Receipt (पावती)

267/4458 पावती Original/Duplicate
Wednesday,May 04 ,2022 नोंदणी क्र. :39म
1:31 PM Regn.:39M

पावती क्र.: 6558 दिनांक: 04/05/2022

गावाचे नाव: Chinchbhuvan
दस्तऐवजाचा अनुक्रमांक: नगन4-4458-2022
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मे. पुजा कन्स्ट्रक्शन्स तर्फे भागीदार क. 1 कृष्णकांत बाबुलाल प्रसाद , .

| | |
|---|---|
| नोंदणी फी | ₹. 30000.00 |
| दस्त हाताळणी फी | ₹. 600.00 |
| पृष्ठांची संख्या: 30 | |
| एकूण: | ₹. 30600.00 |

DELIVERED

आपणास मूळ दस्त ,बंधनेत्र प्रिंट,सूची-२ अंदाजे
1:49 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.5348000 /-
मोबदला रु.6150000/-
भरलेले मुद्रांक शुल्क : रु. 430500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0405202201329 दिनांक: 04/05/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001379002202223E दिनांक: 04/05/2022
बँकेचे नाव व पत्ता:

1 1

Name
Depart
NOTE:
सादर
लागी.

CHALLAN

MTR Form Number-6

| GRN | MH00 3790022022235E | BARCODE | Date | 03/05/2022-15:17:31 | Form ID | 25.1 |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AAJFP1925C |
| Office Name | NGP4_JT NAGPUR NO 4 SUB REGISTRAR | Full Name | POOJA CONSTRUCTIONS |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | City Survey No. 506 Amalgamated Plot No. |
| Account Head Details | Amount In Rs. | Premises/Building | 68-PART69-70-69-PART |
| 0030046401 Stamp Duty | 430500.00 | Road/Street | Mouza CHINCHBHUWAN |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | Nagpur |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 5 |
| | | Remarks (If Any) | |
| | | PAN2=AAJFN6590M~SecondPartyName=NEW INFRATECH~CA=6150000~MarketVal=6135000 | DIMENSIONS |
| | | | |
| | | | |
| | | | |
| | | | |
| | | Amount In Words | Four Lakh Sixty Thousand Five Hundred Rupees Only |
| Total | 4,60,500.00 | | |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572022050333832 | CKT5756906 |
| Cheque/DD No. | | Bank Date | RBI Date | 03/05/2022-15:24:21 | 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. : 9422112819

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



Print Date 03-05-2022 03:21:32

सह दुय्यम निबंधक - ४
४४५८ / २०२२
९ / ३०

THE JOINT SUB-REGISTRAR OF NAGPUR CITY NO. 4

| Department of Stamp & Registration, Maharashtra | |
|---|---|
| Receipt of Document Handling Charges | |
| PRN 0405202201329 | Date 04/05/2022 |
| Received from POOJA CONSRUCTIONS, Mobile number 9422112819, an amount of Rs.600/-, 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 04/05/2022 |
| Bank CIN 10004152022050401226 | REF No. IGANMTPCD1 |
| This is computer generated receipt, hence no signature is required. | |

नानि-४
४५८/२०२२
२/३०

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

# SALE DEED FOR ₹. 61,50,000/- ONLY
# (RUPEES SIXTY ONE LAKH FIFTY THOUSAND ONLY)
# MARKET VALUE ₹. 61,35,000/- ONLY

(Item No. 21.339 @ Rs. 15,440/- Per Sq. Mtrs. Mouza – Chinchbhuwan)

THIS DEED OF SALE is made at NAGPUR on this 4th Day of MAY, 2022 BETWEEN - **M/s NEW DIMENSIONS INFRATECH,** a Partnership Firm, having its Office at 11 Cosmopolitan Society, Somalwada, Wardha Road, Nagpur (Income Tax PAN – AAJFN6590M) and acting through its Authorised Partners **MR. KRISHNAKANT S/o BABULAL PRASAD,** Aged About 49 years, Occupation – Business, (Aadhar No 9478 8167 1251) (Mobile No. 9422112819), Resident of Cosmopolitan Society, Somalwada, Wardha Road, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR, hereinafter called the **VENDOR**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its PARTNERS, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the ONE PART.

**AND**

**M/s POOJA CONSTRUCTIONS,** a Partnership Firm, having its Office at 11, Cosmopolitan Society, Somalwada, Wardha Road, Nagpur (Income Tax PAN – AAJFP1925C) and acting through its Authorised Partners **(1) MR. KRISHNAKANT S/o BABULAL PRASAD,** Aged About 49 years, Occupation – Business, (Aadhar No. 9478 8167 1251) (Mobile No. 9422112819), Resident of Flat No. 302, Tulip, Shiv Elite Township, Shankarpur, Nagpur, Pin Code No. 441108, Tahsil – Nagpur Rural and District – NAGPUR, **(2) MRS. RUKHMINI W/o KRISHNAKANT PRASAD,** Aged About 47 years, Occupation – Business, (Aadhar No. 7115 6876 4436) Resident of Flat No 302, Tulip, Shiv Elite Township, Shankarpur, Nagpur, Pin Code No. 441108, Tahsil – Nagpur Rural and District – NAGPUR, hereinafter called the **PURCHASER**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as their respective heirs, legal representatives executors, administrators, successors and assigns of the OTHER PART.

नोंदणी – ४
8894/2022
2/30
THE JOINT SUB-REGISTRAR, CLASS-2 NAGPUR

WHEREAS ALL THAT Piece and Parcel of land bearing Plot Nos. 68 and 69-PART (Northern Portion), out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur containing by total admeasurements East-West 50.00 Feet and North-South 45.00 Feet thus equal to 2250 Sq Fts (i.e. 209.03 Sq. Mtrs.) being a portion of the entire land bearing Khasra No. 137 of Mouza – CHINCHBHUWAN, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 506 and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Smt. Manorama Rambihari Mishra having purchased the same by her from Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, by a Sale Deed Dated 03.04.1991, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. A1, Volume No. 1354 on Pages 90 to 91 at Registered Serial No. 3579(P) on 03.04.1991 and the same is also mutated in her name in all relevant records; AND

WHEREAS the aforesaid Smt. Manorama Rambihari Mishra lateron transferred/sold her aforesaid property bearing Plot Nos. 68 and 69-PART (Northern Portion), out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements East-West 50.00 Feet and North-South 45.00 Feet thus equal to 2250 Sq. Fts. (i.e. 209.03 Sq. Mtrs.) being a portion of the entire land bearing Khasra No. 137 of Mouza – CHINCHBHUWAN, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 506 and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR, by way of Sale to M/s New Dimensions Infratech, a Partnership Firm acting through its Partner Mr. Krishnakant Babulal Prasad, the Vendor named hereinabove, by a Sale Deed Dated 04.03.2016, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 260/2016 on 04.03.2016 and the same is also mutated in its name in all relevant records; AND

WHEREAS the aforesaid Plot Nos. 68 and 69-PART (Northern Portion) are covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001; AND

WHEREAS the aforesaid Plot Nos. 68 and 69-PART (Northern Portion) is also regularized by the Building Engineer (WEST), Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter to that effect in favour of Smt. Manorama Rambihari Mishra vide its Permit No. 557 Dated



21-06-2016 in Case No. 20030601870 and Layout No. 1900/CHICH/1782. As per the aforesaid Regularization Letter Dated 21-06-2016 the area of the said Plot Nos. 68 and 69-PART (Northern Portion) is shown and declared as 198.65 Sq Mtrs. Thus the area of the said Plot Nos. 68 and 69-PART (Northern Portion) is a present 198.657 Sq. Mtrs.; AND

WHEREAS in the like manner ALL THAT Piece and Parcel of land bearing Plot Nos. 70 and 69-PART (Southern Portion), out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements East-West 50.00 Feet and North-South 45.00 Feet thus equal to 2250 Sq. Fts (i.e. 209.03 Sq. Mtrs.) being a portion of the entire land bearing Khasra No. 137 of Mouza – CHINCHBHUWAN, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No 506 and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society Chinchbhuwan, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Mr. Krishnagopal Shivshambhu Tewary having purchased the same by him from Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, by a Sale Deed Dated 03.04.1991, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. A1, Volume No. 1354 on Pages 86 to 87 at Registered Serial No. 3577(P) on 03.04.1991 and the same is also mutated in his name in all relevant records; AND

WHEREAS the aforesaid Plot Nos. 70 and 69-PART (Southern Portion) are covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001; AND

WHEREAS the aforesaid Plot Nos. 70 and 69-PART (Southern Portion) is also regularized by the Building Engineer (WEST), Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter to that effect in favour of Mr. Krishnagopal Shivshambhu Tewary vide its Permit No. BE(W)1900(U/L)/6810/68 Dated 07.08.2008 in Case No. 200305311924 and Layout No. 1900/CHICH/1782. As per the aforesaid Regularization Letter Dated 07.08.2008, the area of the said Plot Nos. 70 and 69-PART (Southern Portion) is shown and declared as 198.65 Sq. Mtrs. Thus the area of the said Plot Nos. 70 and 69-PART (Southern Portion) is a present 198.65 Sq. Mtrs.; AND

WHEREAS the aforesaid Mr. Krishnagopal Shivshambhu Tewary left for heavenly abode on 06.09.2010 and consequent upon his demise/death, his aforesaid property bearing Plot Nos. 70 and 69-PART (Southern Portion) devolved upon his widow Smt. Mirarani Krishnagopal Tewary, two Sons namely (1) Mr. Mrinalkanti Krishnagopal Tewary & (2) Mr. Tarunkanti Krishnagopal Tewary and only daughter

नागपूर-४
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५/२०
THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR-2

Mrs. Swapna Tapaskumar Banerjee, jointly by way of intestate succession being only heirs of the deceased; AND

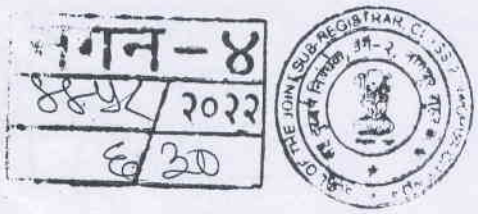
WHEREAS out of the aforesaid legal heirs of Late Mr. Krishnagopal Shivshambhu Tewary namely (1) Smt. Mirarani Krishnagopal Tewary, (2) Mr. Tarunkanti Krishnagopal Tewary and (3) Mrs. Swapna Tapaskumar Banerjee jointly lateron relinquished/released all their respective rights, titles and interest in respect of the aforesaid property in favour of Mr. Mrinalkanti Krishnagopal Tewary, by a Deed of Relinquishment/Release Dated 19.04.2011, which is duly registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Registered Sr. No. 2303 on 19.04.2011 and the same is also mutated in his name in all relevant records, AND

WHEREAS by an Agreement to Sell Dated 19.04.2011 the Mr. Mrinalkanti Krishnagopal Tewary has agreed to sell the aforesaid property bearing Plot Nos. 70 and 69-PART (Southern Portion), out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements East-West 13.71 Meters and North-South 14.49 Meters thus equal to 198.65 Sq. Mtrs. (i.e. 2138.27 Sq. Fts.) being a portion of the entire land bearing Khasra No. 137 of Mouza – CHINCHBHUWAN, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 506 and Sheet No. 78-A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR to Mr. Arvind Ramkrishna Thanekar, for a total consideration of Rs. 9,00,000/- (Rupees Nine Lakh) Only upon the several terms and conditions contained therein and the said Agreement to Sell Dated 19.04.2011, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2428/2011 on 21.04.2011 on payment of requisite stamp duty and registration fees payable thereon; AND

WHEREAS in pursuance of the said Agreement, the aforesaid Mr. Mrinalkanti Krishnagopal Tewary lateron has executed a General Power of Attorney relating to the aforesaid property in favour of Mr. Arvind Ramkrishna Thanekar on 20.04.2011, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2429/2011 on 21.04.2011; AND

WHEREAS the aforesaid Mr. Arvind Ramkrishna Thanekar has now dropped an idea to purchase the said property and he has decided to sell the same to any interest buyer; AND

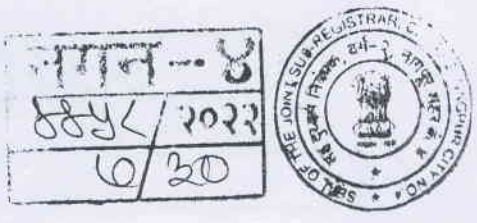
WHEREAS the aforesaid Mr. Mrinalkanti Krishnagopal Tewary acting through his duly constituted Attorney Mr. Arvind Ramkrishna Thanekar lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Plot Nos. 70 and 69-PART (Southern Portion), out of the layout of Smruti Gruha Nirman Sahakari



Sanstha Maryadit, Nagpur, containing by total admeasurements East-West 13.71 Meters and North-South 14.49 Meters thus equal to 198.65 Sq. Mtrs. (i.e. 2138.27 Sq. Fts.) being a portion of the entire land bearing Khasra No. 137 of Mouza – CHINCHBHUWAN, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 506 and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR, by way of Sale to M/s Vishvesh Constructions, Proprietary Concern acting through its Proprietor Mr. Ravindra Ganesh Khandway, by a Sale Deed Dated 12.06.2012, which is duly registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Registered Sr. No. 3731/2012 on 12.06.2012 and the said Sale Deed is duly consented and signed by Mr. Arvind Ramkrishna Thanekar in the capacity of "Consentor" called therein and the same is also mutated in its name in all relevant records; AND

WHEREAS during the course of time the aforesaid the then Owner M/s Vishvesh Constructions, Proprietary Concern acting through its Proprietor Mr. Ravindra Ganesh Khandway lateron transferred/sold its aforesaid property bearing Plot Nos. 70 and 69-PART (Southern Portion), out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements East-West 13.71 Meters and North-South 14.49 Meters thus equal to 198.65 Sq. Mtrs. (i.e. 2138.27 Sq. Fts.) being a portion of the entire land bearing Khasra No. 137 of Mouza – CHINCHBHUWAN, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 506 and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and Drstrict – NAGPUR, by way of Sale to M/s New Dimensions Infratech, a Partnership Firm acting through its Partner Mr. Krishnakant Babulal Prasad, the Vendor named hereinabove, by a Sale Deed Dated 30.12.2013, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 19/2014 on 01.01.2014 and the same is also mutated in its name in all relevant records; AND

WHEREAS, the Vendor named hereinabove lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 68 and 69-PART (Northern Portion) & Plot Nos. 70 and 69-PART (Southern Portion) into single unit. Considering its request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 68 and 69-PART (Northern Portion) & Plot Nos. 70 and 69-PART (Southern Portion) into single unit. And accordingly an Amalgamation Letter to that effect is also issued by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur in favour of M/s New Dimensions Infratech, a Partnership Firm acting through its Partner Mr. Krishnakant Babulal Prasad vide its Amalgamation Letter No. B.E.(W)/884 Dated 04.06.016. As per the said



Amalgamation letter Dated 04.06.2018, the said Plot numbers mentioned as 68-PART69-70-69-PART, containing by admeasurement 397.307 Sq. Mtrs. (i.e. 4276.61 Sq. Ft.); AND

WHEREAS as a result therefore the aforesaid M/s New Dimensions Infratech, a Partnership Firm acting through its Partner Mr Krishnakant Babulal Prasad the Vendor named hereinabove, has now become an exclusive, absolute and full Owner of the said property bearing Amalgamated Plot No. 68-PART69-70-69-PART, containing by admeasurement 397.307 Sq. Mtrs. (i.e. 4276.61 Sq. Ft.) with heritable and transferable rights therein and the same is also mutated in its name in all relevant records; AND

WHEREAS the Vendor hereinabove named lateron decided to develop the said Amalgamated Plot No. 68-PART-69-70-69-PART into a Residential Estate by constructing a Multistoreyed Building thereon. Accordingly it has prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Amalgamated Plot No. 68-PART69-70-69-PART and the same is also duly sanctioned by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. BUL-G-545687/Tracking No. 2021090225/504 Dated 13.04.2022; AND

WHEREAS for variety of reasons and other good causes the Vendor has now decided to sell the aforesaid property comprising Amalgamated Plot No. 68-PART69-70-69-PART to any interested buyer and to utilise the sale proceeds thereof in its best interests and for the benefit of its Firm; AND

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

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market rate, the Vendor agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of ₹. 61,50,000/- (Rupees Sixty One Lakh Fifty Thousand Only) upon the following terms and conditions.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

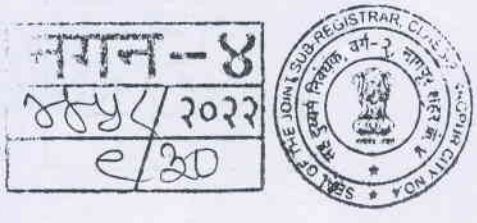
(1) THAT in consideration of a total sum of ₹. 61,50,000/- (Rupees Sixty One Lakh Fifty Thousand Only) paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge,



the Vendor as the full and absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the Purchaser ALL THAT Piece and Parcel of land bearing **Amalgamated Plot No. 68-PART69-70-69-PART**, out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements **397.307 Sq. Mtrs. (i.e. 4276.61 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 137 of **Mouza – CHINCHBHUWAN**, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 506** and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the schedule hereunder written **TO HOLD SAME TO AND UNTO THE PURCHASER** as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment Corporation Taxes, Society's Dues, Cesses, and all other outgoings etc levied thereon and payable upto date

**MANNER OF PAYMENT:**

| | | |
|---|---|---|
| ₹. | 5,00,000/- | (Rupees Five Lakh Only) paid by the Purchaser to the Vendor by online Bank transfer vide reference No. CTS1948871 on 03-05-2022 from State Bank of India, the receipt whereof hereby acknowledge by the Vendor. |
| ₹. | 10,00,000/- | (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor by Cheque No. 311471 Drawn on State Bank of India Manewada, Nagpur, the receipt whereof hereby acknowledge by the Vendor. |
| ₹. | 15,50,000/- | (Rupees Fifteen Lakh Fifty Thousand Only) paid by the Purchaser to the Vendor by Cheque No. 311472 Drawn on State Bank of India, Manewada, Nagpur, the receipt whereof hereby acknowledge by the Vendor. |
| ₹. | 15,50,000/- | (Rupees Fifteen Lakh Fifty Thousand Only) paid by the Purchaser to the Vendor by Cheque No. 311473 Drawn on State Bank of India, Manewada, Nagpur, the receipt whereof hereby acknowledge by the Vendor. |
| ₹. | 14,88,500/- | (Rupees Fourteen Lakh Eighty Eight Thousand Five Hundred Only) paid by the Purchaser to the Vendor by Cheque No. 311474 Drawn on State Bank of India, Manewada, Nagpur, the receipt whereof hereby acknowledge by the Vendor. |



| | | |
|---|---|---|
| ₹. | 61,500/- | (Rupees Sixty One Thousand Five Hundred Only) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor towards TDS (Tax Deduction of Source) @ 1% within a period of 7 (Seven) Days from the date of this Sale Deed |
| ₹. | **61,50,000/-** | **(TOTAL RUPEES SIXTY ONE LAKH FIFTY THOUSAND ONLY)** |

**(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-**

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT the Vendor further assures the Purchaser that the Property hereby sold is his separate and self-acquired property belonging to it alone having purchased the same by it exclusively from and out of its own earnings and savings and that none except it has acquired any manner of right, title and/or interest whatsoever in respect of the same.

Iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for it and without any fawful interruption or disturbance by any other person who-so-ever.

Iv) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any way on whereby it is debarred from transferring the same by way of sale to the Purchaser The Vendor further declares that there is no legal impediment of what-so-ever nature for transfer of the said property by it in favour of the Purchaser

v) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and their respective heirs legal representatives, executors and assigns etc. as may reasonably be required.

vi) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Society's Dues, Cesses and all other outgoings etc. levied on the property hereby sold and in the event it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

नगन – ४
४५८ / २०२२
१० / ३०

THE JOINT SUB-REGISTRAR CLASS

vii) THAT the Vendor has this day delivered the actual physical possession of the entire property to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

viii) THAT the Vendor will support any application made by the Purchaser for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all retevant records.

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

x) THAT in case the Purchaser is deprived of the whole or any part of, the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

xi) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

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

**SCHEDULE REFERRED TO ABOVE**
**(RESIDENTIAL)**

ALL THAT Piece and Parcel of land bearing **Amalgamated Plot No. 68-PART69-70-69-PART**, out of the layout of Smruti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, containing by total admeasurements **397.307 Sq. Mtrs. (i.e. 4276.61 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 137 of **Mouza – CHINCHBHUWAN**, Patwari Halka No. 43 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 506** and Sheet No. 781/A of Mouza - Chinchbhuwan, situated at Smruti Gruh Nirman Society, Chinchbhuwan, Nagpur, within the limits of the Nagpur Municipal Corporation, Ward No 75 in Tahsil and District – NAGPUR and bounded as under:

| | | |
|---|---|---|
| ON THE EAST | - | 9.00 MTRS. WIDE ROAD. |
| ON THE WEST | - | PLOT NOS. 62, 63 & 64. |
| ON THE NORTH | - | PLOT NO. 67. |
| ON THE SOUTH | - | PLOT NO. 71. |

नगन – ४
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९९/४०

OFFICE OF THE JOINT SUB-REGISTRAR, CLASS-2 नागपुर शहर क्र.-३ NAGPUR CITY NO. 3

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

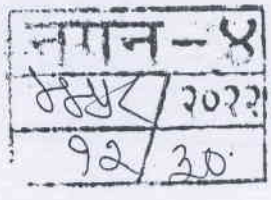
*Drafted by Adv. Mahesh Patel as per instructions of the parties hereto*

| SR. NO. | FINGER PRINT (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPHS | SIGNATURE & FULL NAME |
|---|---|---|---|
| 01 |  |  | FOR M/s NEW DIMENSIONS INFRATECH<br><br>(KRISHNAKANT BABULAL PRASAD)<br>Partner<br>VENDOR |
| 02 |  |  | FOR M/s POOJA CONSTRUCTIONS<br><br>1)<br>(KRISHNAKANT BABULAL PRASAD) |
| 03 |  |  | 2)<br>(MRS. RUKHMINI KRISHNAKANT PRASAD)<br>Partners<br>PURCHASER |

WITNESSES :-

| SR. NO. | FINGER PRINT (LEFT THUMB) | PASSPORT SIZE PHOTOGRAPHS | SIGNATURE |
|---|---|---|---|
| 01 |  |  | |
| 02 |  |  | |








प्रमाणित फेरफार क्र. ७५१२ दिनांक १३/०४/२०२२(आधार क्र. ०९५७२२०११५०८४६५)

## मालमत्ता पत्रक

506

| गाव/पेठ : चिखलोन | तालुका/न.भू.का. : न.भू.अ.३ नागपूर | जिल्हा : नागपूर |
|---|---|---|

| मालमत्ता क्रमांक | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या अकृषक सारा किंवा भाडेपट्ट्याचा तपशील आणि त्याच्या फेरतपासणी ची नियत वेळ |
|---|---|---|---|---|
| ५०६ | | ३३९६४.९३ | शेती | |

| सुविधाधिकार |
|---|
| हक्काचा गुळ धारक<br>वर्ष:२०१८ |
| पट्टेदार |
| इतर हक्क |
| इतर शेरे |

| दिनांक | व्यवहार | खंड क्रमांक | नवीन धारक(धा) पट्टेदार(प) किंवा भार | साक्षांकन |
|---|---|---|---|---|
| २४/११/२००८ | आदेशाने अति.तह. गैरकृषी कर आका.नाग. येथील रा.मा.क्र. ६/३२४७३/N.A.P. ३४/०८-०९ अन्वये ख.क्र. १३७ मधील भू.क्र. १६८, १७२ क्षेत्र २८३.०४० चौ.मि. दि. १४/०५/०८ रोजी गैरकृषी वापरास मंजूरी प्राप्त झाल्याने नोंद. | | H<br>[ स्मृती को.ऑप.हौ.सोसायटी फे.क्र. १२९८ शेती ऐवजी क ] | फेरफार क्र.१२९८<br>प्रमाणे<br>सही-<br>२४/११/२००८<br>न.भू.अ.क्रं.३,नागपूर |
| २४/११/२००८ | खरेदीने र.द.क्र. ५१ दि. १०/५/१९९८ अन्वये रू. ३३,०००/- मध्ये भू.क्र. १६८, १७१ क्षेत्र २८७.०४० चौ.मि. जागा स्मृती को.ऑप.हौ.सोस. यांच्या पासून खरेदीने नोंद. | | H<br>सौ. कुसूम गोपाळराव बोबटकर | फेरफार क्रं.१२९८<br>प्रमाणे<br>सही-<br>२४/११/२००८<br>न.भू.अ.क्रं.३,नागपूर |
| २९/११/२००८ | आदेशाने अति.तह. गैरकृषी कर आका.नाग. येथील रा.मा.क्र. ७/३२४६५/N.A.P. ३४/०८-०९ अन्वये ख.क्र. १३७ मधील भू.क्र. १६८ क्षेत्र १३२.४३० चौ.मि. दि. २२/८/०८ रोजी गैरकृषी वापरास मंजूरी प्राप्त झाल्याने क वर्गात रूपांतरित नोंद. | | H<br>[ स्मृती गृह निर्माण सह संस्था फे.क्र. १३०८ शेती ऐवजी क ] | फेरफार क्रं.१३०७<br>प्रमाणे<br>सही-<br>२९/११/२००८<br>न.भू.अ.क्रं.३,नागपूर |
| २९/११/२००८ | खरेदिने र.द.क्र. ७५/२ दि. २९/७/१९९१ अन्वये रू. ४७,५००/- मध्ये भू.क्र. १३७ क्षेत्र १३२.४३० चौ.मि. जागा स्मृती गृह नि. सह. संस्था यांच्या पासून खरेदिने नोंद. | | H<br>[ श्रीमती. विमला सुभाषचंद्र गुप्ता फे.क्र.६६९४ अन्वये ] | फेरफार क्रं.१३०८<br>प्रमाणे<br>सही-<br>२९/११/२००८<br>न.भू.अ.क्रं.३,नागपूर |
| २३/०२/२००९ | आदेशान्वये अति.तह. गैरकृषी कर आकारणी नागपूर येथील रा.मा.क्र. ६/३२८७८/एन.ए.पी.३४/०८-०९ अन्वये भू.क्र. १५८ क्षेत्र १३२.४३० चौ.मि. दि. १३/१०/०८ रोजी गैरकृषी वापरास मंजूरी प्राप्त झालेने क वर्गात रूपांतरित नोंद. | | H<br>[ स्मृती गृह निर्माण सहकारी संस्था फे.क्र. १४७३ शेती ऐवजी क ] | फेरफार क्रं.१४७३<br>प्रमाणे<br>सही-<br>२७/०२/२००९<br>न.भू.अ.क्रं.३,नागपूर |
| २३/०२/२००९ | खरेदीने र.द.क्र. १७५८ दि. २८/११/९१ अन्वये रू. ५५०/- मध्ये भू.क्र. १५८ क्षेत्र १३२.४३० चौ.मि. जागा स्मृती गृह निर्माण सह. संस्था यापासून खरेदी ने नोंद. | | ''<br>[ श्रीमती. सिंदाबाई सदाशिवराव शिंदे फे.क्र. १४७४ ] | फेरफार क्रं.१४७३<br>प्रमाणे<br>सही-<br>२७/०२/२००९<br>न.भू.अ.क्रं.३,नागपूर |
| २३/०२/२००९ | न्यायालयाचे आदेशाने श्रीमती सिंदाबाई सदाशिव शिंदे हे दि. २३/५/०३ रोजी मयत झालेने दि. २७/३/०२ चे मृत्यू पत्रान्वये भू.क्र. १५८ क्षे.१३२.४३० चौ.मि. नागप. श्री. गणेश -रामदेवराव शिंदे यांना दिल्याने नोंद. | | ''<br>[ श्री. गणेश -रामदेवराव शिंदे फे.क्र.६६३७ अन्वये ] | फेरफार क्रं.१४७४<br>प्रमाणे<br>सही-<br>२७/०२/२००९<br>न.भू.अ.क्रं.३,नागपूर |
| २३/०२/२००९ | आदेशान्वये अति.तह. गैरकृषी कर आकारणी नागपूर येथील रा.मा.क्र. ६/३२०२४/एन.ए.पी. ३४/०८ ०९ अन्वये ख.क्र. १५७ मधील भू.क्र. १२५ क्षेत्र १४६.०४० चौ.मि. दि. १५/७/०८ रोजी बिनशेती वापरास मंजूरी प्राप्त झालेने क वर्गात रूपांतरित नोंद. | | H<br>[ स्मृती गृह निर्माण सह संस्था फे.क्र. १४८६ शेती ऐवजी क ] | फेरफार क्रं.१४८५<br>प्रमाणे<br>सही-<br>२७/०२/२००९<br>न.भू.अ.क्रं.३,नागपूर |
| २३/०२/२००९ | खरेदीने र.द.क्र. १४३१ दि. २३/८/९१ अन्वये रू. २०,०००/- मध्ये भू.क्र. १२५ क्षेत्र १४६.०४० चौ.मि. जागा स्मृती को.ऑ.हौ. सोसायटी यांचे पासून खरेदीने नोंद. | | H<br>[ श्रीमती. गोदावरी जागोबाजी महाजन फे.क्र. १४८७ ] | फेरफार क्रं.१४८६<br>प्रमाणे<br>सही-<br>२७/०२/२००९<br>न.भू.अ.क्रं.३,नागपूर |



नमुना-४
४४५/२०२२
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THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR

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| २४/०८/२०२० | एकत्रीकरण पत्राने ईमारत अभियंता (प) नागपूर सुधार प्रन्यास यांचे कडील पत्र क्र/इ.अ.(प) ८८४ दि.०४.०६.२०१८ अन्वये धारक न्यू डायमेंशन इन्फ्राटेक तर्फे पार्ट कृष्णकांत बाबुलाल प्रसाद यांचे भूखंड क्र.६८,६९ पार्ट भू.क्र ७०/१ पार्ट क्षेत्र १९८.६५ चौ.मी क्षेत्र १९८.६५ चौ.मी चे एकत्रीकरण करून क्षेत्र ३९६.३०७ चौ.मी ची नोंद दाखल. | H न्यू डायमेंशन इन्फ्राटेक तर्फे पार्ट कृष्णकांत बाबुलाल प्रसाद | फेरफार क्र.६९१९ प्रमाणे सही- २७/०८/२०२० न.भू.क्र.अ.३.नागपूर |
| २७/०७/२०२० | खरेदीने र.दु.क्र.२९७१ दि.२८.०४.२०२० अन्वये श्री.श्रीकांत किरण निंभोरकर यांनी भू.क्र.६ क्षेत्र ५६७.७९९० चौ.मी भू.क्र.७ क्षेत्र १४९.७२२० चौ.मी एकुण क्षेत्र ३१६.७१८ चौ.मी विक्री केल्याने नोंद दाखल. | H भगत हाऊसिंग एजन्सी तर्फे भागीदार विपीन गुलाब भगत | फेरफार क्र.६९२१ प्रमाणे सही- २७/०७/२०२० न.भू.क्र.अ.३.नागपूर |
| २५/११/२०२० | बिनशेती आदेशाने रा.मा.क्र.०३२८/एन.ए.पी.३४/२० दि.१३/१०/२० अन्वये ख.क्र.५५७ भू.क्र १८८ क्षेत्र २०४.९२३० चौ.मी बाबत अकृषक आदेश झाल्याने क वर्ग नोंद दाखल. | H [ स्मृति गृह निर्माण सह संस्था फे.क्र.६९३३ अन्वये ] | फेरफार क्र.६९३२ प्रमाणे सही- २३/११/२०२० न.भू.क्र.अ.३.नागपूर |
| २३/११/२०२० | खरेदीने र.दु.क्र.५९३ दि.१८.०५.१९२३ अन्वये स्मृति गृह निर्माण सह संस्था यांनी भू.क्र १८८ क्षेत्र २०४.९२३० चौ.मी विक्री केल्याने नोंद दाखल. | H [ प्रबीरकुमार बोस फे.क्र.६९३४ अन्वये ] | फेरफार क्र.६९३३ प्रमाणे सही- २३/११/२०२० न.भू.क्र.अ.३.नागपूर |
| २३/११/२०२० | खरेदीने र.दु.क्र.४७७१ दि.२५.०३.२०२८ अन्वये प्रबीरकुमार बोस यांनी भू.क्र.१८८ क्षेत्र २०४.९२३० चौ.मी विक्री केल्याने नोंद दाखल. | H [ सुनील जितमल छाजेर ] [ संध्या दिपक नशिने ] [ जिनोदर दिवानचंद भुटानी फे.क्र.६९३५ अन्वये ] | फेरफार क्र.६९३४ प्रमाणे सही- २३/११/२०२० न.भू.क्र.अ.३.नागपूर |
| २३/११/२०२० | खरेदीने र.दु.क्र.२२९३ दि.५/०४/२०२० अन्वये सुनील जितमल छाजेर व इतर २ यांनी भू.क्र.१८८ क्षेत्र २०४.९२३० चौ.मी विक्री केल्याने नोंद दाखल. | H कॉ विशाल सूर्यभान भगत | फेरफार क्र.६९३५ प्रमाणे सही- २३/११/२०२० न.भू.क्र.अ.३.नागपूर |
| २७/०८/२०२० | अकृषक आदेशाने रा.मा.क्र.०४८४/एन.ए.पी.३४/२०२०-२१ दि.२६.०८.२०२० अन्वये ख.क्र.१३७ भू.क्र.१७५ क्षेत्र १३२.४३८० चौ.मी बाबत अकृषक आदेश झाल्याने क वर्ग नोंद दाखल. | H [ स्मृति गृह निर्माण सहकारी संस्था फे.क्र.६९८६ अन्वये ] | फेरफार क्र.६९८५ प्रमाणे सही- २४/१२/२०२० न.भू.क्र.अ.३.नागपूर |
| २४/१२/२०२० | खरेदीने र.दु.क्र.१२६ दि.११.१२.१९२६ अन्वये स्मृति गृह निर्माण सहकारी संस्था यांनी भू.क्र.१७५ क्षेत्र १३२.४३८० चौ.मी विक्री केल्याने नोंद दाखल. | H [ दिलीपराव गोपाळराव सांबारे फे.क्र.६९८७ अन्वये ] | फेरफार क्र.६९८६ प्रमाणे सही- २४/१२/२०२० न.भू.क्र.अ.३.नागपूर |
| २४/१२/२०२० | वारसाने विठ्ठलराव मधूजी सांबारे दि.३५.१२ १९२४ शकुंतलाबाई विठ्ठलराव सांबारे दि.१९.०५ १९३० अन्वये मयत झाल्याने वा.प्र.प.क्र.२०५०५४०३२९३६८४०७१५४८७९ दि.१२.१९.२०२० अन्वये वारस नोंद दाखल. | H [ मुकुंदराव दिलीपराव शांबारे फे.क्र. ६९८८ अन्वये ] | फेरफार क्र.६९८७ प्रमाणे सही- २४/१२/२०२० न.भू.क्र.अ.३.नागपूर |
| २४/१२/२०२० | वारसाने मुकुंदराव विठ्ठलराव सांबारे दि.०९.१०.५८ ला मयत झाल्याने वा.प्र.प.क्र.२०५०५४०३२५२८४७०३५४८७९ दि.१९.११.२०२० अन्वये वारस नोंद दाखल. | H [ शोभा मुकुंदराव सांबारे ] [ निखीलेश मुकुंदराव सांबारे फे.क्र.६९८९ अन्वये ] | फेरफार क्र.६९८८ प्रमाणे सही- २४/१२/२०२० न.भू.क्र.अ.३.नागपूर |
| २८/१२/२०२० | खरेदीने र.दु.क्र.२३८९ दि.२३०१ दि २४.०२.२०२० अन्वये शोभा मुकुंदराव सांबारे निखीलेश मुकुंदराव सांबारे यांनी भू.क्र.१५१ क्षेत्र १३२.४३८० चौ.मी विक्री केल्याने नोंद दाखल. | H अनिल रमेश कुमरे | फेरफार क्र.६९८९ प्रमाणे सही- २८/१२/२०२० न.भू.क्र.अ.३.नागपूर |
| १८/०९/२०२१ | बिनशेती आदेशाने रा.मा.क्र.९३०८/एन.ए.पी.३४/२०१५ १६ दि.२१.१२.२०१५ अन्वये भू.क्र.७१ क्षेत्र १३२.४३८० चौ.मी ब.क्र.५३७ बाबत अकृषक आदेश झाल्याने क वर्ग नोंद दाखल. | H [ [illegible] फे.क्र.७०१३ अन्वये ] | फेरफार क्र.७०३२ प्रमाणे सही- १९/०१/२०२१ न.भू.क्र.अ.३.नागपूर |
| १९/०५/२०२१ | खरेदीने र.दु.क्र.३१३९ दि.०८.०९.१९९२ अन्वये स्मृति गृह निर्माण सह संस्था मर्या नागपूर यांनी भू.क्र.७१ क्षेत्र १३२.४३८० चौ.मी विक्री केल्याने नोंद दाखल. | H [ मुरलीधर यशवंत फडके ] | फेरफार क्र.७०१३ प्रमाणे सही- १९/०५/२०२१ न.भू.क्र.अ.३.नागपूर |

नगन-४
४३५८/२०२२
१८/३०

| | | | | |
|---|---|---|---|---|
| १४/११/२०२२ | विशेष फेरफार वही - सह दु.नि नागपूर ८ यांचेकडील इ.स क्र. २७३६/२०१३ दिनांक १५/०८/२०१३ अन्वये इतर अधिकार छावणीचा ठ इतर व शासनी भू.क.२४३ ८१६ ही मे. जिल्हा फेरफाराने नोंद दाखल. | सह दु.नि.-नागपूर ८ २७३६/२०१३ १५/०८/२०१३ | H वदन बाबाजी रहाट | फेरफार क्र.७४६३ प्रमाणे सही- १९/०४/२०२२ न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर |

ई मालमत्ता पत्रक डिजिटली सहीत केलेले आहे

हे चिकटपत्रिका दिनांक ४/११/२०२२ ७:४२:०७ AM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मेलकत पत्रिका डाऊनलोड दिनांक ४/११/२०२२ १:५०:४७ PM
पडताळणी साठी http://aaplesetu.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन ०१५७१०००१९६२५६१ हा क्रमांक वापरावा.



नोंदणी - ४
४४५८/२०२२
१५/30

STATE OF THE JOINT SUB REGISTRAR, CLASS-2 NAGPUR

# Nagpur Improvement Trust

( Regularization of Unauthorised Construction/Plot/Layout )

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

Permit No. : 557 Dated : 21/6/16

Case No. : 20030601870 Layout No. : 1900/CHICH/1782

| | | | |
|---|---|---|---|
| Name of Applicant / Plot Holder | | SMT. MANORAMA RAMBIHARI MISHRA | |
| Address | | SHIV HEIGHTS,PLOT NO.B/103,BELTARODI ROAD,PRUTHAVIRAJ NAGAR,BESA,NAGPUR-34 | |
| Application No. & Date | | Application No.135723 dt. Aug 26.2002 | Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 26-AUG-2002 => Rs 1000.00 05-JAN-2011 => Rs 55685.00 |
| Mouza & Khasra | | Chichbhawan-137 | |
| Name of Layout | | Smurti Co-Op Housing Society | |
| Plot Number | | 68,PART69 | |
| Plot Area | As per Sale Deed | 208.9390 (Sq.m) | |
| | Regularized Area | 198.6570 (Sq.m) | |
| Built up Area Regularised | | .0000 (Sq.m) | |
| User for which the plot is regularised. | | Residential | |
| Plot Area to be surrendered to NIT | | 10.2820 (Sq.m) | |
| Area of Construction to be demolished | | .0000 (Sq.m) | |

**Subject to condition that N.O.C. be obtained from Airport Authority.**

## Schematic Plan

Reference :-

1) Plot Boundary Shown Thus

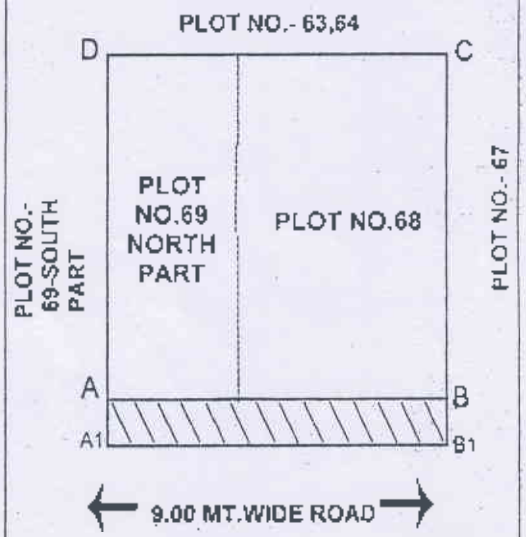
2) Area Surrendered to N.I.T. For Road Widening

DIMENSIONS OF PLOT IN METERS :-

A A1 = 0.75 MT.
B B1 = 0.75 MT.

| | | |
|---|---|---|
| AB | 13.710 | Mt. |
| BC | 14.490 | Mt. |
| CD | 13.710 | Mt. |
| DA | 14.490 | Mt. |

Scale:N.T.S.




नगन-४ ४४५/२०२२ १६/२०

PLOT AREA AS PER SALEDEED 208.9390 Sq. M.

DEDUCT AREA FOR M. TANGENT ..... Sq. M.

DEDUCT AREA UNDER ROAD WIDENING 10.282 Sq. M.

NET AREA REGULARIZED 198.657 Sq. M.

अर्जदाराने दिनांक १२.२००१ पुर्वी पाडण्यात आलेले व हस्तांतरीत करण्यात आलेले भुखंडाचा पुरावा व सादर केलेले हमीपत्र यांचे आधारे

**हे नियमितीकरण खालील अटी व शर्तींवर करण्यात येत आहे.**

१) महाराष्ट्र गुंठेवारी विकास (नियमाधीन करणे, श्रेणीवाढ व नियंत्रण) अधिनियम २००१ च्या कलम ५ (१) अन्वये हा भूखंड अकृषिक वापरामधे रुपांतर केले असल्याचे मानन्यात येते. म्हणून भूखंड धारकाने अकृषिक आकारणीची शुल्काचा भरणा तहसिलदार यांचे कडे करावा. परंतु या अधिनियमाचे कलम ३ (२) च नुसार नियमाधीन करण्यापुर्वी, जमिनिच्या किंवा इमारतीच्या संदर्भात अशा प्रकारे नियमाधिन करण्यापुर्वी त्याच्या धारकांकडे नसलेला असा मालकी हक्क किंवा दावा प्रदान केला जात नसल्याने नगर भुमापन कार्यालयाने आखिव पत्रिकेच्ये नोंद घेण्यपुर्वी रेकार्ड नुसार भूखंडधारकाची नियमितीकरणा पुर्वी शासन मालकी हक्काची तपासणी करुन आखिव पत्रिकेत नोंद घ्यावी.

अकृषक कराचा भरणा करुन शासनाचे सक्षम प्राधिकरणाकडुन अशी नोंद "आखिव पत्रिकेत" आल्यानंतर त्याची सांक्षांकीत प्रत जोडून नाहरकत प्रमाण पत्र/ नावाची नोंद / इमारत नकाशे इत्यादी करिता अर्ज नागपूर सुधार प्रन्यास येथे स्विकारल्या जातील.

२) हे नियमितीकरण यु.एल.सी./ सक्षम प्राधिकरण / न्यायालय / नगर भूमापन / व इतर ठिकाणचे दावे असल्यास भविष्यात त्याच्या निकालाचे अधिन करण्यात येत आहे. त्यावर या नियमितीकरणाचा प्रभाव राहणार नाही. तसेच अर्जदाराने दिलेल्या माहितीमधे काही अनियमितता / चुकीचे विवेचन लक्षात आल्यास हे नियमितीकरण रद्द झाल्याचे समजण्यात येईल.

३) अर्जदाराने नागपूर सुधार प्रन्यासचे नाहरकत प्रमाण पत्र घेतल्या शिवाय भूखंडाची विक्री/ तहाण/हस्तांतरण विक्रीपत्र करु नये.

४) पूर्व परवानगी शिवाय भुखंडाचे विभाजन / एकत्रिकरण व इमारतीचे बांधकाम करु नये. रितसर इमारत परवाना (परिशिष्ट ड ) घेवून बांधकामास सुरुवात करावी व परिशिष्ट 'फ' / 'ग' / 'ह' प्रमाने सुचना देवून बांधकाम पूर्ण झाल्यानंतर परिशिष्ट 'क' प्रमाणे इमारत भोगवटा प्रमाणपत्र प्राप्त करावे.

५) नकाशात-पिवळया रंगाने दाखविलेले बांधकाम काढण्याची प्रकीया तसेच रस्ताकरिता लागणा—या जागेचा ताबा अर्जदाराने ३० दिवसात नागपूर सुधार प्रन्यासला हस्तांतरीत करावयाचा आहे. मात्र तसे न केल्यास कोणतीही पुर्वसुचना न देता नागपूर सुधार प्रन्यास तर्फे कार्यवाही करण्यात येईल.

६) विकास नकाश्यातील आरक्षणे /रस्ते इत्यादीकरिता नागपूर सुधार प्रन्यासने घेतलेल्या जमिनीकरीता हस्तांतरणीय विकास हक्क/टुकरमन भरपाई/पर्यायी भूखंड देण्याची जबाबदारी प्रन्यासची नाही. (कलम ३ (२) ग)

७) अभिन्यास पध्दतीत उपलब्ध होण्याच्या प्रशमन शुल्काच्या रकमेच्या व्यतिरिक्त जादाभूत सुविधा पुरविण्यात येतील. असे शुल्क विकास नकाश्यातील महत्वाचे रस्ते, मलवाहीका, पाण्याची लाईन इत्यादी करता नागपूर सुधार प्रन्यास खर्च करेल. (कलम ६ (१) ) मात्र भूखंडाचे क्षेत्रफळ / उपलब्धता / पोचमार्ग इत्यादी करिता नागपूर सुधार प्रन्यास जबाबदार राहणार नाही.

Encl:

20030501870

Building Engineer (WEST)
Nagpur Improvement Trust

Copy to :

1. Executive officer , Nagpur Improvement Trust
2. The Divisional officer WEST

Nagpur Improvement Trust for information with a copy of regularised plans for record.

नगन-४
४४५८/२०२२
१६/२०

THE JOINT SUB REGISTRAR CLASS-II NAGPUR

# Nagpur Improvement Trust

( Regularization of Unauthorised Construction/Plot/Layout )

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

Permit No. : Bt(w) 1900 CH/L/8810/68 Dated : 07/08/08

Case No. : 200305311924 Layout No. : 1900/CH/CH/1782

| | | |
|---|---|---|
| Name of Individual | Shri. KRISHNAGOPAL SHIVSHAMBHU TEWARY | |
| Address | 51/E, UJWAL APPT TRIMURTI NAGAR NEAR NIT GARDEN RING ROAD NAGPUR | |
| Application No. & Date | Application No.135722 dt. Aug 20,2002 | Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 20-AUG-2002 => Rs. 1000.00 04-JUL-2008 => Rs 49213.00 |
| Mouza & Khasra | Chichbhawan 137 | |
| Name of Layout | Smurti Co-Op. Housing Society | |
| Plot Number | 70,69-PART | |
| Plot Area As per Sale Deed | 209.0318 (Sq.m) | |
| Plot Area Regularized Area | 198.6500 (Sq.m) | |
| Built up Area Regularised | 0000 (Sq.m) | |
| User for which the plot is regularised. | Residential | |
| Plot Area to be surrendered to NIT | 10.3818 (Sq.m) | |
| Area of Construction to be demolished | 0000 (Sq.m) | |

Schematic Plan

Reference :-

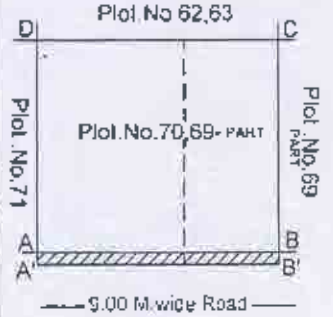
1) Plot Boundary Shown Thus

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

Scale : N.T.S.

**DIAMENSIONS Of PLOT IN METERS :-**

| | | | |
|---|---|---|---|
| AA' = 0.75 Mt. | AB | 13.71 | Mt. |
| BB' = 0.75 Mt. | BC | 14.49 | Mt. |
| | CD | 13.71 | Mt. |
| | DA | 14.49 | Mt. |




DEDUCT AREA FOR ---- M. TANGENT :- ---- Sq.M.

DEDUCT AREA UNDER ROAD WIDENING :- 10.3818 Sq.M.

NET AREA REGULARIZED :- 198.65 Sq.M.

परिशिष्ट - ४

४४५ / २०२२

१२/३०

**This Regularisation letter is subjected to following Terms & Conditions**

1. Development work in the layout shall be restricted to the amount recovered from the individual plot holder however, NIT reserves the right to use it to other important D.P. Roads, Sewer Line, and Water Pipe Line etc.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land. Location, Area and Ownership of plot shall be as Certified by City Survey Department
3. This regularisation will not bar the application of provisions of Urban Land ( Ceiling & Regulation ) Act, 1976, and N.A. assessment charges
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction, shown in yellow colour which is not regularised, within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining approval to building plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.
12. NIT shall not be responsible for availability of plot as per ownership document submitted by plot owner, also for access to the plot from the available road/land appertains to the plot.
13. This Regularization is subjected to the decision of court order in case if any detected in future.
14. The Regularization has been made on the information provided by the applicant. In future any irregularities or any misinterpretation are noticed, the regularization shall deem to be cancelled.
15. This regularization will not affect any court case pending with the neighbor or any other party pertaining to the plot under reference.

**Encl:**

20030531195?4

**Building Engineer (WEST)**
**Nagpur Improvement Trust**

Copy to :

1. Executive officer , Nagpur Improvement Trust
2. The Divisional officer WEST

Nagpur Improvement Trust for information with a copy of regularised plans for record.

नगन-४
४५५/२०२२
१९/३०

THE JOINT SUB-REGISTRAR, CLASS-2

# नागपूर सुधार प्रन्यास

(www.nitnagpur.org)

(महाराष्ट्र शासनाच्या नगर विकास विभागाच्या अधिपत्याखालील स्थानिक नियोजन प्राधिकरण)

नागपूर सुधार प्रन्यास कायदा १९३९ च्या अंतर्गत स्थापना

## ( भुखंड एकत्रिकरण )

( गुंठेवारी अधिनियमांतर्गत नियमित झालेल्या भुखंडकाचे एकत्रीकरण महाराष्ट्र शासनाचा शासन निर्णय क्रमांक टिपीएस–२१०/२४११/प्र.क्र.८४/२०१३/नवि—१ दि. ०६/०५/२०१५ व नासुप्र विश्वस्त मंडळाचा ठराव क्रमांक १८/११४८(ठरकूव)/१४.०७.२०१५/अ.अ. नुसार )

क्रमांक :–इ.अ.(प)/ 894 नागपूर, दिनांक 04/06/2018

| | |
|---|---|
| Name of Individual | NEW DIMENSIONS INFTRATECH THROUGH PARTNER SHERI KRISHNAKANT BABULAL PRASAD ; M/S.NEW DIAMENSIONS INFRATECH.THR.PARTNER.SHRI KRISHNAKANT BABULAL PRASAD |
| Address | R/O.COSMOPOLITAN SOCIETY SOMALWADA,WARDHA ROAD,NAGPUR-440025 |
| Name of Layout | Smurti Co-Op Housing Society |
| Mouza & Khasra | Chichbhawan-137 |
| Plot Number | 68-PART69-70-69-PART |
| Plot Area – As per Sale-Deed | 417.9708 SQM. |
| Plot Area – Amalgamated Area | 397.307 SQM. |
| Plot Area Surrendered to NIT | 20.6638 SQM. |
| User for which the plot is Regularised. | Residential |

| Details of Paid Amount | |
|---|---|
| 1. Additional Regularisation Charges for Transfer of Property @Rs. 16/sq.ft. | 88425 |
| 2. Amalgamation Charges for Plot | 107250 |
| 3. Deferred Charges for Amalgamation | 10000 |
| 4. Deferred Reg. Charges for Plot Area (Sq.m) | 46665 |
| 5. Mutation Charges for Transfer of Property including Legal Heirs | 1500 |
| 6. Regularization Charges for Plot Area (Sq.m)** | 33213 |
| 7. Scrutiny Charges for Plot Merging | 1000 |
| Total Amount (Rs.) | 288053 |

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

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

३. एकत्रिकरणानंतर भुखंडाचे स्टईक्षेत्र निर्देशांकात बदल होणार नाही.

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

५. नियमानुसार प्रस्तावित भुखंडावर बांधकामापूर्वी ना.सु.प्र. कडून इमारत नकाशे मंजुर करून घेणे अनिवार्य राहिल.

६. नियमितीकरण पत्रातील सर्व शर्ती व अटी लागू राहतील.

24/6/18

इमारत अभियंता (प)
नागपूर सुधार प्रन्यास

201806171

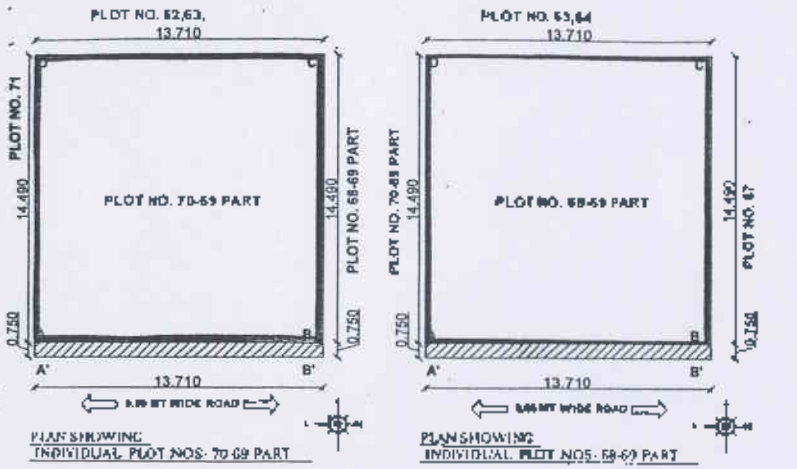
Enclosed :- Amalgamation Plan

Copy to :

1. The Divisional officer ( West ),
Nagpur Improvement Trust for information with a copy of plans for record.

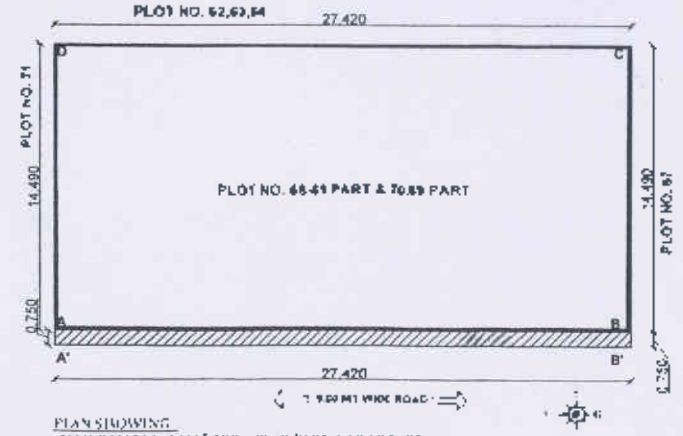
नाम-४
४४५८/२०२२
20/30

SUB REGISTRAR, CLASS-2, NAGPUR CITY-4




PLAN SHOWING
INDIVIDUAL PLOT NOS- 70-69 PART

PLAN SHOWING
INDIVIDUAL PLOT NOS- 68-69 PART




PLAN SHOWING
AMALGAMATED PLOT NOS. 70-69 PART & 68-69 PART

खालील शर्ती व अटींचे अधिन भुखंड एकत्रिकरणास मंजूरी देण्यात येत आहे.

(१) सदरचा भुखंड फेरफार एकत्रिकरण कॅन्सल्ड करितच्यात विभाजन अनुज्ञेय राहणार नाही.

(२) संदर्भांकित भुखंडाचे एकत्रीकरणांतर या भुखंडाला एकच सदर भुखंड क्रमांक ६८-६९ असणार नाही.

(३) एकत्रीकरणांतर भुखंडाचे चतुर्सिमेत बिदेशमध्ये बदल होणार नाही.

(४) भुखंडाचे एकत्रीकरणांतर ते क्या कोणत्या असेल त्या कोणत्याच उपयोग अनुज्ञेय राहील.

(५) वितरणासाठी प्रस्तावित भुखंडाचा सर्वसाधारणपणे नासुप्रकडून हस्तांतरणाची मंजूर करून घेण्यात यावे.

(६) नियमितीकरण पत्रातील सर्व शर्ती व अटी लागू राहतील

27/6/18
Building Engineer (West)
Nagpur Improvement Trust
Nagpur.

PROPOSED PLAN FOR AMALGAMATION
OF PLOT NO.70-69 PART & 68-69 PART ,
MOUZA CHINCHBHAWAN , KH.NO 137,
AT SMRUTI CO-OP HOUSING SOCIETY.
NAGPUR.
BELONGING TO -
**M/S NEW DIMENSIONS INFRATECH ,**
THROUGH ITS PARTNER
SHRI KRISHNAKANT BABULAL PRASAD

AREA STATEMENT :-

INDIVIDUAL PLOT NO. 70,69 & 68,69

PLOT NO.70,69 PART ABCD = 13.710 X 14.490 = 198.65 SQ.M
PLOT NO.68,69 PART ABCD = 13.710 X 14.490 = 198.657 SQ.M
TOTLA ARLA = 198.657 +198.65 = 397.307 SQ.M

AMALGAMETED PLOT NO.- 70,69 PART & 68,69 PART
ABCD = 27.42 X 14.49 = 397.307 SQ.M

DEDUCT AREA UNDER ROAD WIDENING = 10.3818 + 10.282
= 20.6638 SQ.M

PLOT AREA TO BE SURRENDERED TO NIT = 20.6638 SQ.M

INDEX.-
PLOT NO.70 69 PART SHOWN THUS
PLOT NO.68,69 PART SHOWN THUS
AMALGAMETED PLOT SHOWN THUS

| | | | |
|---|---|---|---|
| NORTH | N | SCALE :- | |
| | | DATE :- | |
| OWNER :- | | | |
| ARCHITECT :- | ANOOP PUNEKAR<br>B-ARCH<br>ARCHITECT, INTERIOR DESIGNER<br>N I T Lic No 2343 | | |

REGISTRAR CLASS-I NAGPUR CITY AGRA
SUB OF THE JOINT

H-14 / 2022 / 20