

(18) THAT the Developer shall have full liberty to advertise for the sale of the Built-up spaces excluding the apartments chosen to be retained by the Owners i.e. additional newly constructed apartments as mentioned above out of the Multistoreyed building proposed to be constructed on the said Plot of land Togetherwith the Undivided proportionate Percent share for all the Apartments in the said Portion/Piece of land to the intending buyers and it shall also have absolute right, power and authority to receive all moneys from such buyers being the agreed sale price there for and to retain and appropriate the same in it's absolute discretion. The Owners/Consentor shall not be entitled to share any part of the same, nor shall it question the accountability thereof in any manner whatsoever.

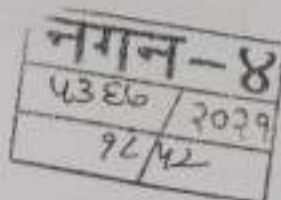
(19) THAT the Developer shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing a Public Notice in the News Papers or by any other manner as the Developer may deem fit and on receiving any such objections the Developer shall be entitled to call upon the Owners/Consentor to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Owner agree with the Developer and/or the prospective buyers to get the same freed and discharged from all such burdens.

(20) THAT the Developer hereby allowed and permitted to commence, carry on and complete the construction of the proposed building upon the said Plot of land hereby agreed to be developed/sold and it shall have absolute right and full authority and power to develop the said land in accordance with the sanctioned Plans or the revised Plan as may be sanctioned by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and also have absolute authority, power and right to retain and deal with and transfer by way of sale the various built-up spaces in the proposed building to the prospective buyers for such price as it may fix or agree upon in its absolute discretion, excluding apartments chosen to be retained by the Owners.

(21) THAT the draft of Agreement to Sell and Sale Deed(s) or any other documents necessary to complete the transfer of the property hereby agreed to be developed/sold shall be got prepared by the Developer at its own costs.

(22) THAT the Owners/Consentor shall sign and execute a fresh Deed of Declaration for the newly constructed Apartments Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 and also various Apartment Deeds in favour of each such prospective individual buyer(s) as may be nominated by the Developer, provided however that the entire cost of Stamp Duty and Registration Fees etc. payable thereon is borne and paid by the Developer/Prospective Buyers. That all the prospective Purchasers of additional apartments/flats shall become members of the Owner society.

(23) THAT the Owners/Consentor shall execute an irrevocable General Power of Attorney empowering and authorising the Developer to sign/execute various Agreements



to Sell, Sale Deeds, Deed of Declaration, various Apartment Deeds, Correction Deeds, Supplementary Agreements, Applications, Affidavit, declarations required for the execution and registration of such documents and all other kinds of documents on their behalf and also to carry out and observe all the obligations on their part herein contained or otherwise required by law and to do all things necessary to complete the transfer of the property hereby agreed to be developed/sold and this power will not be withdrawn or revoked by the Owners/Consentor until the transactions envisaged herein is completed in all respects, subject to the Developer complying with the terms and conditions of this Agreement. However the Owners/Consentor shall not incur any monetary responsibility arising out of the nomination of the Attorney. That Stamp duty, Registration Fees, Advocate fees and all expenses towards power of Attorney shall be borne by Developer.

(24) THAT the permission to commence and carry on the construction of the proposed building hereby granted by the Owners/Consentor is merely in the nature of a LICENCE and the same shall in no case be construed as actual delivery of possession within the meaning of Section 53(A) of the Transfer of Property Act, 1882.

(25) THAT the Owners/Consentor and developers agree to pay and discharge all their Income Tax, Wealth Tax, Capital Gain Tax liabilities if any, arising out of this transaction.

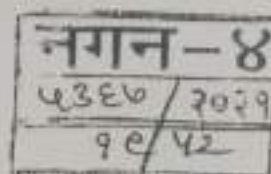
(26) THAT this Agreement is subject to Jurisdiction of the Competent Civil Court at NAGPUR.

(27) THAT, after building plan is duly sanctioned by the Development Authority the Developer shall inform Owners/ Consentors and agreed to give two months time period for vacating the Apartments.

(28) THAT the Developer has agreed to provide the amenities in the building to be constructed in accordance with this agreement. The amenities appended hereto as ANNEXURE-A

(29) It is agreed that the Developer shall create a fund for the maintenance of society and of the building in future. Contribution for the corpus fund shall be made in the following manner:

The developer shall pay to the society a total of 24,00,000/- towards the maintenance fund. This is approximately RS 2,00,000/- per existing member, being total 12 members. This amount shall be paid by the developer in the maintenance society's bank account at the time of Registration of Deed of Apartment of original members. The developer shall recover the contribution of Rs. 2,00,000/- from each prospective new purchasers / members at the time of execution of their sale deeds and hand over the same to the maintenance society.



(30) It is agreed that in addition to providing Apartment to each of the ^{Owner} ~~Consentor~~ the Developer shall pay an amount of Rs. 4,00,000/- per member to each ^{Owner} ~~Consentor~~ individually towards one time hardship compensation. Payment of the said amount shall be made in the following manner:

Rs. 2,00,000/- to each existing member at the time of signing development agreement and balance 2 lacs to each member in form of PDC dated 6 months from the date of vacant possession.

(31) THAT on registration of the Sale Deed(s), the Owners/Consentor agree to render necessary assistance in obtaining the mutation of the respective undivided proportionate share and interest in the said Piece of land in favour of each such individual prospective buyers in all relevant records.

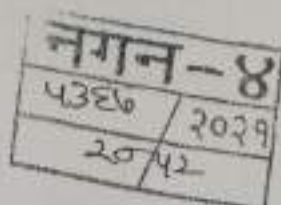
(32) THAT the Developer also agrees to pay charges of M.S.E.D.C.L. for obtaining electric and Water Meter charges. In the like manner the Owners/Consentor do hereby allow and permit to Developer to install a Transformer for supply of Electricity to the Owners/Consentor of the proposed Multistoreyed Building as per the Rules and Regulations of the M.S.E.D.C.L. However the expenses required for such installation shall be borne and paid by the Developer/Prospective purchasers to the concerned Department.

(33) THAT the Developer shall be liable to pay all charges and deposits for obtaining Sewer, Water and Electricity connections and meters in the proposed building. The Developer shall pay the installation of electric and water meter meters.

(34) THAT terrace of the proposed building shall always belongs to all the apartment Owners/Consentor and they shall have absolute right and full authority to use the same in their absolute discretion.

(35) THAT the Owners/Consentor do hereby assure the Developer that they have not entered any agreement before execution of this agreement and this is the first agreement they have executed with the Developer.

(36) It is agreed by the Developer that it shall take all such effective and lawful steps for obtaining the consent of Kulkarni family. However if no such consent is received, appropriate steps shall be initiated as contemplated under Maharashtra Cooperative Societies Act required for redevelopment of the property. All the expenses for procuring the permission of the authorities under Cooperative Societies Act as well as expenses required to be incurred for procuring the Consent shall be borne and paid by the Developer. The Consentors and or Owner shall in no way be responsible for any such payment. It is however agreed by the Owners/Consentor that all possible assistance and cooperation shall be rendered by them in obtaining the permission of the authority mentioned above.



(37) It is further agreed by the parties that time shall be essence of contract and the Developer shall discharge his duty in time stipulated in the foregoing paras. Failure of the Developer to do so in the stipulated period or the extended period as mentioned in Para 2 above shall ipso facto terminate this agreement without any notice by the Owners/Consentor to the developer

(38) That the Developer shall not give any security deposit, brokerage.

Annexure A
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 4 in Block - B out of the sanctioned layout of the Scientific Co-operative Housing Society Limited, Nagpur, containing by total admeasurements 1195.37 Sq. Mtrs. (i.e. 12867 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 4/1, 4/2, 7/2, 25-26/1-4 of Mouza - AJNI, bearing Corporation House No. 143/2, City Survey No. 578 & 579 and Sheet No. 9 of Mouza - AJNI, situated at Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	40 FT. WIDE ROAD.
ON THE WEST	-	PLOT NO. 3 IN BLOCK "B"
ON THE NORTH	-	30 FT. WIDE ROAD.
ON THE SOUTH	-	CONSERVANCY LANE & PLOT NO. 5 IN BLOCK "B"

IN WITNESS WHEREOF the OWNERS/CONSENTOR and the DEVELOPER herein above named have here to set their respective hands and signed this DEED OF AGREEMENT OF RE-DEVELOPMENT at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv Ashwin Patil as per instructions of the parties hereto

WITNESSES :-



(1) *[Signature]*



1)

(SMT. ROHINI SUDHAKAR KALE)



Mrs. Rohini S. Kale



(2) *[Signature]*

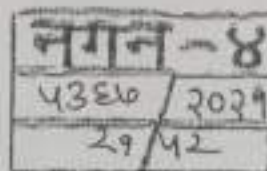


2)

(VINEET VINAYAK KHER)



Vineet Kher





X X X X



3)

(NARENDRA BABURAO SATPUTE)

Partner of Delta Developers

As a duly Constituted Attorney for (3-A) Mr. Rajeshwar Gopal Bhakey and (3-B) Mrs. Girija Jitendra Joshi (before marriage name Girija D/o Gopal Bhakey)



Mrs. Usha Jankhedar



4-A)

(SMT. USHA PRABHAKAR J. KHEDKAR)



Mangesh J. Khedkar



4-B)

(MR. MANGESH PRABHAKAR J. KHEDKAR)



Sunita D. Kulkarni



5-A)

(MRS. SUNITA DATTATRAYA KULKARNI)



Amitabh Dattatraya Kulkarni



5-B)

(AMITABH DATTATRAYA KULKARNI)

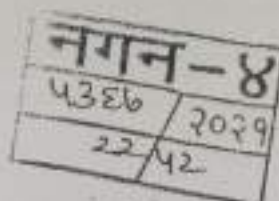


Ashutosh Dattatraya Kulkarni



5-C)

(ASHUTOSH DATTATRAYA KULKARNI)





5-D)

Abhi



(ABHIJEET DATTATRAYA KULKARNI)



6-A)

Chandrika



(SMT. CHANDRIKA PRANSHANKAR JOSHI)



6-B)

Jignesh Joshi



(MR. JIGNESH PRANSHANKAR JOSHI)



7)

Deepak



(DEEPAK DATTATRAY SHAVE)



8)

सौ संध्या परसोदकर



(SMT. SANDHYA KRUSHNARAO PALSODKAR)



9)

Rajiv Raole



(MR. RAJIV VINAYAK RAOLE)



10)

X X X X



(MR. PRASAD RAMESH KOTESHWAR)



नगन-४	
५३६०	२०२९
२३	५२





11)

(BASANTKUMAR ANANTLAL TIWARI)



12)

(NITIN DAMODAR LABHE)
OWNERS
FOR STATE BANK OF INDIA SUPERVISING
OFFICIAL'S "SAPHALYA" CO-OPERATIVE
HOUSING SOCIETY LTD, NAGPURSBI SUPERVISING OFFICIAL'S
SAPHALYA CO-OP. HSG. SOC.

Secretary

DEEPAK BATTATRAY BHAYE
(~~GOVINDARAO BHAYE~~)Hon'ble ~~President~~ SECRETARY
CONSENTER

FOR M/S. DELTA DEVELOPERS

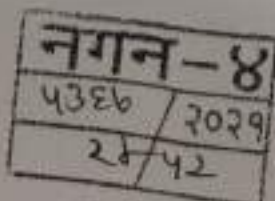


1)

(NARENDRA BABURAO SATPUTE)

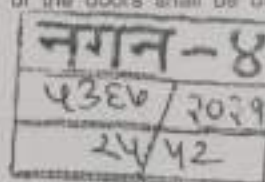


2)

(JEEVAN GULABRAO GHIME)
Partners
DEVELOPER


ANNEXURE -A**PROPOSED PLAN / SPECIFICATIONS AND AMINITIES**

1. The developers agreed to provide without any cost, one number three bedroom flat each to all the owners in the newly constructed building. Keeping the position of the owners same. Members accept that all the owners will be escalated ~~by 2000~~ floors as ground floor has to be left for parking. The floor plan is attached with this offer letter.
2. The developer shall be entitled to construct additional flat and will have the right to sell them out.
3. The developer shall obtain all required permission from local authorities and bodies at his own cost.
4. The owners have to be given a time period two months for vacating the flat from the date of notifying by the developer, after the building plan is sanctioned.
5. The developer shall provide dedicated Ear marked car parking to all the existing owners. This parking space should be convenient for manoeuvring the vehicle.
6. Two elevator of 5 or 6 person or more capacity of Schindler or Johnson make (one lift of 8 person capacity).
7. The developer agreed to install electronic surveillance system installed for entrance, parking area and corridor and not for individual apartment.
8. Electric transformer (if needed). Electric meter, water meter shall be installed by the developer at his cost and any deposit towards any of this above to be borne by the developer.
9. Developer shall provide on grid Electric Solar Panel on portion of Terrace mounted on solid support structure. The capacity of Solar power system would be between 10KW, which shall be enough to cover common electrification like common area lightings, pumps, lift backup etc
10. Developer to install CCTV security system with adequate camera coverage, which shall cover main entrances, ground floor lobby and parking.
11. Apart from all electrification plan given, Developer shall provide wire and cables for intercom, TV cables for cable TV and optic data cable (for example Jio fibre). These shall have adequate points in the main hall and bedrooms
12. One Guard Room and one Guest Toilet to be provided on Ground Floor. The ownership of Guard Room, Guest Toilet on Ground Floor should lie with the residents.
13. Developer agreed to make only provision for connection of solar water heater system and hereby specifically clarify that no solar water heater system shall be installed by the developer.
14. Rain water harvesting facility to be provided.
15. Emergency power supply for at last one elevator should be provided, and wiring for inverter should be provided.
16. The construction shall be A + class construction.
17. The building shall be made R.C.C. columns frame structure. All the external wall shall be 230mm thick and all the internal partition wall with in the flats shall have 100-155mm thick in cement bricks.
18. Funty cement plaster 12mm thick min shall be provided for all the internal room and for slap loft etc. internal wall shall be provided with three coats of plaster paint wash and external wall shall have ACE/other such brands of paints.
19. False ceiling with POP in the all room shall be provided in newly construction apartment.
20. Main entrance doors shall have teak wood door frame with teak wood panelled shutters. For all others doors, the frames of the doors shall be of good quality concrete frames.



21. Developer shall provide door for Foyer having suitable visibility, grill for security and good design. Such door to be made of plywood / wood cum grill.
22. All the windows and ventilators shall be made of aluminium section glazed shutter with M.S. grill with oil paint with mosquito Net.
23. Vitrified Tiles Flooring Johnson or Equivalent For all the rooms and internal passages marble/vitrified flooring shall be provided for staircase landing etc.
24. There should be three bath room in each flat two with master bed room and one common. With one western & one Indian style or as per owners choice. Western WC will be wall mounted types. Bathroom and sanitary fitting shall be of Jaguar / Johnson make.
25. Antiskid ceramic tiles shall be provided for bathroom flooring & glazed tile up to the height of ceiling.
26. For plumbing PVC pipes of class I grade ISI mark should be used.
27. To ensure the continuous water supply from Nagpur Municipal Corporation an overhead tank and underground tank required capacity and the arrangement of pump and pumping shall be provided. The provision of well/bore well shall be made.
28. Electrification shall be provided of concealed PVC pipe with Fire proof copper wire of suitable gauge as per rules and regulation. Plano L&T/ Havells / Legrand switches of good quality, plug points shall be provided each room shall have minimum two light point, one fan point (two in hall) 2 plug points along with good earthing and lighting arrester arrangement. All bed room should have additional plug point for cooler & AC. Water heater provision to be provided at bath rooms. 3-4 extra power points to be provided in the kitchen for fridge, RO, microwave, mixer grinder etc.
29. The wash area should have water and electricity arrangement for washing machine.
30. To the extent possible VASTU to be take in consideration. Ventilation arrangement should be proper. Natural light should be take care of as much as possible.
31. RCC Design to be done based on IS456 specification, for wind speed IS875 to be considered and IS1983 for seismic criteria.
32. Developer to appoint lawyer / agency at his cost for compilation / assistance / pendency completion of all society documentation process which are necessary for the redevelopment project. In case of deficiency / correction in documentation, society shall extend full cooperation to get the work complete.
33. Developer to hire expert having working knowledge of Co-operative / Society redevelopment process and ensure that the process adheres to recent formalities / regulations.
34. Allotment of Flats. Developer agrees to allot any 3 floors to existing members. Each floor having 4 flats hence total 12 flats on any three floors. Further allocation of flats among these 12 flats shall be done by the society members among themselves and inform the developers.

FOR M/S. DELTA DEVELOPERS



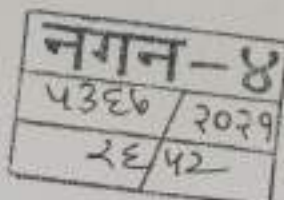
1)

N. Satpute
(NARENDRA BABURAO SATPUTE)



2)

J. Ghime
(JEEVAN GULABRAO GHIME)
Partners
DEVELOPER





CHALLAN
MTR Form Number-6



GRN: MH003454218202122E		BARCODE: [Barcode]		Date: 09/07/2021-17:15:17		Form ID	
Department: Inspector General Of Registration				Payer Details			
Non-Judicial Stamp				TAX ID / TAN (If Any)			
Type of Payment: Duty on doc Voluntarily brought for Adjud IGR RoM				PAN No.(If Applicable): AAHFD5008J			
Office Name: NP/11 _JT DISTRICT REGI NAGPUR URBAN				Full Name: DELTA DEVELOPERS			
Location: NAGPUR				Flat/Block No. Plot No. 4			
Year: 2021-2022 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		Mouza Ajri Laxminagar Nagpur	
0030051701 Amount of Tax		3469200.00		Area/Locality		NAGPUR	
				Town/City/District			
				Pin		4 4 0 0 2 2	
				Remarks (If Any)			
				Adj Case No. 582021 Stamp Duty for development agreement of Plot No.			
				4 Mouza Ajri			
				Amount In: Thirty Four Lakh Sixty Nine Thousand Two Hundred R			
		34,69,200.00		Words: upees Only			
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				00040572021070912193		M08BEGDD5	
Cheque/DD No.				Bank Date		RBI Date	
				09/07/2021-05:15:59		12/07/2021	
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Scrub No., Date		191, 12/07/2021	
Department ID: [Stamp]				Module No.: 0423100471			
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							
<div style="display: flex; justify-content: space-between;"> <div> <p>Signature Not Verified</p> <p>Digitally signed by [Signature]</p> <p>CHALLAN DEFACED</p> <p>Date: 2021.07.13 16:18:45 IST</p> <p>Reason: Secure Document</p> </div> <div> <p>नगन-8</p> <p>4366/2029</p> <p>26/42</p> </div> <div> <p>[Stamp]</p> </div> </div>							
Sr. No.	Defacement No.	Defacement Date	Usend	Defacement Amount			
1	0001673731202122	13/07/2021-18:18:41	IGR377	3469200.00			
Total Defacement Amount				34,69,200.00			



पुणे, महाराष्ट्र

सह जिल्हा नियंत्रक, वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नागपूर शहर यांचे कार्यालय,
नविन प्रशासकीय इमारत क्र.२, ए-विंग, तिसरा माळ, सिव्हील लाईन्स,
नागपूर-४४० ००१

दुरध्वनी क्रमांक ०२०१२-२५३८७८०

e-mail ID- jdr.nagpurcity@ignmaharashtra.gov.in.

जा.क्र.का.७/अभि.प्र.क्र.५८/२१/२१४१/२०२१

दि. ०८/०६/२०२१.

अभिनिर्णय प्रकरण क्र.५८/२०२१

अभिनिर्णय

विषय:- महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३१ खाली अभिनिर्णित करणेबाबत.

संदर्भ :- आपला दिनांक १७/०६/२०२१ रोजीचा अभिनिर्णय मिळण्याबाबतचा अर्ज.

आपण विषयांकीत अर्जासोबत दाखल दस्ताचे प्रारूप / निष्पादित न केलेला दस्त, त्यासोबत दाखल केलेले पुरक कागदपत्रे व आपले म्हणणे याचे आधारे या प्रकरणात खालील प्रमाणे अभिनिर्णय कळविण्यात येत आहे.

अभिनिर्णय :-

अभिनिर्णयाकरिता या कार्यालयाकडे दाखल केलेले कागदपत्रे, पुरावे व दस्ताचा प्रारूप / निष्पादित केलेला मूळ दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसूची-१ चे अनुच्छेद-५(ग-अ) यात मोडतो.

सदरच्या सलेखातील मालमत्ता ही मौजा-अजनी, तह. नागपूर शहर, जि. नागपूर, सिटी सज्जे नं.५७८ व ५७९, शिट नं.९, खसरा क्र. ४/१, ४/२, ७/२, २५-२६/१-४, वाई क्र. ७५, मधिल प्लॉट क्र. ४, ब्लॉक - बी, मनपा घर क्र. १४३/३ असून एकूण आराजी ११९५.३७ चौ.मि. इतके आहे.

सदर प्रकरणी दाखल दस्त हा पुर्न विकसन करारनाम्याचा आहे. त्यातील मिळकतीचे योग्य मूल्यांकन करून मिळणेबाबत अर्जदार यांनी विनंती केलेली आहे.

या कार्यालयातील सहाय्यक नगर रचनाकार यांनी दिनांक २५/०६/२०२१ रोजी आपला मूल्यांकन अहवाल या कार्यालयास सादर केलेला आहे. त्यामध्ये नमूद (अ) विकसनकर्त्याला मिळणाऱ्या हिश्याचे मूल्य (मूल्यांकन अहवालातील १७ (अ) चे मूल्य रु.६,९३,८३,१७९/- इतके व (ब) सोसायटीच्या सभासदांना मिळणाऱ्या मोबदल्याचे मूल्य (मूल्यांकन अहवालातील १७(ब)(१) ते १७(ब)(१९) यांची बेरीज) रु.४,६३,२७,१७७/- इतके असल्याचे नमूद आहे. म्हणून मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र.३५१, दि.३१/०३/२०२० मध्ये उपरोक्त (अ) व (ब) पैकी जास्तीचे येणारे मूल्य, विकसन करारनामा सलेखाचे बाजारमूल्य समजून मुद्रांक शुल्क आकारण्यात यावे असे निर्देश असल्याने, विकसनकर्त्याला मिळणाऱ्या हिश्याचे मूल्य, रु.६,९३,८३,१७९/- समजा रु.९३,८३,५००/- ही रक्कम बाजारमूल्य म्हणून निश्चित करण्यात येत आहे.

वरील प्रमाणे स्थावर मालमतेचे निश्चित केलेले बाजारमूल्य रु. ६,९३,८३,५००/- एवढ्या मुल्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ अनुच्छेद-५(ग-अ) [वाचा-२५(ब)(१)] मध्ये मोडत असल्याने त्यात ५% प्रमाणे रु. ३४,६९,१७५/- चा मुद्रांक शुल्क देय आहे. मूळ सलेखास रु.निरंक ये मुद्रांक शुल्क दिलेला असल्याने आता अभिनिर्णयाकरिता दाखल विकसन करारनाम्याच्या सलेखास रु. ३४,६९,१७५/- चा मुद्रांक शुल्क देय आहे. सध्या अभिनिर्णय देण्यात येत आहे.

नगन-४
५३६७/२०२१
२६/५२



नगन-४
५३६७ / २०२१
३०/५२



- १) हा निर्णय महाराष्ट्र मुद्रांक अधिनियम-१९५८ चे कलम-५३ (अ) खालील तस्तुदीचे अधिन राहून देण्यात येत आहे.
- २) महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम २८ मध्ये नमूद केलेल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिकूल सर्व तथ्य व परिस्थिती याबाबी संलेखान पूर्ण पूर्ण व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तस्तुद संघर्षी अर्जदार यांनी अनुपालन न केल्यास कलम ६२ अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देण्यात येत आहे.
- ३) कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसूल-संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देण्यात येत आहे.
- ४) उपरोक्त आदेश मान्य नसल्यास आदेश मिळाल्याचे दिनांकापासून ६० दिवसांमध्ये रकम रु.३००/- भरून मा. नोंदणी उपमहानिरीक्षक व मुद्रांक उपनिबंधक, नागपूर विभाग, नागपूर यांचेकडे महाराष्ट्र मुद्रांक अधिनियम, १९५८ चे कलम ३२(ब) अन्वये अपिल दाखल करता येईल.



[Signature]
मुद्रांक जिल्हाधिकारी,
नागपूर शहर.

प्रति,

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भागोदार नरेंद्र बांधुराम सातपूत,
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नगन-४
५३६० / २०२९
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नगन-४	
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३२	५२



मालमत्ता पत्रक

प्रमाणित - अजनी

समुच्चय न. भु. अ. का. - न. भु. अ. का. - ३

पत्ता - नगपुर

मा. भु. अ. का.

कोट

पारमपत्रक

सामान्य विनियम अकारणीय विनियम पत्रक
सामान्य विनियम अकारणीय विनियम पत्रक

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४८९.२०

रोटी

सामान्य विनियम

सामान्य विनियम

सामान्य विनियम

सामान्य विनियम

सामान्य विनियम



दिनांक	विवरण	विवरण	विवरण (प) विनियम (प)	विवरण
०२/१५/२०१०	आदेशाने - मा. भु. अ. का. अकारणीय विनियम पत्रक आदेश क्र. १७/७-२/१९६२-६३ दि. २०/३/७५, अन्यथा वि. न. ७/२ मधील ४वी खंड १२८६७ चौ. फुट जागा अकारणीय पारमपत्रक प्राप्त झाल्याने 'क' वर्गीत नोंद	—	रोटी पत्रक 'क' वर्ग [श्री भास्कर रामचंद्र घोंदोरकर] फे. क्र. ८६३२	१०/७/२०१० १०/७/२०१० १०/७/२०१०
०२/१५/२०१०	खरिदीने - र. व. क्र. ४९८९ दि. १७/८/७९ अन्यथा क्र. १०२/मा. भु. अ. का. ४ चौ. खंड १२८६७ चौ. फुट जागा श्री भास्कर रामचंद्र घोंदोरकर यांचे कटुन खरिदीने नोंद	—	स्टेट बँक ऑफ इंडिया सुपरिन्टेंडिंग ऑफिसीयल को ऑप. डी. डी. सोसा. लि.	१०/७/२०१० १०/७/२०१० १०/७/२०१०
०२/१५/२०१०	खरिदीने - र. व. क्र. ४९९ दि. १७/८/७९ अन्यथा क्र. १३०००/मा. भु. अ. का. ४ चौ. खंड बरोल सामान्य अकारणीय विनियम पत्रक क्र. बी - १८८८ मा. भु. अ. का. ४ १००.३३ चौ. मि. प्रमाणभूत अकारणीय विनियम स्टेट बँक ऑफ इंडिया सुपरिन्टेंडिंग ऑफिसीयल को ऑप. डी. डी. सोसा. लि. यांचे कटुन खरिदीने नोंद	—	श्री विपक दादाबाय भावे ✓	१०/७/२०१० १०/७/२०१० १०/७/२०१०
०२/१५/२०१०	खरिदीने - र. व. क्र. ४९५ दि. १७/८/७९ अन्यथा क्र. १३०००/मा. भु. अ. का. ४ चौ. खंड बरोल सामान्य अकारणीय विनियम पत्रक क्र. बी - १८८८ मा. भु. अ. का. ४ १००.३३ चौ. मि. प्रमाणभूत अकारणीय विनियम स्टेट बँक ऑफ इंडिया सुपरिन्टेंडिंग ऑफिसीयल को ऑप. डी. डी. सोसा. लि. यांचे कटुन खरिदीने नोंद	—	श्रीमती जयश्री गंगाधर बंगळे श्रीमती संध्या कृष्णराव पंजमादेकर ✓	१०/७/२०१० १०/७/२०१० १०/७/२०१०

सत्यप्रतिनिधि

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मालमत्ता पत्रक

वेधाय/योग - अजनी

सालुकरने भू.मा.का - न.भू.अ.का.-३

जिल्हा - नागपूर

नगर भूमापन
प्रयोग

होव
जे.पे.

भातपत्रकार

सालुकरने दि.नं.२४/२०२९ मधील नगर भूमापन
नियमिती का. १४/२०२९ मधील नगर भूमापन

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दिनांक	सामग्री	नगर भूमापन (नं.) खंड (नं.) किंवा भू. (नं.)	संकेत (नं.)
०२/१५/२०२९	खरीदीने - र. व. का. ६४९ दि. ५/३/०८ अन्वये रु. १३०००/- मध्ये भू. का. ४ बी ब्लॉक मधील सामान्य अर्ध. मधील गाळा का. बी-३ पलीला गाळा क्षेत्र १००.३३ चौ. मि. प्रमाणपत्र अखिल हिस्सा सुपरफिशियल ऑफिसीयल को ऑप. होड. सोसा. यांचे पासून खरीदीने नेट	श्री विनायक योरेण्वर रावते ✓	५७९/२०२९ १५/३/२०२९ ०२/१५/२०२९
०२/१५/२०२९	खरीदीने - र. व. का. ६४९ दि. ५/३/०८ अन्वये रु. १३०००/- मध्ये भू. का. ४ बी ब्लॉक मधील सामान्य अर्ध. मधील गाळा का. बी-४ पलीला गाळा क्षेत्र १००.३३ चौ. मि. प्रमाणपत्र अखिल हिस्सा स्टेट बैंक ऑफ इंडिया सुपरफिशियल ऑफिसीयल को ऑप. होड. सोसा. यांचे पासून खरीदीने नेट	श्रील प्रसाद रमेश कोटेकर ✓	५७९/२०२९ १५/३/२०२९ ०२/१५/२०२९
०२/१५/२०२९	खरीदीने - र. व. का. ६४९ दि. ५/३/०८ अन्वये रु. १३०००/- मध्ये भू. का. ४ बी ब्लॉक मधील सामान्य अर्ध. मधील गाळा का. बी-५ दुसरा गाळा क्षेत्र १००.३३ चौ. मि. प्रमाणपत्र अखिल हिस्सा स्टेट बैंक ऑफ इंडिया सुपरफिशियल ऑफिसीयल को ऑप. होड. सोसा. यांचे पासून खरीदीने नेट	श्री वसंतकुमार शंभूराज तिवारी ✓	५७९/२०२९ १५/३/२०२९ ०२/१५/२०२९
०२/१५/२०२९	खरीदीने - र. व. का. ६४९ दि. ५/३/०८ अन्वये रु. १३०००/- मध्ये भू. का. ४ बी ब्लॉक मधील सामान्य अर्ध. मधील गाळा का. बी-६ दुसरा गाळा क्षेत्र १००.३३ चौ. मि. प्रमाणपत्र अखिल हिस्सा स्टेट बैंक ऑफ इंडिया सुपरफिशियल ऑफिसीयल को ऑप. होड. सोसा. यांचे पासून खरीदीने नेट	श्री रामेश्वर गोविंदराव लामे ✓	५७९/२०२९ १५/३/२०२९ ०२/१५/२०२९

सत्यप्रतिलिपि

२६/०२/२०२९
२६/०२/२०२९

नगर भूमापन अधिकारी नगर भूमापन अधिकारी

दिनांक. २६/०२/२०२९ मध्ये स्विकृत रु. १५०१

अखिली स्विकृत रु. १५०१

नगर भूमापन

शिस्तदार

नगर भूमापन अधिकारी रु. ३

नागपूर

नगन-४
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३४/५२



