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Wednesday,March 09 ,2022

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पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3514 दिनांक: 09/03/2022

गावाचे नाव: टाकली (शिगावाई)

दस्तऐवजाचा अनुक्रमांक: नगन1-1900-2022

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: मे आर. बी. कन्स्ट्रक्शन कंपनी तर्फे भागीदार प्रणय देवराव राऊत . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 940.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:54 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0903202202234 दिनांक: 09/03/2022
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014287815202122E दिनांक: 09/03/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH014287815202122E	BARCODE		Date	09/03/2022-10:27:47	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)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	R B Construction Company
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	Plot No 3
Account Head Details	Amount In Rs.	Premises/Building	
0030045401 Stamp Duty	100.00	Road/Street	Mouza-Zingabai Taki
0030063301 Registration Fee	100.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 0
		Remarks (If Any)	
		SecondPartyName=Shiv Govind Lotus~	
Total	200.00	Amount In Words	Two Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022030945221	IKIBONDTW7
Cheque/DD No.		Bank Date	RBI Date	09/03/2022-10:24:28	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. : 9823630809

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

सदर चलन केवल दुय्यम निबंधक कार्यालय मोदंची करावयाच्या दस्तासाठी लागू आहे. मोदंची ते करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Deed of Declaration

नागपूर - 9
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Print Date 09-03-2022 10:28:37

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0903202202234	Date	09/03/2022
Received from R B Construction Company, Mobile number 9823630809, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	09/03/2022
Bank CIN	10004152022030902048	REF No.	ISANDSMMI2
This is computer generated receipt, hence no signature is required.			

नागपुर-१
9600/2022
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DEED OF DECLARATION

IN

FORM "A"

IN THE CITY OF NAGPUR, Tahsil and District - NAGPUR, We **M/s. R. B. CONSTRUCTION COMPANY, (PAN – ABBFR8346N)** A Partnership Firm having it's Office at Nagpur, Tahsil and District – Nagpur and acting through its Partners **(1) SHRI. AMOL S/o LAXMANRAO BADHIYE (PAN - AHHPB4560C)**, Aged 40 Years, Occupation – Business, Resident of Plot No. 111, Mahesh Nagar, Nagpur - 440013, Tahsil and District – NAGPUR AND **(2) SHRI. PRANAY S/o DEORAO RAUT, (PAN – ADOPR5969E)** Aged 40 Years, Occupation – Business, Resident of Plot No. 252/2, Datta Nagar, Katol Road, Nagpur - 440013, Tahsil and District – NAGPUR, hereinafter referred to as the GRANTOR who is fully empowered and qualified to execute this DEED do hereby state -

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FIRST :THAT the Grantor own the following land situate at Deo Nagar, Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, which is fully described as follows :-

THAT ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 27/1 of Mouza – ZINGABAI TAKLI, having a area of 1.20 Hectors, Rental Rs. 7.20, held in Bhogwatdar Class-I Rights, situate at Zingabai Takli, Nagpur in Tahsil and District – NAGPUR, belongs to Shri. Ukundrao S/o Daulatrao Raut, being his separate property.

THAT the said Shri. Ukundrao S/o Daulatrao Raut lateron prepared a layout of the said land by carving out various Plots of different sizes therein.

THAT the said Shri. Deorao S/o Govindrao Raut has executed an Agreement to Sell on 30-12-1999 to purchase Plot No. 3 out of the aforesaid Layout containing by admeasuring East-West ½ (31.62 + 38.80) Mtrs. and North – South 42.52 Mtrs. equal to 1497.12 Sq.Mtrs.

THAT thereafter Sale Deed was executed and registered in favour of Shri. Deorao S/o Govindrao Raut on 08-04-2019, which is duly registered in the Office of Sub-Registrar, Nagpur-4, in Book No.1 and Serial No. 2357 on payment of requisite stamp duty and registration fees thereon.

THAT the aforesaid Plot No. 3 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

THAT the aforesaid Plot No. 3 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 3 is also issued by the Building Engineer (NORTH) Nagpur Improvement Trust, Nagpur vide his Permit No. BE/N/236, in Case No. 20071130250 and Layout No. 2007103073 Dated 08-04-2019. As per the said Regularization Letter Dated 08-04-2019 the area of the said Plot No. 3 is shown and declared as 1496.916 Sq. Mtrs. Thus the area of the said Plot No. 3 is **1496.916 Sq. Mtrs.** on even date.

THAT the said Shri. Deorao S/o Govindrao Raut have sanction the Building Plan of the said Plot which is duly sanctioned by the Building Engineer (N) Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/ Case No. BUL-G-08023000/Tracking No. 2021120322/338, Dated 11-01-2022 ; AND

THAT the said Shri. Deorao S/o Govindrao Raut lateron transferred the aforesaid Plot No. 3 containing by admeasurement **1496.916 Sq. Mtrs.** by way of sale to **M/s. R. B. CONSTRUCTION COMPANY,** the Grantor hereinabovenamed by a Sale Deed Dated 04-03-2022, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 2182 on even date. As a result therefore the said **M/s. R. B. CONSTRUCTION COMPANY** has now become an exclusive, absolute and full Owner of the aforesaid Plot No. 3 with heritable and transferable rights therein.



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THAT the Grantor has now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

The aforesaid property is bounded as under :-

ON THE EAST	-	**PLOT NO. 2.**
ON THE WEST	-	**OTHER LAYOUT.**
ON THE NORTH	-	**OTHER LAYOUT.**
ON THE SOUTH	-	**ROAD.**

THAT the Grantor has submitted the said entire land described above, containing by admeasurement **1496.916 Sq. Mtrs.** to the provisions of The Maharashtra Apartment Ownership Act, 1970.

SECOND : THAT the Grantor has started the construction, of a Multistoreyed Building on the parcel of land described above to be known and styled as **"SHIV-GOVIND LOTUS"** according to the Plan attached hereto as EXHIBIT-A of Plot No. 4, which is duly sanctioned and approved by the Building Engineer (N) Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/ Case No. BUL-G-08023000/Tracking No. 2021120322/338, Dated 11-01-2022.

The Postal Address of The Building is as Follows
"SHIV-GOVIND LOTUS"
PLOT NO. 3,
Deo Nagar, Zingabai Takli, Nagpur
NAGPUR – 440030 (M.S.)

THIRD : THAT the said Multistoreyed Building to be known and styled as **"SHIV-GOVIND LOTUS"** consists of Ground Floor and 7 Upper Floors. There is Stilt Parking on Ground Floor. 6 (Six) Apartments each on the First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor. Thus there are in all 42 (FORTY TWO) independent and self contained separate Apartments in the said Building. All these Apartments shall be strictly utilised for RESIDENTIAL Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common/restricted areas and facilities of the building and the Apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each Apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "FAMILY UNIT") and also an Undivided interest in the General Common/Restricted areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common/Restricted Areas and Facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.

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FOURTH : THAT the said Multistoreyed building has a total Built-up area of all the Floors is 3738.330 Sq. Mtrs and an Open Land is constitutes the General Common/Restricted Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "**SHIV-GOVIND LOTUS CONDOMINIUM**" and the Family Units and the Common/Restricted Areas and Facilities of the building are as follows :-

FAMILY UNITS ON FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH FLOOR :

There is Stilt Parking on Ground Floor. 6 (Six) Apartments each on the First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor. Thus there are in all 42 (FORTY TWO) independent and self contained separate Apartments in the said Building. The Family Unit (Apartment) on First Floor are numbered as 101 to 106. The Family Units (Apartments) on Second Floor are numbered as 201 to 206. The Family Units (Apartments) on Third Floor are numbered as 301 to 306. The Family Units (Apartments) on Fourth Floor are numbered as 401 to 406. The Family Units (Apartments) on Fifth Floor are numbered as 501 to 506. The Family Units (Apartments) on Sixth Floor are numbered as 601 to 606 and The Family Units (Apartments) on Seventh Floor are numbered as 701 to 706. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and 1/2 (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Apartment. The Family Units on the Upper Floors have an access to the Corridor of the respective floor.

(2) COMMON AREAS AND FACILITIES :

a) The Parcel of land described in Paragraph First of this Deed.
b) The entire Parking Facility on Ground Floor and stilt Parking area shall be treated as a Common Area.
c) Common passage leading to the Stair Way.
d) Compound Wall on 4 Side. 2 (Two) Grill Gates are provided to the said building for egress and ingress of Apartment Owners.
e) The following facilities are located throughout the Building.
i) 2 (Two) Staircase is provided to the said building.
ii) 2 Lift with sufficient capacity is provided to the said building.
iii) 1 Bore Well with Electric and Motor Pump.
iv) 1 Sump with common Electric Motor and Pump.
v) Plumbing net-work throughout the Building.
vii) Electric wiring net-work throughout the Building.
vii) Necessary light and public water connections.
ix) 2 (Two) Overhead Water Tank.
x) The fouridation and main walls, columns, girders, beams and roofs of the building as described in the Plan which forms a part of the DEED as EXHIBIT-A hereof.
xi) AND in general all apparatus and installations existing for common use.

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SIXTH : **(A)** THAT the right, title and interest of each Owner of a Family unit in the General Common/Restricted Areas and Facilities listed under letters (a) to (e) of Sub-Paragraph (2) of Para FIFTH and their proportionate share in the profits and common expenses in the **The Details of the areas of the aforesaid Family Units and** General Common/Restricted Areas and Facilities for voting purposes in the meeting of the Association of Apartment Owners of **"SHIV-GOVIND LOTUS"** shall be as follows :-

SR. No.	FAMILY UNIT NO.	CARPET AREA M2	BUILT-UP AREA M2	COMMON AREA (PASSAGE, GARDEN (STAIR, LIFT) M2	PARKING AREA M2	SUPER B AREA M2	UNDIVIDED SHARE IN LAND %
1.	101	78.358	107.430	14.843	15.169	137.441	2.67 %
2.	102	60.367	106.750	14.843	15.169	136.761	2.65 %
3.	103	57.402	87.440	14.843	15.169	117.451	2.34 %
4.	104	60.049	74.030	14.843	15.169	104.041	1.98 %
5.	105	83.240	90.600	14.843	15.169	120.611	2.42 %
6.	106	83.240	104.140	14.843	15.169	134.151	2.79 %
7.	201	78.358	100.090	14.843	15.169	130.101	2.68 %
8.	202	60.367	99.690	14.843	15.169	129.701	2.67 %
9.	203	57.402	76.160	14.843	15.169	106.171	2.04 %
10.	204	60.049	74.560	14.843	15.169	104.571	1.99 %
11.	205	83.240	76.160	14.843	15.169	106.171	2.04 %
12.	206	83.240	101.330	14.843	15.169	131.341	2.71 %
13.	301	78.358	100.090	14.843	15.169	130.101	2.68 %
14.	302	60.367	99.690	14.843	15.169	129.701	2.67 %
15	303	57.402	76.160	14.843	15.169	106.171	2.04 %
16.	304	60.049	74.560	14.843	15.169	104.571	1.99 %
17.	305	83.240	76.160	14.843	15.169	106.171	2.04 %
18.	306	83.240	101.330	14.843	15.169	131.341	2.71 %
19.	401	78.358	100.090	14.843	15.169	130.101	2.68 %
20.	402	60.367	99.690	14.843	15.169	129.701	2.67 %
21.	403	57.402	76.160	14.843	15.169	106.171	2.04 %
22.	404	60.049	74.560	14.843	15.169	104.571	1.99 %
23.	405	83.240	76.160	14.843	15.169	106.171	2.04 %
24.	406	83.240	101.330	14.843	15.169	131.341	2.71 %
25.	501	78.358	100.090	14.843	15.169	130.101	2.68 %
26.	502	60.367	99.690	14.843	15.169	129.701	2.67 %
27.	503	57.402	76.160	14.843	15.169	106.171	2.04 %
28.	504	60.049	74.560	14.843	15.169	104.571	1.99 %
29.	505	83.240	76.160	14.843	15.169	106.171	2.04 %
30	506	83.240	101.330	14.843	15.169	131.341	2.71 %
31.	601	78.358	100.090	14.843	15.169	130.101	2.68 %
32.	602	60.367	99.690	14.843	15.169	129.701	2.67 %
33.	603	57.402	76.160	14.843	15.169	106.171	2.04 %
34.	604	60.049	74.560	14.843	15.169	104.571	1.99 %
35.	605	83.240	76.160	14.843	15.169	106.171	2.04 %
36.	606	83.240	101.330	14.843	15.169	131.341	2.71 %

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37	701	78.358	100.090	14.843	15.169	130.101	2.68 %
38	702	60.367	99.690	14.843	15.169	129.701	2.67 %
39	703	57.402	76.160	14.843	15.169	106.171	2.04 %
40	704	60.049	74.560	14.843	15.169	104.571	1.99 %
41	705	83.240	76.160	14.843	15.169	106.171	2.04 %
42	706	83.240	101.330	14.843	15.169	131.341	2.71 %

(B) THAT the proportionate representation for voting purposes as provided in (A) hereof may be limited in accordance with the provisions of Bye-laws attached hereto as EXHIBIT-B.

(C) Apartment(s) and the percentage of Undivided interest in the Common/Restricted areas and Facilities appertaining to the Apartments are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH : THAT the administration of "**SHIV-GOVIND LOTUS CONDOMINIUM**" consisting as aforesaid of the Building and parcel of land described in Paragraphs FIRST and FIFTH of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the Bye-laws which are made a part of this Deed and are attached hereto as Exhibit-B.

EIGHTH : THAT as appears above a Plan of Apartment Ownership is hereby constituted under and subject to the provisions of The Maharashtra Apartment Ownership Act, 1970 so that the Family Units on Upper Floors are conveyed or may be conveyed and registered as individual properties capable of independent use, on account of each having it's own exit to a common/restricted areas and facilities of the building, such family unit owner having an exclusive and particular title and interest over his respective family unit and in addition, the specified undivided interest in the Common/Restricted areas and facilities.

NINETH : THAT for the purposes of Stamp Duty and Registration Fees to be imposed on the Registration of this DEED in the Registers of Declaration and Deeds of Apartment Under Section 13(5), the value of "**SHIV-GOVIND LOTUS CONDOMINIUM**" is described after its completion.

TENTH : THAT so long as the Grantor owns one or more of the Family Units, the Grantor shall be subject to the provision of this Deed and of the Exhibit-A and B attached hereto, and the Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of "**SHIV-GOVIND LOTUS CONDOMINIUM**".

ELEVENTH : THAT the General common/restricted Areas and Facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELFTH : THAT the Percentage of the Undivided interest in the General common/restricted Areas and Facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this Deed duly registered.

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THIRTEENTH : THAT the Undivided Interest in the General Common/Restricted Areas and Facilities shall not be separated from the Family Unit to which it appertains, and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FOURTEENTH : THAT each Apartment Owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due for damages or for injunctive relief.

FIFTEENTH : THAT the dedication of the property to the Plan of Apartment Ownership herein, shall not be revoked or the property removed from the plan of Apartment Ownership or any of the provisions herein amended unless all of the apartment owners and the mortgages of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the Plan by duly registered document/instrument.

SIXTEENTH : THAT no Apartment Owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the General Common/Restricted Areas and Facilities or by the abandonment of his family unit.

SEVENTEENTH : THAT all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any on the family unit for payment of Government or Corporation Tax or both and (2) all sum unpaid on a first mortgage of the apartment.

EIGHTEENTH : THAT all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and satisfied. The respective family unit shall not be rented or given on leave and license or care- taker basis by the Apartment Owners thereof for transient or hotel purposes, which shall be defined as (1) Rental compensation or compensation for any period less than Thirty days, (2) Any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the Apartment Owners of the respective family units shall have the absolute right to leases such unit or give it on leave and license or care-taker basis provided that said leases or leave and license or care-taker basis in this Declaration and further subject to the bye-laws in EXHIBIT-B attached hereto.

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NINETEENTH : THAT if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repairs, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTIETH : THAT where a family unit is sold by a mortgagee in exercise of his powers of sale under an English Mortgage or by a court in execution of decree in a suit brought by the mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments by the Association which become due prior to the acquisition of title by such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST : THAT in a voluntary conveyance of a family unit the Grantee of the Unit shall be jointly and severally liable with the Grantor for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses upto the time of the grant of conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the Grantee therefor. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessment made by the Association of Apartment Owners against the Grantor in excess of the amount thereon, set forth.

TWENTY SECOND : THAT the Manager or Board Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgage covering family units but without prejudice to the right of the owners of a family unit to obtain individual family unit insurance.

TWENTY THIRD : THAT insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of Apartment owners, and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

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IN WITNESS WHEREOF the GRANTOR named above have hereto set his hand and signed this DEED OF DECLARATION at NAGPUR on this 9th Day of MARCH, 2022 in presence of the attesting witnesses.

Drafted by Adv. Ashish M. Nagpure – 9823630809

WITNESSES :

FOR M/s. R. B. CONSTRUCTION COMPANY

(1) SHARMA

(ADV. M. R. SHARMA)

1)

(AMOL LAXMANRAO BADHIYE)



(2)

2)

(PRANAY DEORAO RAUT)

Partners

GRANTOR





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SEAL OF THE JOINT SUB-REGISTRAR CITY NO. 1

महाराष्ट्र शासन

मालमत्ता पत्रक

३क

तालुका/न.भू.का. : न.भू.अ.३ नागपूर — जिल्हा : नागपूर

भूमापन क्रमांक	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आकारणीचा किंवा भाडयाचा तपशील आणि त्याचा किरकोळ भोगवटादाराची नियत तारीख
		७७६८.०१	शासी	

भूधारणाधिकार -

हक्काचा मुख्य धारक
भूमी ए(०)

पट्टेदार -

इतर भार -

इतर शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक(ए) पट्टेदार(ए) किंवा भार	शाखांकन
१७/०६/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.सा.मु.५/वि.१/जमाबंदी नंदा/२०१५ पुणे दि.२५/३/२०१५ व इकडील आदेश क्र.न.भू.कि/कावी/कि.क्र.२५८/८९ दिनांक ९/३/२०१५नुसार मौजे कावरापेठ गोंदवलेपरीसर क्षेत्र व निलकरा परिक्षेत्रातील क्षेत्र मेसर्स अवलेने निलकरा परिक्षेत्र नागूर अंमरे १७७८.१ चौरस्क्वेअरी फेरबदल हस्तांतर धारणे ही नोंदणी दर्शविण्यात एक चौ.मी दराचे नोंद करणे.			केरकार क्र.२४८८१ प्रमाणे सही- १७/०६/२०१५ न.भू.अ.क्र.३ नागपूर
१५/०६/२०१५	खरेदीने- दु.द.क्र.३३८दि. ३/१२/१४रु. ६०००/- खं.क्र. २७२ भू.क्र. ६ क्षेत्र ३२४ चौ.मी सह निलकरा सोसा करून खरेदी नोंद		१) [जयदुर्गा को ऑप हाऊ सोसा के.क्र.३०८३]	केरकार क्र.३०८३१ प्रमाणे सही- १५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
१५/०६/२०१५	खरेदीने- दु.द.क्र.३३८दि. ३/१२/१४रु. ६०००/- खं.क्र. २७२ भू.क्र. ६ क्षेत्र ३२४ चौ.मी सह निलकरा सोसा करून खरेदी नोंद		१) अशोककुमार भगीरथ बोथरा	केरकार क्र.३०८३२ प्रमाणे सही- १५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
०५/०६/२०१५	खरेदीने- दु.द.क्र.३३८दि. ३/१२/१४रु. ६०००/- खं.क्र. २७२ भू.क्र. ६ क्षेत्र ३२४ चौ.मी सह निलकरा सोसा करून खरेदी नोंद		१) [मनपादिम गुह निर्माण सह संस्था सोसा के.क्र.३१६५]	केरकार क्र.३१६/१३ प्रमाणे सही- ०५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
०५/०६/२०१५	खरेदीने- दु.द.क्र.३३८दि. १७/९/८१रु. २७७५/- खं.क्र. १३८ भू.क्र.१३ क्षेत्र १७६.१५ चौ.मी सह निलकरा सोसा करून खरेदी नोंद		१) [बबनराव आनंदराव पांडुरकर के.क्र.३१६५१]	केरकार क्र.३१६५४ प्रमाणे सही- ०५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
०५/०६/२०१५	दु.द.क्र.२४०दि. २८/९/८२ रु. १७८०००/- खं.क्र. १३८ भू.क्र.१३ क्षेत्र १७६.१५ चौ.मी सह निलकरा जमीन बबनराव आनंदराव पांडुरकर खरेदी नोंद		१) [रविंद्र प्रसाद पिसे के.क्र.३१६५६]	केरकार क्र.३१६५१ प्रमाणे सही- ०५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
०५/०६/२०१५	दु.द.क्र.८८७दि. ७/५/८४ रु. २०००००/- खं.क्र. १३८ भू.क्र.१३ क्षेत्र १७६.१५ चौ.मी सह निलकरा जमीन रमेश प्रसाद पिसे खरेदी नोंद		१) [लता लहुदास उके के.क्र. ३२३३८] [लहुदास हरी उके के.क्र.३१६५४]	केरकार क्र.३१६५६ प्रमाणे सही- ०५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
०५/०६/२०१५	वारसाने- लहुदास हरी उके व दि.६/१२/०४ ला गयला अर्जानुसे प्रतिज्ञापत्र क्र.३५५१२ दि.१८/१०/०५ नुसार वारसाने नोंद		१) [दिपाली सुरेश लाडे] [अधिवक्ता सुनिल नेवाल] [श्रीमती लहुदास उके] [विजनंद लहुदास उके के.क्र.३२३३८]	केरकार क्र.३१६४१ प्रमाणे सही- ०५/०६/२०१५ न.भू.अ.क्र.३ नागपूर
२७/०३/२०१५	दु.द.क्र.६१३दि५/११/१५ रु. १०७५०००/- भू.क्र.१३ क्षेत्र १७६.१५ चौ.मी सह निलकरा लता लहुदास उके व इतर ४ यांचेकडून खरेदी नोंद		१) सुवेशगीरी विजेन्द्र सहारे विजेन्द्र विश्वनाथ सहारे	केरकार क्र.३२३३७ प्रमाणे सही- २७/०३/२०१५ न.भू.अ.क्र.३ नागपूर

भूमि-१
१९०० / २०२२
१३ / ४२

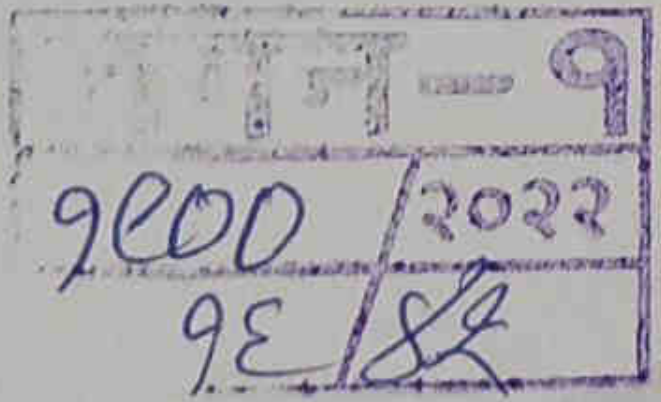
१५/०५/२०१९	अति.उप वैदकुमी कर आकारणी झ.५ नागपूर यांचे कडील प.स.झ.क्र.२८७/ एल.ए.सी.झ/२०१५-१६ दि. ३१/३/१९ चे.झ. २७/२ से ६ मु.झ. ३२३सेअ.१२८.२५पी.सी. चा निकाल अनुषंगे सादर परवानगी प्राप्त जप्तीत नोंद			
१५/०५/२०१९	खरेदीने- ई.ट.झ.१७६५दि.३/१२/९० झ. ६०००/- चे.झ. २७/२-३ मु.झ.३२३ सेअ.१२८.२५ पी.सी चा निकाल सीमा शुल्क खरेदी नोंद		[तिलकराज गणपत कामदी चे.झ.३८०५]	
१५/०५/२०१९	खरेदीने- ई.ट.झ.१७८३दि.२८/८/९८ चे. २८०००/- चे.झ. २७/२-६ मु.झ.३२३ सेअ.१२८.२५ पी.सी चा निकाल सीमा शुल्क खरेदी नोंद		[अशोककुमार बजीलाल पोद्दार]	
२४/०५/२०१९	आदेशाने- अति.उप वैदकुमी कर आकारणी झ.५ नागपूर यांचे कडील प.स.झ.क्र.९३०९/ एल.ए.सी.झ/२०१५-१६ दि. २८/१२/१५ चा.झ. २७/१ मु.झ. २७ सेअ.१३२.१८पी.सी. चा निकाल अनुषंगे सादर परवानगी प्राप्त जप्तीत नोंद		[आत्मराम दौलतराव राऊत चे.झ.३६१५]	
२४/०५/२०१९	खरेदीने- ई.ट.झ.४८१४दि.२४/८/९१ रु. १६०००/- चे.झ. २७/१ मु.झ.२५ सेअ.१३२.९८ पी.सी चा निकाल सीमा शुल्क खरेदी नोंद		[दिला रामराज यादव चे.झ. ३६०१]	
२४/०५/२०१९	वारसाने- दिला रामराज यादव दि.२८/५/१६ या मयत तसेच रामराज बुधाई यादव दि.१०/६/१५ रा.मयत झ.क्र.३५ अधिकारपत्र झ.२५ दि. ३/१२/१७ नुसार वारसाने नोंद		[अतिश रामराज यादव] [रवतीश रामराज यादव]	
२४/०५/२०१९	आदेशाने- अति.उप वैदकुमी कर आकारणी झ.५ नागपूर यांचे कडील प.स.झ.क्र.७२७/ एल.ए.सी.झ/२०१८-१९ दि. १३/१२/१८ चा.झ. २७/१ मु.झ. १सेअ.१३८.२५ पी.सी. चा निकाल अनुषंगे सादर परवानगी प्राप्त जप्तीत नोंद		[एकनाथ दौलतराव राऊत चे.झ.३८८८]	
२४/०५/२०१९	खरेदीने- ई.ट.झ.५७०८दि.२३/२/९६ चे. २८३७०/- मु.झ.१सेअ १३८.२५ पी.सी चा निकाल सीमा शुल्क खरेदी नोंद		[अविनश देवराव राऊत चे.झ.४२५७]	
२४/०५/२०१९	आदेशाने- अति.उप वैदकुमी कर आकारणी झ.५ नागपूर यांचेकडील प.स.झ.क्र.७४९/एल.ए.सी. ३४/२०१८-१९ दि. २३/१/१९ चा.झ. २७/१ मु.झ. ४ सेअ १३८.२५ पी.सी चा निकाल अनुषंगे परवानगी प्राप्त जप्तीत नोंद		[एकनाथ दौलतराव राऊत चे.झ. ३९३७]	
२४/०५/२०१९	खरेदीने- ई.ट.झ. २३५ दि. ८/४/९९ अन्वये रु. २८३०००/- चे.झ. २७/१ मु.झ. ४ सेअ १३८.२५ पी.सी चा निकाल सीमा शुल्क खरेदीने नोंद		प्रभाव देवराव राऊत	
२४/०५/२०१९	आदेशाने- अति.उप वैदकुमी कर आकारणी झ.५ नागपूर यांचेकडील प.स.झ.क्र.७८८/एल.ए.सी. ३४/२०१८-१९ दि. २३/१/१९ चा.झ. २७/१ मु.झ. ३ सेअ १३८.२५पी.सी. चा निकाल अनुषंगे परवानगी प्राप्त जप्तीत नोंद		[एकनाथ दौलतराव राऊत चे.झ.३९७८]	
२४/०५/२०१९	खरेदीने- ई.ट.झ. २३५ दि. ८/४/९९ अन्वये रु. ३३१०००/- चे.झ. २७/१ मु.झ. ३ सेअ १३८.२५ पी.सी चा निकाल सीमा शुल्क खरेदीने नोंद		देवराव गोविंदराव राऊत	
२४/०५/२०१९	आदेशाने- अति.उप वैदकुमी कर आकारणी झ.५ नागपूर यांचेकडील प.स.झ.क्र.३६१५/एल.ए.सी. ३४/२०१८-१९ दि. ७/५/१९ चा.झ. २७/१ मु.झ. २ सेअ १३८.२२ पी.सी चा निकाल अनुषंगे परवानगी प्राप्त जप्तीत नोंद		[एकनाथ दौलतराव राऊत चे.झ.३९७८]	
२४/०५/२०१९	खरेदीने- ई.ट.झ. ३०१३ दि. २७/४/९९ अन्वये रु. ३००००/- चे.झ. २७/१ मु.झ. २ सेअ १३८.२२ पी.सी चा निकाल सीमा शुल्क खरेदीने नोंद		[देवराव गोविंदराव राऊत चे.झ.४२८१]	

वस्तू-१
१९००/२०२२
१४/४२

	...क्र. ६४५१ दि. २९/१०/२० अन्वये रु. २०,३०,०००/-रु.अ. २४/१ मु.क्र. १ क्षेत्र १४८१.०२ चौ.मी. यांचा निबंधकीय ... राजेश कडुजी खोब्रागडे यांचे.		H ई.आर.डी. कन्स्ट्रक्शन कंपनी तर्फे भागीदार अमोल तानाजी कोकरे प्रणय देवराव राऊत	करारनामा क्र.४८५४/ प्रमाणे सही- २९/१२/२०२० ना.दु.नि.क्र.३ नागपूर
१८/०४/२०२१	खोब्रागडे- ई.ई.क्र. १३२५ दि. १६/१०/२० अन्वये रु. २०,५०,०००/-रु.अ. २७/१ मु.क्र. २ क्षेत्र १४१६.२२ चौ.मी. यांचा निबंधकीय देवराव गोविंदराव राऊत कडुजी खोब्रागडे यांचे.		H जिष्णा कन्स्ट्रक्शन कंपनी तर्फे भागीदार आशिष नेमिचंद कानुनगो सुनील काशीनाथ कन्हेरिलवार व सोनम विष्णुपंत बारसागडे महाराष्ट्र बोळा फे.क्र. ४०८१६	करारनामा क्र.४०८१५ प्रमाणे सही- १६/०४/२०२१ ना.दु.नि.क्र.३ नागपूर
१९/०४/२०२१	सहदस्त-ई.ई.क्र. १३२७ दि. १६/१०/२० मु.क्र. २७ क्षेत्र १४१६.२२ चौ.मी. जिष्णा कन्स्ट्रक्शन कंपनी तर्फे भागीदार कमलाकर बारसागडे व इतर -२ करार रु. १५०००००/-दोनशत ...		H अलाहाबाद बँक	करारनामा क्र.४२८१६ प्रमाणे सही- १९/०४/२०२१ ना.दु.नि.क्र.३ नागपूर
२०/१२/२०२१	विशेष कैफियत इकबालीत नोंद - सह दु.नि.नागपूर ३ यांचेकडील ई.ई.क्र. ३८३७/२०२१ दिनांक ०८/०४/२०२१ अन्वये रु.क्र. ३५/१ मु.क्र. २५ क्षेत्र ५३२.९८ चौ.मी. यात निबंधकीयदृष्ट्या दोषपूर्ण दस्त करुन दस्त ...	सह दु.नि.नागपूर ३ ३८३७/२०२१ ०८/०४/२०२१	H अविनाश रामराव मालवे	करारनामा क्र.४३९०५ प्रमाणे सही- २०/०७/२०२१ ना.दु.नि. सह दुय्यम निबंधक अधिकारी क्र.३ नागपूर
२४/१२/२०२१	आदेशाने नोंद - तहसिलदार, पेंच वृत्त्री जरा अजनगणी क्र.५ नागपूर यांचे कार्यालय आदेश क्र. दासाक/१०५५/एल.ए.पी.३४/२०२०-२१ दि. - २३/०२/२०२१ अन्वये तसेच २४/२,२४/३,२४/४,२४/५,२४/६ मु.क्र. ३२५ क्षेत्र ५८.७४ चौ.मी. यात निबंधकीय अक्षेपक परवानगी प्राप्त झाल्याने २० वर्षांचा नोंद दस्तिय ई.ई.क्र. ९६३ दि. १७/०५/१९८९ रु. ६०००/- नुसार सह निबंधक जयदुर्गा को ऑप हाऊ सो मध्ये कडुजी खोब्रागडे यांच्याने नोंद.		H प्रमोद रामराव घवघवे	करारनामा क्र.४२८६३ प्रमाणे सही- २३/१२/२०२१ ना.दु.नि. सह दुय्यम निबंधक अधिकारी क्र.३ नागपूर

दि निबंधक पत्रिका (नियम १२/२३/२०२१ ८:०५:४१ PM रोजी) डिजीटल स्वाक्षरीने तयारी असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
निबंधक पत्रिका वास्तवादीत दिनांक ३/१/२०२२ ८:३८:०० PM
तपशील पडताळणी साठी http://easteaid.aid.nishaidhani.gov.in/DSR/PropertyCard या संकेत स्थळावर जाऊन ४९१७१०००१४२०४४४ हा क्रमांक भरावा.

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SEAL OF THE JOINT SUB-REGISTRAR

Nagpur Improvement Trust

PBR No. : 2531431
2531432

APPENDIX 'D-1'

Form for Sanction of Building Permission & Commencement Certificate
u/s 45 of M.R.T.P. Act

2021123322

Name of the Person	Mr. DEVRAO GOVINDRAO RAUT
Address of Applicant	252/2 GANDHI LAYOUT KATOL ROAD NAGPUR
Permit No. :	B.E (NORTH)/ Case No. BUL-G-08023000/ Tracking No. 2021123322/ 838 Date : 11/1/2022
Site of Proposed Work, Plot No. :	3
Mouza & Khasra :	Zingabai Takli-27/1
Layout Name :	Raut Layout (Malik Makbhuja) Zingabai Takli-27/1

Sir, With reference to your application number BUL-G-08023000 dated 03-DEC-2021 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out Development Work/ Building Permission.The Commencement Certificate and Building Permission is granted under section 45 of M.R. & T.P. Act to construct in accordance with the sanctioned plan subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then The Chairman, NIT may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate, Provided that no such renewal shall be necessary if the work is commenced within the penod of valid permission i.e. work up to plinth level is completed or where thay is no plinth up to upper level of lower basement or still as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT.If any construction is carried out in contravention of the sanctioned plan the NIT may require it to be demolished or altered in such a manner as it may deem fit.

6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued.

7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" of U.D.C.P.R. to the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed Appendix "H" of U.D.C.P.R. The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in Appendix "G" of U.D.C.P.R.This certificate shall be accompanied by 3 sets of plans of completed development.The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9 Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution

10 W.C, Bath & washing places shall conform to requirement contained in U.D.C.P.R.

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11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for disposing rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's letter for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made Chapter 12 of U.D.C.P.R. through licensed plumber as mentioned in 12 above and completion Notice in form "G" duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.The Developer shall install Display Board on conspicuous place as per the clause no 2.8.3 of U.D.C.P.R.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or him to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 21 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act,1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done.

23. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3A of U.D.C.P.R. and as per Clause 80 of Indian Electricity Rules 1956.

24. This permission is subjected to the conditions mentioned in Regularization Letter, Release Letter, Development Agreement, NOC of Chief Fire Officer, NOC of Airport Authority, court Orders etc. whichever is applicable.

25. The Lanowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

26. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconformity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of The Chairman, NIT in this regard shall be final.

27. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

28. The building construction shall be completed under the supervision of Licensed Civil Engineer/Architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

29. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

30. The Provisions of the Unified Development Control and Promotion Regulations for Nagpur Improvement Trust, Nagpur shall be binding on the Owner/Developer.

Enclosure : One Copy / ~~One Set~~ of Sanctioned Plan

2021120722

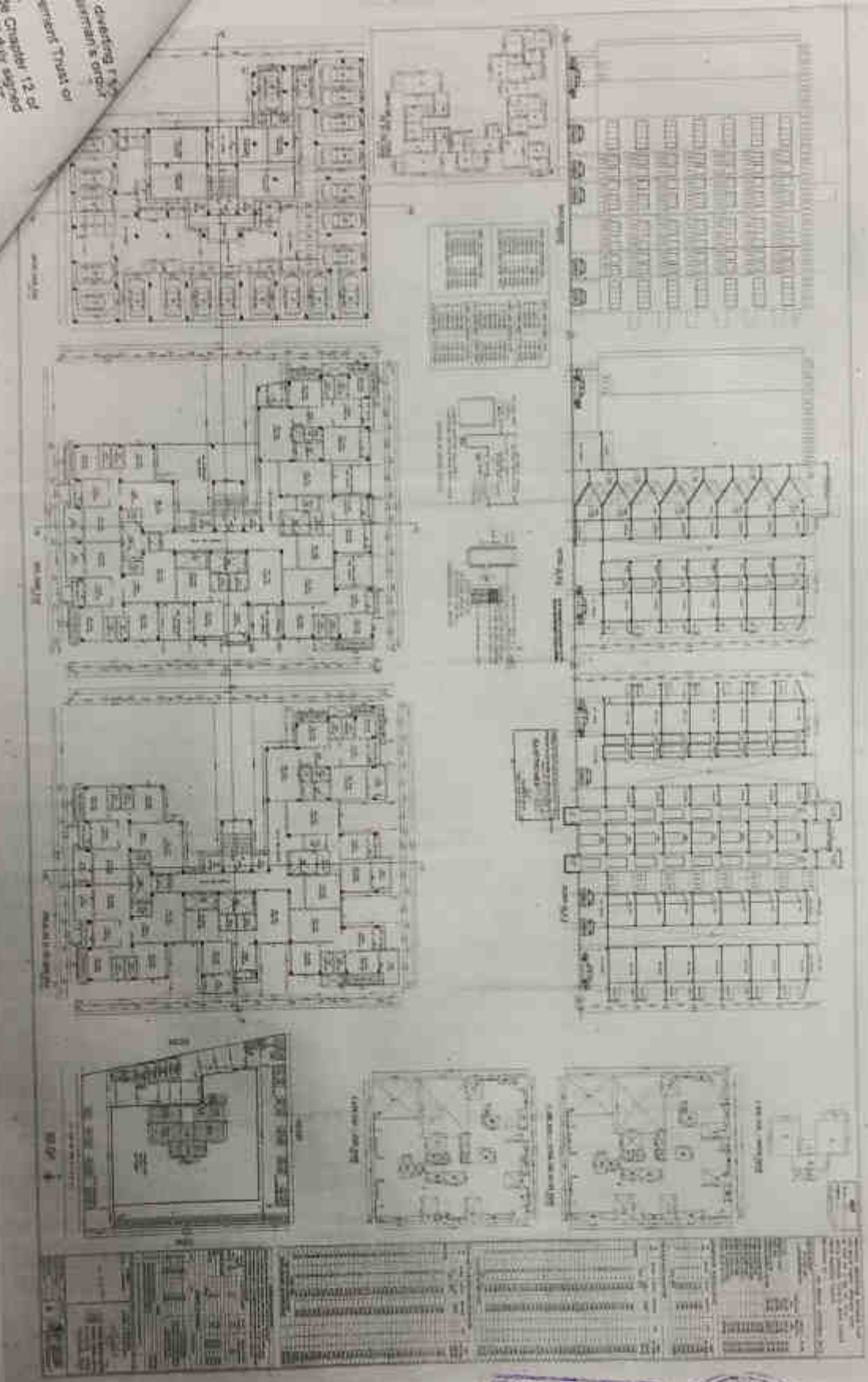
Date of Generation : 31/12/2021

(S.S.KASHYAP)
Building Engineer (N)
Nagpur Improvement Trust, Nagpur

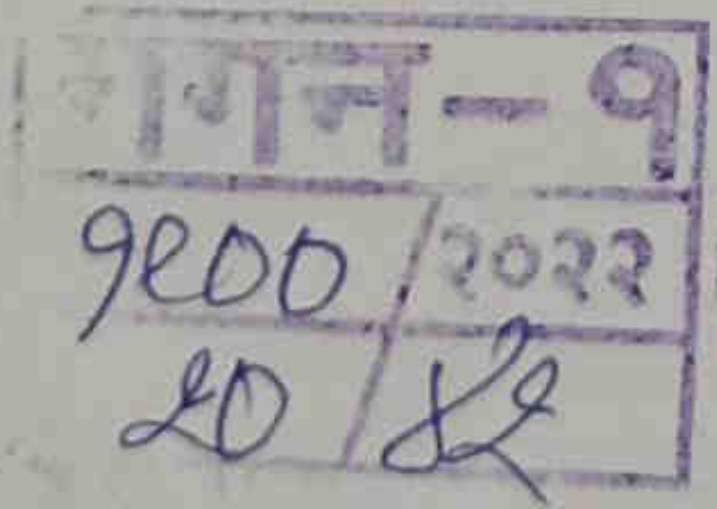
Copy to : -

1. The Divisional Officer, North Division Vaishali Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

-Sd-
(S.S.KASHYAP)
Building Engineer (N)
Nagpur Improvement Trust, Nagpur



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SEAL OF THE JOINT SUB-REGISTRAR CALCUTTA
OFFICE CITY NO.1
संयुक्त निबंधक, कार्या-२ कलकत्ता

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 4

दस्त क्रमांक : 2182/2022

नोंदणी :

Regn.63m

गावाचे नाव : टाकळी (झिंगाबाई)

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	19000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	20748000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन , इतर माहिती: , इतर माहिती: मौजा झिंगाबाई टाकळी पहन 11 शीट क्र 32 नमुक्र 39 मधील खसरा क्र 27/1 मधील प्लॉट क्र 3 एकुण आरजी 1496.916 चौ मी विभाग क्र 46.546/32 पेज न 1056 दर 13860 मुंठेवारी((C.T.S. Number : 38 ;))
(5) क्षेत्रफळ	1496.916 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवराव गोविंदराव राऊत वय :-70 पत्ता :-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: झिंगाबाई टाकळी नागपूर, महाराष्ट्र, नागपुर. पिन कोड :-440014 पॅन नं :-AFRPR3350M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे आर. बी. कंस्ट्रक्शन कंपनी तर्फे भागीदार अनोल लक्ष्मणराव बांडेये , वय :-40; पत्ता :-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 111 महेश नगर नागपूर, महाराष्ट्र, नागपुर. पिन कोड :-440013 पॅन नं :-ABBFR8346N 2): नाव:-मे आर. बी. कंस्ट्रक्शन कंपनी तर्फे भागीदार प्रणय देवराव राऊत , वय :-40; पत्ता :-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 252/2 दत्त नगर, काटोल रोड नागपूर, महाराष्ट्र, नागपुर. पिन कोड :-440013 पॅन नं :-ABBFR8346N
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	04/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2182/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1244900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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