Receipt (pavti)

267/2672 **पावती** Original/Duplicate

Tuesday,March 23 ,2021 नोंदणी क्रं. :39म

5:21 PM Regn.:39M

पावती क्रं.: 3540 दिनांक: 23/03/2021

गावाचे नाव: दाभा

दस्तऐवजाचा अनुक्रमांक: नगन4-2672-2021

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. वर्दान बिल्डकॉन तर्फे श्री. विजय चिंतामन चाफले

DELIVERED

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1120.00
पृष्ठांची संख्या: 56	
एकूण:	रु. 31120.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:41 PM ह्या वेळेस मिळेल.

NGP4

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.11778000 /-

मोबदला रु.11640000/-

भरलेले मुद्रांक शुल्क : रु. 471200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202109721 दिनांक: 23/03/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013706011202021E दिनांक: 23/03/2021

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH013763527202021E	BARCODE		Date	23/03/2021 16:41:55	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
	Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	VARDAN BUILDCON
Location	NAGPUR		
Year	2020 2021 One Time	Flat/Block No.	PLOT NO 2,3,12 13, KH NO 169/2, CTS NO.
Account Head Details	**Amount In Rs.**	Premises/Building	120, SHEET NO. 77
030046401 Stamp Duty	5600.00	Road/Street	MOUZA DABHA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 3
		Remarks (If Any)	
		SecondPartyName=NAMRATA GANVIR~	
		Amount In Words	Five Thousand Six Hundred Rupees Only
Total	5,600.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	00040572021032335514	IK0BBABVK3
Cheque/DD No		Bank Date	RBI Date	23/03/2021 16:24:43	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No	Date	Not Verified with Scroll	

Department ID : Mobile No 992340634

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

[illegible] केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू [illegible]

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR NO.4

Print Date 23-03-2021 04:43:47

CHALLAN
MTR Form Number-6

GRN	MH013706011202021E	BARCODE		Date	23/03/2021-11:29:29	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABFFM8843D
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Vardan Buildcon through Partner Prerna Nilesh Mahajan
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	Plot No 2, 3, 12, 13 Mouza Dabha
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	465600.00	Road/Street	Kh No 169/2 City Survey No 120 Sheet No 77
0030063301 Registration Fee	30000.00	Area/Locality	Th
		Town/City/District	
		PIN	4 4 0 0 2 3
		Remarks (If Any)	PAN2=AIAPM9616J~SecondPartyName=Namrata Nathuji Ganvir and three others~
Total	4,95,600.00	Amount In Words	Four Lakh Ninety Five Thousand Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021032336328	IK0BAZGTK7
Cheque/DD No.		Bank Date	RBI Date	23/03/2021-11:24:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9923406348

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 कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 23-03-2021 11:30:25

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2303202109721	**Date**	23/03/2021
Received from VARDAN BUILDCON THROUGH PARTNER, Mobile number 9923406348, an amount of Rs.1120/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	23/03/2021
Bank CIN	10004152021032307338	**REF No.**	IGAKUMGBB7
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO 4

SALE - DEED

(Agreed cost Rs. 1,16,40,000=00, Market Value Rs. 1,07,08,000=00)
Amalgamated Plot No. 2,3,12 & 13 having total admeasuring 901.28 Sq.Mtrs.
Khasara No. 169/2, Mouza Dabha
City Survey No. 120, Sheet No. 77
(Item No. 16.258B Open land @ Rs 11,880/- per sq.mtrs.)

THIS **SALE DEED** is made on this 23rd day of March 2021 BETWEEN

1) KU. NAMRATA NATHUJI GANVIR (Name after Marriage : Sau. Namrata Tulsidas Madke) Aged about 46 years, Occupation: Doctor **(UID:- 2698 3001 5810) (PAN AIAPM9616J)** R/o. A-202, Devratna -2, Behind Sangat Mall-2, Krishna Bungalow-3, Motera, Ahemadabad (Gujrat) – 380005 acting through her Power of Attorney **SHRI. NATHU DEVIDAS GANVIR**, Aged about 75 year, Occ. Retired R/o. Navjeevan Society Nagpur **2) KU. HARSHA TARACHAND WARKAR** (Name after Marriage : Mrs. Harsha Ashok Borkar) Aged about 48 years, Occupation: Service **(UID:- 5092 0942 5354) (PAN AALPW3441L)** R/o. Flat No. S/3, Meera Complex, Dambhare Layout, in front of NIT Garden, Ring Road, Trimurti Nagar, Nagpur 440022 **3) SAU. PUSHPA TARACHAND WARKAR** Aged about 66 years, Occupation: Housewife **(UID:- 2160 4620 0918)** R/o. Plot No. 171, Misal Layout, Patankar Chowk, Near Shiv Mandir, Nagpur - 440014 **4) SHRI. PURUSHOTTAM CHOKHAJI WARKAR** Aged about 66 years, Occupation: Retired **(UID:- 6522 6749 8029)** R/o. Block No. 6/C, Rashian Complex, Sector 7, Civic Center, Bhilai, Durg (Chattisgarh)-490006 hereinafter called as **VENDORS/PARTY No. 1**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor as well as their legal heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY No. 4

AND

M/S. VARDAN BUILDCON, (PAN : ABFFM8843D) a registered Partnership Firm, having its office at Plot No. 212, Behind Vijaya Bank, Shankar Nagar, Nagpur, acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** Aged about 40 Years, Occupation : Business **(PAN : AKKPM7108H)** R/o Plot No. 212, Bajaj Nagar, Nagpur, Th. & Dist. Nagpur-440010 **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE**, Aged about 62 Years, Occupation : Business **(PAN : AFIPC2217A)** R/o Plot No. 212, Bajaj Nagar, Nagpur, Th. & Dist. Nagpur-440010, hereinafter called as **PURCHASERS/PARTY No. 2**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchasers as well as their legal heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART.**

WHEREAS originally all that and piece and parcel of land bearing land bearing Kh. No. 169/2 of Mouza-Dabha, Th. & Dist. Nagpur was owned and possessed by Harsha Co-operative Housing Society Ltd., Nagpur a registered Co-operative Society bearing its registration No. NGP/CTY/HSG/(TO)494/86-87.

ANDWHEREAS the said society had laid an a layout upon the said land and sold out its various plots to its various members,

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No.2 out of the said layout to Ku. Namrata Nathhuji Ganvir Vendor No. 1 hereinabove by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 9423 (P) dated 09.08.1991.

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No. 13 out of the said layout to Shri. Purushottam Chokhaji Warkar Vendor No. 4 hereinabove by executing the registered

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.4

Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 9424 (P) dated 09.08.1991.

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No. 12 out of the said layout to Sau. Pushpa Tarachand Warkar Vendor No. 3 hereinabove by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 9429 (P) dated 09.08.1991

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No. 3 out of the said layout to Ku. Harsha Tarachand Warkar Vendor No. 2 hereinabove by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 575 dated 07.04.1992.

ANDWHEREAS that plot No. 3 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Improvement Trust, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. BE(w)/1900(UL)/2734/Case No. 200302265049/Layout No. 1900/W/Dab/96, dated 29.07.2005.

ANDWHEREAS that plot No. 13 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Improvement Trust, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. BE(w)/1900(UL)/2737/81/Case No. 200302265059/Layout No. 1900/W/Dab/96, dated 17.01.2012.

ANDWHEREAS that plot No. 12 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Improvement Trust, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit

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No. 442/Case No. 200302265058/Layout No. 1900/W/Dab/96, dated 16.07.2014.

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had also executed the registered correction Deed to the aforesaid Sale Deed in favour of Shri. Purushottam Chokhaji Warkar, same was registered in the office of Sub registrar Nagpur-1, at Sr. No. 7475/2019, dated 05.12.2019, thereby carried out the necessary corrections in respect of the dimensions of the schedule **Plot No. 13.**

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had also executed the registered correction Deed to the aforesaid Sale Deed in favour of Sau. Pushpa Tarachand Warkar, same was registered in the office of Sub registrar Nagpur-1, at Sr. No. 7479/2019, dated 05.12.2019, thereby carried out the necessary corrections in respect of the dimensions of the schedule **Plot No. 12**

ANDWHEREAS Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had also executed the registered correction Deed to the aforesaid Sale Deed dated 09.08.1991 in favour of Ku. Namrata Nathhuji Ganvir, same was registered in the office of Sub registrar Nagpur-1, at Sr. No. 7481/2019, dated 05.12.2019, thereby carried out the necessary corrections in respect of the dimensions of the schedule **Plot No. 2**.

ANDWHEREAS that Plot No. 2 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Municipal Corporation, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. NMC/ADTP/RL/55/Case No. 200302265048/Layout No. 1900/W/Dab/96, dated 03.07.2020.

AND WHEREAS aforesaid transactions were duly recorded in the Records of Rights i.e. in Akhivpatrika as well as Municipal Corporation Tax Receipt and the name of Ku. Namrata Nathhuji Ganvir Vendor No. 1, Harsha Tarachand Warkar Vendor No. 2, Sau. Pushpa Tarachand

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Warkar Vendor No. 3 and Shri. Purushottam Chokhaji Warkar Vendor No. 4 became the sole and absolute owners of their respective plots bearing No. 2, 3, 12 and 13 respectively.

AND WHEREAS, the aforesaid four plots were amalgamated by the aforesaid owners, which amalgamation is approved by the Nagpur Municipal Corporation vide its letter and amalgamation Plan bearing No.152 dated 24.02.2021.

AND WHEREAS, the purchasers had approached the vendor and expressed their desire and willingness to purchase the said property for the reasonable consideration and the Vendors had agreed to sale the same to the purchaser for a total consideration of **Rs. 1,16,40,000=00 (Rupees One Crore Sixteen Lacs Forty Thousand only)** upon the terms and conditions agreed by and between the parties.

AND WHEREAS the parties hereto had due deliberation and discussions, and as a consequence thereof, they have reached an understanding, which they have decided to reduce into writing being these presents.

NOW THEREFORE THIS SALE DEED WITNESSES AS FOLLOWS: -

1) That in pursuance of this deed and in consideration of a Total Sum of **Rs. 1,16,40,000=00 (Rupees One Crore Sixteen Lacs Forty Thousand only)** paid by the Party No.2 to Party No.1 and in consideration thereof the Party No.1 does hereby grant, convey and Transfer the property of **ALL THAT PROPERTIES** and more particularly described in the schedule hereunder written **TO HAVE AND TO HOLD THE SAME FOREVER** as true & absolute thereof and free from all encumbrances and or charges whatsoever.

2) That the Party No.2 had paid consideration to the Party No.1 in the following manner: -

Amount paid to Vendor No. 1 : KU. NAMRATA NATHHUJI GANVIR	
Rs. 10,00,000=00	**(Rs. Ten Lacs only)** Paid by the purchaser to the **Vendor No. 1** by way of account payee cheque bearing No. 000257 dated 19.08.2020 drawn on RBL Bank,

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO 4

	Ramdaspeth Nagpur towards earnest amount.
Rs. 9,76,250=00	**(Rs. Nine Lacs Seventy Six Thousand Two Hundred Fifty only)** Paid by the purchaser to the **Vendor No. 1** by way of account payee cheque bearing No. 000290 dated 19.12.2020 drawn on RBL Bank, Ramdaspeth Nagpur towards Part payment of consideration amount.
Rs. 7,85,850=00	**(Rs. Seven Lacs Eighty Five Thousand Eight Hundred Fifty only)** Paid by the purchaser to the **Vendor No. 1** by way of account payee cheque bearing No. 000335 dated 24.02.2021 drawn on RBL Bank, Ramdaspeth Nagpur towards full and final payment of consideration amount.
Rs. 27,900=00	**(Rs. Twenty-seven Thousand Nine Hundred Only)** To be Paid by purchaser directly to the Income tax Department towards amount of TDS for **Vendor No. 1**.
Rs. 27,90,000=00	**Total Rs. Twenty Seven Lacs Ninety Thousand only**

Amount paid to Vendor No. 2 : KU. HARSHA TARACHAND WARKAR	
Rs. 10,00,000=00	**(Rs. Ten Lacs only)** Paid by the purchaser to the **Vendor No. 2** by way of account payee cheque bearing No. 000258 dated 23.09.2020 drawn on RBL Bank, Ramdaspeth Nagpur towards earnest amount.
Rs. 11,46,800=00	**(Rs. Eleven Lacs Forty Six Thousand Eight Hundred only)** Paid by the purchaser to the **Vendor No. 2** by way of account payee cheque bearing No. 000291 dated 21.12.2020 drawn on RBL Bank, Ramdaspeth Nagpur towards Part payment of consideration amount.
Rs. 8,52,900=00	**(Rs. Eight Lacs Fifty Two Thousand Nine Hundred only)** Paid by the purchaser to the **Vendor No. 2** by way of account payee cheque bearing No. 000334 dated 24.02.2021 drawn on RBL Bank, Ramdaspeth Nagpur towards full and final payment of consideration amount.
Rs. 30,300=00	**(Rs. Thirty Thousand Three Hundred Only)** To be Paid by purchaser directly to the Income tax Department towards amount of TDS for **Vendor No. 2.**

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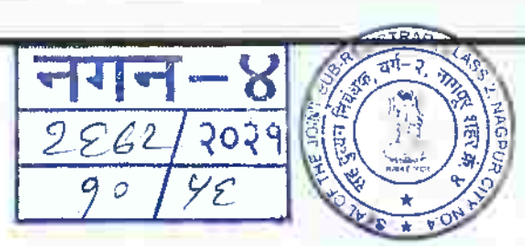
Rs. 30,30,000=00	**Total Rs. Thirty Lacs Thirty Thousand only**

Amount paid to Vendor No. 3 : SAU. PUSHPA TARACHAND WARKAR	
Rs. 9,00,000=00	**(Rs. Nine Lacs only)** Paid by the purchaser to the **Vendor No. 3** by way of account payee cheque bearing No. 000259 dated 26.08.2020 drawn on RBL Bank, Ramdaspeth Nagpur towards earnest amount.
Rs. 12,10,250=00	**(Rs. Twelve Lacs Ten Thousand Two Hundred Fifty only)** Paid by the purchaser to the **Vendor No. 3** by way of account payee cheque bearing No. 000292 dated 28.12.2020 drawn on RBL Bank, Ramdaspeth Nagpur towards Part payment of consideration amount.
Rs. 8,89,450=00	**(Rs. Eight Lacs Eighty Nine Thousand Four Hundred Fifty only)** Paid by the purchaser to the **Vendor No. 3** by way of account payee cheque bearing No. 000336 dated 24.02.2021 drawn on RBL Bank, Ramdaspeth Nagpur towards full and final payment of consideration amount.
Rs. 30,300=00	**(Rs. Thirty Thousand Three Hundred Only)** To be Paid by purchaser directly to the Income tax Department towards amount of TDS for **Vendor No. 3**.
Rs. 30,30,000=00	**Total Rs. Twenty Nine Lacs Ninety thousand only**

Amount paid to Vendor No. 4 : SHRI. PURUSHOTTAM CHOKHAJI WARKAR	
Rs. 10,00,000=00	**(Rs. Ten Lacs only)** Paid by the purchaser to the **Vendor No. 4** by way of account payee cheque bearing No. 000260 dated 24.08.2020 drawn on RBL Bank, Ramdaspeth Nagpur towards earnest amount.
Rs. 10,34,375=00	**(Rs. Ten Lacs Thirty Four Thousand Three Hundred Seventy Five only)** Paid by the purchaser to the **Vendor No. 4** by way of RTGS Transfer bearing its UTR No. RATNH20363535066 on 28.12.2020 towards Part payment of consideration amount.



Rs. 7,27,725=00	**(Rs. Seven Lacs Twenty Seven Thousand Seven Hundred Twenty Five only)** Paid by the purchaser to the **Vendor No. 4** by way of RTGS Transfer bearing its UTR No. RATNH21061930244 on 02.03.2021 towards full and final payment of consideration amount.
Rs. 27,900=00	**(Rs. Twenty Seven Thousand Nine Hundred Only)** To be Paid by purchaser directly to the Income tax Department towards amount of TDS for **Vendor No. 4**.
Rs. 27,90,000=00	**Total Rs. Twenty Seven Lacs Ninety Thousand only**
Total Consideration Amount paid to all Vendors i.e. No. 1, 2, 3 & 4	
Rs. 1,16,40,000=00	**(Rs. One Crore Sixteen Lacs Forty Thousand only)**

(The aforesaid payment is duly acknowledged by the party no.1 by this sale deed, no separate receipt is required to be drawn and there is no dispute about the manner of payment and all the vendor declares and submits that it had received the payment.)

4) THAT, the Vendors assures the Purchaser that they have a good, valid and marketable title to the property hereby sold and that they have full right and absolute authority to sell the same to the Purchasers absolutely and forever.

5) THAT, the Vendors do hereby declare that the property hereby sold is held by them and have full share in it and none except them have any right or title or interest in respect thereof.

6) THAT, the Vendors have done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the Purchaser.

7) THAT, the Vendors have delivered the actual vacant physical possession of the property sold at the time of execution of the Sale Deed in favour of the purchaser.

8) THAT, the vendors had paid all the taxes, dues, cesses, Non-Agricultural Charges imposed by the Municipal Corporation or any authority, till the execution of Sale Deed.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

9) THAT it is agreed by the PURCHASER, that it will abstain from doing any act, deed or thing which would cause annoyance, inconvenience or obstruction to the other Purchaser/s in the said layout and shall always abide by the Zonal Rules of the Competent Authority.

10) THAT, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission is discovered, the same shall not annul this Sale-Deed nor shall any compensation be allowed in respect thereof, but all the same, such mis-statement, error or omission will always be subject to correction by the parties hereto.

11) THAT, it was agreed by both the parties herein that Purchaser /The Party No.2 shall hereafter get its names mutated in all the relevant records where ever found necessary and for which the party No.1 will have no objection and will co-operate to provide all documents for all process.

12) THAT, all the expenses on account of the preparation of this Sale-Deed including the cost of the stamp Duty and Registration Fees payable thereon, has been borne by the Purchasers.

13) THAT the parties hereby declare that they have fully examined and read over the contents of this Sale-Deed and they hereby sign it without any coercion, undue influence, threat, intoxication and mis-representation of any kind and they are fully satisfied with the contents of this Sale-Deed and they will hold each other free and harmless of any demands, claims, actions or proceedings in respect of the property hereby sold.

SCHEDULE
(Description of the Property)

All that piece and parcel of the land bearing **Amalgamated Plot No. 2, 3, 12 and 13** having total area admeasuring about 901.28 Sq. Mtrs. (9701.38 Sq. Ft.) being a portion of the entire land bearing **Kh. No. 169/2**, of **Mouza – Dabha, P.H. No. 7**, bearing its **City Survey No. 120**

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of **Sheet No. 77**, within the Limits of Nagpur Municipal Corporation **Ward No. 68**, bearing **House No. 1150/2** and Nagpur Improvement Trust, Tahsil and District Nagpur and the same is bounded as under:-

East	:-	9 Mtrs wide Road
West	:-	18 Mtrs wide Road
North	:-	Plot No. 1 and 14
South	:-	9 Mtrs wide Road

IN WITNESS WHERE OF the VENDOR, the PURCHASERS hereinabove named have hereto set their respective hands and signed the DEED OF SALE AT NAGPUR in presence of the attesting witnesses signing as such on the Day First above written. (Photographs of the parties herein are also pasted)

Drafted by :- Sahil M. Bhangde, Adv.



VENDOR/PARTY NO. 1



1) KU. NAMRATA NATHHUJI GANVIR
(Name after Marriage : Sau. Namrata Tulsidas Madke)
acting through her Power of Attorney
SHRI. NATTHU DEVIDAS GANVIR





2) KU. HARSHA TARACHAND WARKAR
(Name after Marriage : Mrs. Harsha Ashok Borkar)





3) SAU. PUSHPA TARACHAND WARKAR

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4



4) **SHRI. PURUSHOTTAM CHOKHAJI WARKAR**

PURCHASERS/PARTY NO. 2



M/S. VARDAN BUILDCON,
acting through its Partner
SMT. PRERNA W/O. NILESH MAHAJAN



M/S. VARDAN BUILDCON,
acting through its Partner
SHRI. VIJAY S/O. CHINTAMAN CHAPHALE

Witnesses:-



1) Yogesh chaudhari



2)

नगन-४
2862 / 2029
98 / 4E

[illegible] नि. क्र. [illegible] ४६१६, दि. १६-९-२६.]

120

[illegible] 20 [illegible]

आखीव पत्रिका

000112

[illegible] दाभा

भूमापन क्रमांक	शेरा	भूधारणा पद्धती	शासनाकडे भरण्याच्या महसुलाच्या अगर भाड्याच्या [illegible] तपशील व ती पुनरीक्षणास केव्हा पात्र आहे.
७२०	१४०१५-५	[illegible]	

क फे.क्र. ३६३

सुविधाधिकार

धारक सन १९६१--
[illegible] (उपलब्ध [illegible])

पट्टेदार--

इतर भाग--

इतर [illegible]--

दिनांक	व्यवहार	नोंदणी खंड व क्रमांक	नवीन धारक (धा) पट्टेदार (प) इतर भार (भा)	साक्षांकन
८/७/२०१५	[illegible]		क. वर्ग	फे.क्र. ३६३

[illegible]

सत्यप्रतिलिपी

नगन - ४
२६६२ / २०२१
१५ / ५६

SEAL OF THE SUB-REGISTRAR, CLASS [illegible] CITY NO. 4

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेधार (प) इतर भार (भा)	साक्षांकन
२८/०५/२०२०	अकृषीक आदेशाने :- मा. कोर्ट विद्यमान असल. तह. सेलकृषी कर आकारणी क्र. ५ नागपूर यांचेकडील दाखा क्र. दद/एन.ए.पी. ३४/८७-८८ दि. १७/१/८९ अन्वये सव क्र. १६९/२ मधील भूखंड क्र. १२ क्षेत्र २३४.६४ चौ.मी. अकृषीक करण्यास सदाप्रकार की वर्ग आतर धारकाचे नाव दर्ज.	'क' वर्ग हर्षा को. ऑप. हौ. सो. सा. फे क्र १४८८५	फे. क्र. १४८८५ 29/5/20 मु.अ.क्र. ३ नागपुर
२१/०५/२०२०	खरेदीने :- २.द.क्र. ९४२९ दि. ९/८/९१ चुक दुरुस्ती र.द.क्र. ७४७९ दि ५/१२/९९ अन्वये रक्कम रु १५४७२.८०/- मध्ये धारक हर्षा को ऑप हौ. सो. सा. यांना सव. क्र. १६९/२ मधील भूखंड क्र. १२ क्षेत्र २३४.६४ चौ.मी. विकल्याने धारकाचे नाव काढी खरेदी घेणार नाव दर्ज	सौ पुष्पा ताराचंद वारकर	फे. क्र. १४८८५ 21/5/20 मु.अ.क्र. ४ नागपुर
२८/०५/२०२०	अकृषीक आदेशाने :- मा. कोर्ट विद्यमान असल. तह. सेलकृषी कर आकारणी क्र. ५ नागपूर यांचेकडील दाखा क्र. दद/एन.ए.पी. ३४/८७-८८ दि. १७/१/८९ अन्वये सव. क्र. १६९/२ मधील भूखंड क्र. १४ क्षेत्र २१६.०० चौ.मी. अकृषीक करण्याने सदाप्रकार की वर्ग धारक नाव दर्ज	'क' वर्ग हर्षा को. ऑप हौ. सो. सा. फे क्र १४८८६	फे. क्र. १४८८६ 28/5/20 मु.अ.क्र. ५ नागपुर

सत्यप्रतिलिपी

दस्त क्र. ४
2662 2020
९६ ५६
SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4
SEAL OF THE SUB REGISTRAR

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार (भा)	साक्षांकन
२८/०५/२०२०	खरेदीने :- र.द.क्र. ९४२४ (छा) दि. ९/८/९१ व चुक दुरुस्ती र.द.क्र. ७४७५ दि. ५/१२/१९ अन्वये रक्कम रु. १३२६२.४०/- मध्ये धारक हर्षा को ऑप हाऊ. सोसा. यांनी ख.क्र. १६९१२ मधील भूखंड क्र. १३ क्षेत्र २१६.०० चौ.मी. विकल्याने धारकाचे नाव कमी खरेदी धारकाचे नाव दर्ज.	श्री. पुरुषोत्तम चोखाजी वारकर	पो.क्र. १४८८९ 28/5/20 मु.अ.क्र. नागपूर
२८/०५/२०२०	अकृषीक आदेशाने :- मा. कोर्ट विद्यमान अति. तहसीलदार अकृषी कर आकारणी क्र. ५ नागपूर यांचेकडील रा.म.क्र. ८६/एन.ए.पी. ३४/८७-८८ दि. १७/१/८९ अन्वये ख.क्र. १६९१२ मधील भूखंड क्र. ३ क्षेत्र २३४.६४ चौ.मी. अकृषीक झाल्याने सत्तापुरुष एक वर्ग धारकाचे नाव दर्ज	क वर्ग हर्षा को ऑप हाऊ. सोसा. पो.क्र. १४८९१	पो.क्र. १४८९० 28/5/20 मु.अ.क्र. नागपूर
२८/०५/२०२०	खरेदीने :- र.द.क्र. ५७५ दि. ७/४/९२ अन्वये रक्कम रु. १३३४२.४०/- मध्ये धारक हर्षा को ऑप हाऊ. सोसा. यांनी ख.क्र. १६९१२ मधील भूखंड क्र. ३ क्षेत्र २३४.६४ चौ.मी. विकल्याने धारकाचे नाव कमी खरेदी धारकाचे नाव दर्ज	कुमारी हर्षा ताराचंद वारकर	पो.क्र. १४८९१ 28/5/20 मु.अ.क्र. नागपूर

नगन-४
२६६२ / २०२१
१६ / ५६

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR CITY NO 4

कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- दाभा म.का.नं. :-

न.भू.क्र. :- १२० पु.भि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार (भा)	साक्षांकन
१५/१०/२०२०	अकृषीक आदेशाने :- मा. कोर्ट विद्यमान अति सह. अकृषी कर आकारणी क्र. ५ नागपूर यांचेकडील रा.मा.क्र. ८६/एन.ए.पी ३४/८७-८८ दि. १५/९/९१ अन्वये ख.क्र. १६९/२ मधील भूखंड क्र. २ क्षेत्र २१६.०० चौ.मी. अकृषीक झाल्याने सलाप्रकार 'क' वर्ग धारकाचे नाव दर्ज	'क' वर्ग हर्षा को. ऑप हाऊ. सोसायटी फे.क्र. १५१८६	फे.क्र. १५१८५ 15/10/20 न. भु. अ. क्र. ३ नागपूर.
१५/१०/२०२०	खरेदीने :- र.द.क्र. ९४२३ छा दि. ९/८/९१ अन्वये रक्कम रु १३२६२.४०/- व चुक दुरुस्ती र.द.क्र. ६४८१ दि. ५/१२/१९ अन्वये धारक हर्षा को. ऑप. हाऊ. सोसायटी यांनी ख.क्र. १६९/२ मधील भूखंड क्र. २ क्षेत्र २१६.०० चौ.मी. विकल्याने खरेदी घेतार नाव दर्ज	कु. नम्रता नत्थुजी गणवीर	फे.क्र. १५१८६ 15/10/20 न. भु. अ. क्र. ३ नागपूर.

सत्यप्रतिलिपी

Samtee

05/03/21

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दिनांक 5/3/21 155

(एकशे) १५/१०/२०

नगन-४
२६६२/२०२१
१८/५६

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR CITY NO 4

12605

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 : 09/2020-21/0162938

मोहल्याचे नांव : 1150/3, TELANKHADI BLOCK 2

घर क्रमाक 1150/3

इंडेक्स क्रमांक : 680055802500 (Zone:2 Ward:68)

घर मालकाचे नांव : KU HARSHA TARACHAND WARKAR

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2020 ता 31-03-2021 पावेतो.

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

कराचे नांव / Details of Tax	बकाया / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	1,561.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	0.00	852.00	
प्रकाश कर वृ (Light Tax/Tree Tax)	0.00	71.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	71.00	
मलजल लाभ कर (Sewerage Benc. Tax)	0.00	71.00	
पाणी लाभ कर (Water Benc. Tax)	0.00	71.00	
पथ कर (Street Tax)	0.00	71.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर (Municipal Education Tax)	0.00	71.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	0.00	0.00	
रा.स.शि.कर (Educn. Cess)	0.00	426.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठया निवासी ईमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		62.00	
एकूण (Grand Total)	0.00	3,203.00	3,203.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Three Thousand Two Hundred Three Only

Received Cash: 3203

दिनांक : 30/09/2020

Generated By Aashish

वसूल करणाराची पूर्ण सही

Full Signature of the Official

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Please visit website http://www.nmcnagpur.gov.in

नगन ४
२६६२/२०२१
१८/५६

SUB-REGISTRAR, CLASS 2, NAGPUR CITY NO. 4
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४
SEAL OF THE

12607

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 : 09/2020-21/0162949 मोहल्याचे नांव 1150/12, TELANKHADI BLOCK 2

घर क्रमांक : 1150/12

इंडेक्स क्रमांक : 680055805000 **(Zone:2 Ward:68)**

घर मालकाचे नांव : SAU PUSHPA TARACHAND WARKAR

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2020 ता 31-03-2021 पावेतो.

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

कराचे नांव / **Details of Tax**	बकाया / **Arrears**	चालू / **Current**	शेरा / **Remarks**
सामान्य कर **(General Tax)**	0.00	1,546.00	
पाणी कर **(Water Tax)**	0.00	0.00	
मलजल कर **(Sewerage Tax)**	0.00	843.00	
प्रकाश कर वृ **(Light Tax/Tree Tax)**	0.00	70.00	
अग्नी सेवा कर **(Fire Service Tax)**	0.00	70.00	
मलजल लाभ कर **(Sewerage Bene. Tax)**	0.00	70.00	
पाणी लाभ कर **(Water Bene. Tax)**	0.00	70.00	
पथ कर **(Street Tax)**	0.00	70.00	
विशेष सफाई कर **(Special Conservancy Tax)**	0.00	0.00	
मनपा शिक्षण उपकर **(Municipal Education Tax)**	0.00	70.00	
सेवा शुल्क **(Service Charge)**	0.00	0.00	
नोटिस फी **(Notice Fee)**		0.00	
वारंट फी **(Warrant Fee)**		0.00	
किरकोळ **(Misc.)**	0.00	0.00	
रा.स.शि.कर **(Educn. Cess)**	0.00	422.00	
रोजगार हमी कर **(E.G.S. Cess)**	0.00	0.00	
मोठया निवासी इमारतीवरील शासनाचा कर **(Tax on Larger Residential Properties)**	0.00	0.00	
सुट **(Rebate)**		62.00	
एकूण(Grand Total)	0.00	3,169.00	3,169.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Three Thousand One Hundred Sixty Nine Only

Received Cash: 3169

दिनांक : 30/09/2020

Generated By: Aashish

वसूल करणाराची पूर्ण सही.

Full Signature of the Official

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Please visit website http://www.nmcnagpur.gov.in

नगन-४
२६६२ / २०२१
२० / ५६

SEAL OF THE ... B-REGISTRAR, CLASS ... CITY NO.4

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 : 11/2020-21/0191489 मोहल्याचे नांव : 1150/2, TELANKHADI BLOCK 2

घर क्रमांक : 1150/2

इंडेक्स क्रमांक : 068026857 **(Zone:2 Ward:68)**

घर मालकाचे नांव : L/O HARSHA CO. OP. HOU. SOCY. LTD. NAGPUR PRE. PUR. KU. NAMRATA NATHUJI GANVIR

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2019 ता 31-03-2021 पावेतो.

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

कराचे नांव/ **Details of Tax**	बकाया/ **Arrears**	चालू/ **Current**	शेरा/ **Remarks**
सामान्य कर **(General Tax)**	1,796.00	1,796.00	
पाणी कर **(Water Tax)**	0.00	0.00	
मलजल कर **(Sewerage Tax)**	980.00	980.00	
प्रकाश कर वृ **(Light Tax/Tree Tax)**	82.00	82.00	
अग्नी सेवा कर **(Fire Service Tax)**	82.00	82.00	
मलजल लाभ कर **(Sewerage Bene. Tax)**	82.00	82.00	
पाणी लाभ कर **(Water Bene. Tax)**	82.00	82.00	
पथ कर **(Street Tax)**	82.00	82.00	
विशेष सफाई कर **(Special Conservancy Tax)**	0.00	0.00	
मनपा शिक्षण उपकर **(Municipal Education Tax)**	82.00	82.00	
सेवा शुल्क **(Service Charge)**	0.00	0.00	
नोटिस फी **(Notice Fee)**		0.00	
वारंट फी **(Warrant Fee)**		0.00	
किरकोळ **(Misc.)**	827.00	0.00	
रा.स.शि.कर **(Educn. Cess)**	490.00	490.00	
रोजगार हमी कर **(E.G.S. Cess)**	0.00	0.00	
मोठया निवासी ईमारतीवरील शासनाचा कर **(Tax on Larger Residential Properties)**	0.00	0.00	
सुट **(Rebate)**		72.00	
एकूण(Grand Total)	4,585.00	3,686.00	8,271.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Eight Thousand Two Hundred Seventy One Only

Online Transaction Number: VSBI9429166497,Payment Dated: 05-11-2020

दिनांक : 05/11/2020

वसूल करणाराची पूर्ण सही

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Please visit website http://www.nmcnagpur.gov.in

Full Signature of the Official

नगन - ४
2862 / २०२१
21 / ५६

SEAL OF THE SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

12605

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 : 09/2020-21/0162935

मोहल्याचे नांव : 1150/13, TELANKHADI BLOCK 2

घर क्रमांक 1150/13

इंडेक्स क्रमाक 680055806250 (Zone:2 Ward:68)

घर मालकाचे नांव : PURUSHOTTAM CHOKHAJI WARKAR

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2020 ता 31-03-2021 पावेतो.

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

कराचे नांव / Details of Tax	बकाया / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	1,437.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	0.00	784.00	
प्रकाश कर वृ (Light Tax/Tree Tax)	0.00	65.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	65.00	
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	65.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	65.00	
पथ कर (Street Tax)	0.00	65.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर(Municipal Education Tax)	0.00	65.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी(Warrant Fee)		0.00	
किरकोळ (Misc.)	0.00	0.00	
रा.स.शि.कर (Educn. Cess)	0.00	392.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	0.00	
मोठया निवासी ईमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		57.00	
एकूण(Grand Total)	0.00	2,946.00	2,946.00

एकूण रक्कम अक्षरी रू (In words total Rs.) Rupees Two Thousand Nine Hundred Forty Six Only

Received Cash: 2946

दिनांक : 30/09/2020

Generated By: Aashish

वसूल करणाराची पूर्ण सही

Full Signature of the Official

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

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

नागपूर महानगर पालिका

प्रशासकीय इमारत बी व सी विंग ३ माळा महानगरपालिका मार्ग सिव्हील लाईन्स

(भुखंड एकत्रिकरण)

(मुंठेवारी अधिनियमांतर्गत नियमित झालेल्या भुखंडकाचे एकत्रीकरण महाराष्ट्र शासनाचा शासन निर्णय क्रमांक टिपीएस–२१०/२४११/प्र.क्र.८४/२०१३/नवि–९ दि. ०६/०५/२०१५ व नासुप्र विश्वस्त मंडळाचा ठराव क्रमांक १८/११४८(तहकूब)/१४.०७.२०१५/अ.अ. नुसार)

सहाय्यक सचालक नगर-रचना/ 152/[illegible]/2021 नागपूर, दिनांक 24/02/21

Name of Individual	PURUSHOTTAM CHORWAJI WARKAR ; PUSHPA TARACHAND WARKAR ; HARSHA TARACHAND WARKAR ; ; NAMRATA NATTHUJI GANVIR
Address	MISAL LAYOUT NEAR SHIV MANDIR PO-JARIPATKA NAGPUR
Name of Layout	Harsha Co-Op Housing Society
Mouza & Khasra	Dabha-169/2
Plot Number	2-3-12-13
Plot Area — As per Sale-Deed	936 SQM.
Plot Area — Amalgamated Area	901.28 SQM.
Plot Area Surrendered to NMC	34.72 SQM.
User for which the plot is Regularised.	Residential

Details of Paid Amount

1. Amalgamation Charges for Plot	153396
2. Regularization Charges for Plot Area (Sq.m)**	151224
3. Scrutiny Charges for Plot Merging	1000
Total Amount (Rs.)	305620

१. प्रस्तावानुसार भुखंडकाचे एकत्रिकरण केल्या नंतर भविष्यात विभाजन अनुज्ञेय राहणार नाही.

२. संदर्भाकींत भुखंडाचे एकत्रिकरणानंतर या भुखंडाला एकच घटक समजण्यात येईल.

३. एकत्रिकरणानंतर भुखंडाचे चटईक्षेत्र निर्देशांकात बदल होणार नाही.

४. भुखंडकाचे एकत्रीकरणानंतर तो ज्या झोनचा असेल त्या झोनचाच उपयोग अनुज्ञेय राहील.

५. भुखंड एकत्रिकरणास मंजुरी प्राप्त झाली म्हणजे या भुखंडावरील विद्यमान प्रस्तावित ईमारतीस रितसर विकास नियंत्रण नियमावली २००० नूसार या विभागाकडे अर्ज सादर करून मंजुर करून घेणे आवश्यक आहे.

६. नियमितीकरण पत्रातील सर्व शर्ती व अटी लागू राहतील.

७. एकत्रिकरण झालेल्या भुखंडाचे क्षेत्रफळानुसार भुखंड मालकांचे नावाची नगर भुमापन कार्यालयाकडील आखिव पत्रिकेत नोंद करुन घ्यावी लागेल.

८. भुखंडावरील बांधकामाचे सामासिक अंतरामधून सिव्हर लाईन, पिण्याची पाण्याची लाईन टाकण्याकरीता तसेच विकास नियंत्रण नियमावलीनुसार रस्ता रुंदिकरणाकरीता बाधित जागा हस्तांतरीत करण्याकरीता हरकत राहणार नाही.

९. भुखंडाच्या मालकी हक्काबाबत कोणताही वाद निर्माण झाल्यास अर्जदाराने वाद न्यायालयामार्फत सोडवावा या करीता महानगरपालिका जबाबदार राहणार नाही

१०. भुखंडाचे एकत्रिकरण झाल्यानंतर उपरोक्त भुखंडावर स्पर्श बांधकाम करावयाचे असल्यास संबंधीत भुखंड धारकाचे संमतीपत्र, भुखंड मुक्त झाल्याचे पत्र, आखिवपत्रिका, तसेच मनपाची कर पावती सादर करावी लागेल

202102041

Town Planner
उप नगर रचनाकार
Town Planning Dept.
नागपूर महानगर पालिका

Enclosed :- Amalgamation Plan

Copy to :

1 Assistant Commissioner, Dharampeth Zone NMC Nagpur for information with a copy of plans for record

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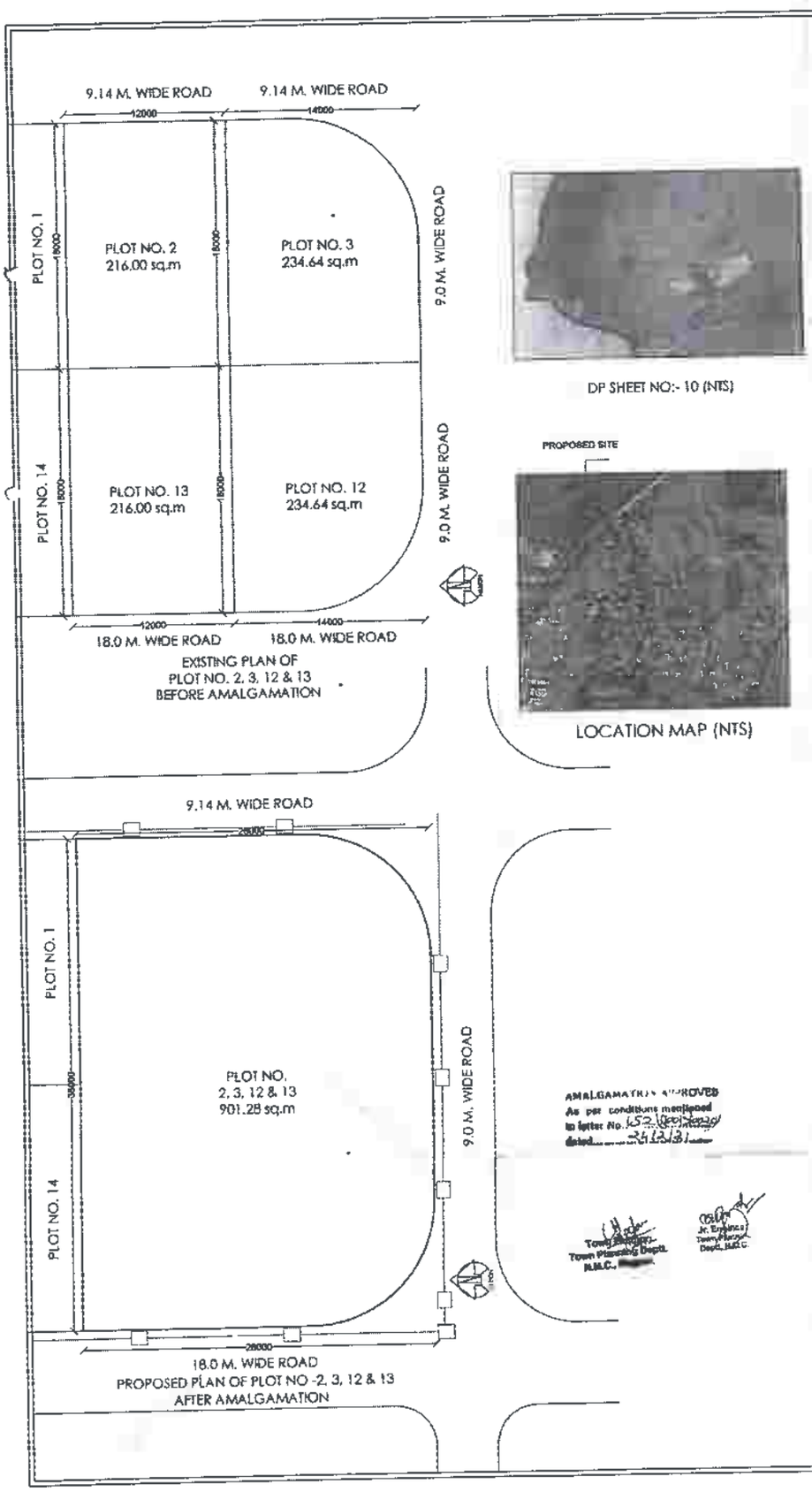
SEAL OF THE JOINT SUB-REGISTRAR, CLASS 2 NAGPUR CITY NO. 4



PROPOSED AMALGAMATION OF
PLOT NO- 2, 3, 12 & 13, KH.NO. 168/2, HARSHA
Co- Op HOUSING SOCIETY, MOUZA- DABHA,
TAH-DIST- NAGPUR.
BELONGS TO
PLOT NO. 2
MISS. NAMRATA NATTHUJI GANVIR
PLOT NO. 3
MISS. HARSHA TARACHAND WARKAR
PLOT NO. 12
MRS. PUSHPA TARACHAND WARKAR
PLOT NO. 13
MR. PURUSHOTTAM CHOKHAJI WARKAR

SCHEDULE OF AREA

AREA OF PLOTS BEFORE AMALGAMATION

1) PLOT NO. 2	
12.00 X 18.00	= 216.00 SQ.M
TOTAL	= 216.00 SQ.M
2) PLOT NO. 3	
14.00 X 18.00	= 252.00 SQ.M
LESS TANGENT	= 17.360 SQ.M
TOTAL	= 234.64 SQ.M
3) PLOT NO. 12	
14.00 X 18.00	= 252.00 SQ.M
LESS TANGENT	= 17.360 SQ.M
TOTAL	= 234.64 SQ.M
4) PLOT NO. 13	
12.00 X 18.00	= 216.00 SQ.M
TOTAL	= 216.00 SQ.M

AREA OF PLOT AFTER AMALGAMATION

PLOT NO. 2, 3, 12 & 13	
26.00 X 36.00	= 936.00 SQ.M
LESS TANGENT	= 34.720 SQ.M
TOTAL	= 901.28 SQ.M

CHATURSIMA AS PER DEED

EAST	- 9.14 M. WIDE ROAD
WEST	- 18.0 M. WIDE ROAD
NORTH	- PLOT NO. 1 & 14
SOUTH	- 9.00 M. WIDE ROAD

REFERENCES

PLOT NO. 2 BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PLOT NO. 3 BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PLOT NO. 12 BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PLOT NO. 13 BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PLOT NO. 2, 3, 12 & 13 BOUNDARY AFTER AMALGAMATION SHOWN THUS
SEWER LINE SHOWN THUS

DRAWING TITLE
SUBMISSION DWG

ARCHITECT'S SIGN-
Ar. LOKESH KADU
CA/2007/39301
NMC-R-402, NIT-
Ar. LOKESH W. KADU

OWNER SIGN-
MISS. NAMRATA NATTHUJI GANVIR
MISS. HARSHA TARACHAND WARKAR
MRS. PUSHPA TARACHAND WARKAR
MR. PURUSHOTTAM CHOKHAJI WARKAR

C.O.A. REG. NO. CA /2007/ 39301	VALID UPTO 31-03
SCALE 1 : 200	NMC REG. NO. R-402
DATE 26-03-2020	DRAWN BY CAD
	CHECKED BY

Note - ALL DIMENSIONS ARE IN MM

DESIGN
Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Shop No. 11, 31A, 32, A- Wing (LLB Wing), Mangalwari Complex
Sadar, Nagpur - 440 001, (M.S.) India
cell :- (+) 09226723941, (+) 7276360206
mail id:- lokeshkadu@gmail.com, web :- www.lokeshkadu.com

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