs.)	246,673.00
3 Due Date (1)	10/01/2022	<i>Receipt Subject to realisation of the cheque / draft</i>	
4 Due Date (2)	10/01/2022		
5 Plot Number	20		
6 Plot ID	2016050727		
7 Layout Name	Basra CO Op Soc		
8 Layout Number	1900/Gore/5153		
9 Mouza & Khasra	Gorewada-95/2,95/3,95/4,95/5,95/6,95/7,95/8		
Cheque / DD Details			
1. INDUSIND BANK LTD NAGPUR (113546, 10-12-21)			



(In Words) Two Lakh Forty Six Thousand Six Hundred Seventy Three Rupees Only /-

E & O.E

Cashier





Nagpur Municipal Corporation

(Regularization 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, 2001 and 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. NMC as a Planning Authority as per G.R. TPS-2419-1419/SrNo 154/UD-9-2019 Dt.27.08.2019.

Permit No. : NMC/ADTP/RL/107
Case No. : 2016050727

Dated : 28/07/2020
Layout No. : 1800/Gore/5153

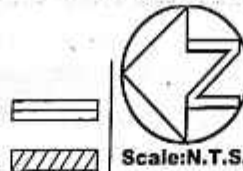
Name of Applicant / Plot Holder	MOHD. ZAHID IBRAHIM
Address	157, FARM HOUSE, GOREWADA, NEAR PUMPING STATION, NAGPUR
Application No. & Date	Application No.2016050727 dt. Aug 30,2002
Mouza & Khasra	Gorewada-95/2,95/3,95/4,95/5,95/6,95/7,95/8
Name of Layout	Basra CO Op Soc
Plot Number	20
Plot Area	As per Sale Deed 1,432.2900 (Sq.m) Regularized Area 1,432.2900 (Sq.m)
Built up Area Regularised	.0000 (Sq.m)
User for which the plot is regularised.	Residential
Plot Area surrendered to NMC	.0000 (Sq.m)
Area of Construction to be demolished	.0000 (Sq.m)

Details of Development Charges/Panel Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 30-AUG-2002 > Rs. 1000.00 11-JUN-2020 => Rs. 959508.00

Schematic Plan

Reference :-

- 1) Plot Boundary Shown Thus
- 2) Area Surrendered to N.M.C. For Road Widening



DIMENSIONS OF PLOT IN METERS :-

A-B = 6.559 MT.	G-D = 25.91 MT.
B-C = 15.701 mt.	G-H = --- MT.
C-D = 12.326 MT.	H-C = 27.526 MT.
D-E = --- MT.	H-J = --- MT.
E-F = --- MT.	I-B = 31.344 MT.
F-K = 13.178 MT.	I-J = --- MT.
D-L = 15.944 MT.	A-J = 32.344 MT.
G-E = 29.646 MT.	

- 1) $15.944 + 13.178 / 2 * 29.646 = 431.675$ Sq. Mt.
- 2) $27.526 + 25.91 / 2 * 12.336 = 329.693$ Sq. Mt.
- 3) $31.344 + 27.526 / 2 * 15.701 = 462.158$ Sq. Mt.
- 4) $32.344 + 31.344 / 2 * 6.559 = 208.864$ Sq. Mt.

PLOT AREA AS PER SALE DEED	1432.2900 Sq. M.
DEDUCT AREA FOR M. TANGENT	Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	Sq. M.
NET AREA REGULARIZED	1432.2900 Sq. M.

