Receipt (pavti)

(5)

274/6559
Friday,November 18 ,2022
1:00 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 9389 दिनांक: 18/11/2022

गावाचे नाव: **वारंगा**
दस्तऐवजाचा अनुक्रमांक: **नगन(ग्रा)-6559-2022**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **श्री अंजनेय डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक अनिल श्यामराव आष्टनकर**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची संख्या: 38	
एकूण:	रु. 30760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:18 PM ह्या वेळेस मिळेल.

NGR10
सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १० ,नागपूर

बाजार मुल्य: रु.13501400 /-
मोबदला रु.12275000/-
भरलेले मुद्रांक शुल्क : रु. 675100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1711202212505 दिनांक: 18/11/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010770274202223E दिनांक: 18/11/2022
बँकेचे नाव व पत्ता:

DELIVERD

CHALLAN
MTR Form Number-6

GRN	MH010770274202223E	BARCODE		Date	17/11/2022-16:01:27	Form ID	25.1

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR
Location	NAGPUR
Year	2022-2023 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	675100.00
0030063301 Registration Fee	30000.00
Total	7,05,100.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED
Flat/Block No.	.
Premises/Building	
Road/Street	MOUZA WARANGA
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 1 1 0 8
Remarks (If Any)	SecondPartyName=MS GANAPATI BUILDERS AND DEVELOPERS~
Amount In Words	Seven Lakh Five Thousand One Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332022111717810	2777664774
Bank Date	RBI Date	17/11/2022-16:04:09	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 0000000000

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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

नगन-ग्रा-१०
६५५९/२०२२
9 /37

SUB REGISTRAR CLASS 2, NAGPUR RURAL NO 10

Print Date 17-11-2022 04:04:20

नगन-ग्रा-१०
६५५९/२०२२
२/३८



K-11-2223-1864

SALE DEED VALUED AT RS. 1,22,75,000.00 ONLY (RUPEES ONE CRORE TWENTY TWO LAKH SEVENTY FIVE THOUSAND ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR) RS. 1,35,01,400.00 ONLY)

Zone/Item No. 6, Rate 4,180/- Per Square Meter (ASR 2022-23)

THIS DEED OF SALE is made on this 18th Day of NOVEMBER, 2022 BETWEEN:M/S GANAPATI BUILDERS AND DEVELOPERS (PAN AAGFG6652E), a Partnership Firm, having its Office at N.K.Y. Tower, Third Floor, Ajni Square, Wardha Road, Nagpur and acting through its Authorized Partners (1)SHRI. VYANKATESH S/o TRYAMBAKRAO KUNAWAR, Aged 59 Years, Occupation – Business, PAN AFLPK0302H & AADHAR UID 4468 9295 8649, Resident of Plot No. 10, Rachana Galaxy, North Ambazari Road, Shivaji Nagar, Nagpur-440010, Tahsil and District-NAGPUR; (2) SHRI. CHANDRAKANT S/o BHAURAOJI PADMAWAR, Aged 59 Years, Occupation – Business, PAN ADEPP6147Q & AADHAR UID 3084 1589 1258, Mobile No. 9822467701, Resident of Plot No. 64/A, "Magalam", Near Orange City Hospital, Pande Layout, Khamla, Nagpur-440025, Tahsil and District-NAGPUR; (3) SHRI. NEELESH S/o GAJANANRAO CHANDAWAR, Aged 48 Years, Occupation – Business, PAN ACWPC2989A & AADHAR UID 8320 9521 3973, Mobile No. 9822470791, Resident of Flat No. 304, Third Floor, Himalaya Crown Apartment, In Front of Law College, Tilak Nagar, Nagpur-440010, Tahsil and District – NAGPUR, (Authorized under the Partnership Deed (No. NGP-9625/2006-2007 dated 10/05/2006) hereinafter jointly called the VENDORS, 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 ONE PART.

AND

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नागन-ग्रा-१०
६५५९/२०२२
२/२८

SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED, a Company duly Incorporated under the Companies Act, 1956, having its Office at M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspeth, Nagpur-440010, Income Tax PAN AACCS4263L and acting through its Authorised Director **SHRI. ANIL S/o SHYAMRAOJI ASHTANKAR,** Aged about 54 years, Occupation - Business, PAN AAUPA8926BAADHAR UID 5952 9421 0062, Resident of M-27, 2nd Floor, Business Plaza, Central Bazar Road, Ramdaspeth, Nagpur-440010, Tahsil & District – NAGPUR, hereinafter called the **PURCHASER,** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"COMPANY"** and its **"DIRECTORS",** as well as, its, legal representatives, executors, administrators liquidators and assigns of the OTHERPART.

WHEREASALLTHATPieceandParcelofAgriculturallandbearingKhasra/Survey No. 127/1, having an area of 0.83 Hectares, Land Revenue Rs. 2.92 Yearly, held in Bhumidhari Rights of Mouza – WARANGA, P.S.K. 74, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and hereinafter referred to as **'said Property'**; AND

WHEREASALLTHATPieceandParcelofAgriculturallandbearingKhasra/Survey No. 127/1, having an area of 0.83 Hectares, Land Revenue Rs. 2.92 Yearly, held in Bhumidhari Rights of Mouza – WARANGA, P.S.K. 74, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Yadavrao Kisan Nistane, as his separate property; AND

WHEREAS the aforesaid Shri. Yadavrao Kisan Nistane lateroninhisturntransferred/soldALLTHATPieceandParcelofAgriculturallandbearingKhasra/Survey No. 127/1, having an area of 0.83 Hectares, Land Revenue Rs. 2.92 Yearly, held in Bhumidhari Rights of MOUZA – WARANGA, P.S.K. 74, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s Ganapati Builders and Developer alongwith Shri. Shankarrao Yadorao Nistane signed by the capacity of Consent or, by a Sale Deed Dated 31-10-2007, which is registered at the Office of the Sub Registrar,Nagpur-7inBookNo.1at Sr.No.6328 on even date. As a result therefore the Vendor named hereinabove has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein; AND

नगन-ग्रा-90
६५५९ / २०२२
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WHEREAS for variety of reasons and other good causes the aforesaid Vendor has now decided to sell the aforesaid properties comprising to any willing buyer and to utilize the Sale Proceeds in its own interests; AND

WHEREAS the said land having held in Occupancy Class 2 Rights i.e. Bhumidhari Rights, the Vendor has obtained necessary permission from competent Authority for Sale of the said property; AND

WHEREAS the Vendor being thus desirous of selling the aforesaid properties and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell their aforesaid property to the Purchaser for a total valuable consideration of Rs.1,22,75,000/-(Rupees One Crore Twenty Two Lakh Seventy Five Thousand) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

(1) That in pursuance of the said Agreement and in consideration of a total sum of Rs. 1,22,75,000/- (Rupees One Crore Twenty Two Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendor from time to time, the receipts whereof the respective Vendor do hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 127/1, having an area of 0.83 Hectares, Land Revenue Rs. 2.92 Yearly, held in Bhumidhari Rights of Mouza – WARANGA, P.S.K. 74, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full owner therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 2,75,000=00 (Rupees Two Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendor by Cheque vide Cheque No. 373405 dated 16.11.2022 drawn on Bank of India Sitabuldi, Branch-Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

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नगन-ग्रा-१०
८५५९/२०२२
५/३८

Rs. 31,00,000=00	(Rupees Thirty One Lakh) Only paid by the Purchaser to the Vendor by Cheque vide Cheque No. 373406 dated 30.01.2023 drawn on Bank of India Sitabuldi, Branch-Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 31,00,000=00	(Rupees Thirty One Lakh) Only paid by the Purchaser to the Vendor by Cheque vide Cheque No. 373407 dated 30.03.2023 drawn on Bank of India Sitabuldi, Branch-Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 31,00,000=00	(Rupees Thirty One Lakh) Only paid by the Purchaser to the Vendor by Cheque vide Cheque No. 373408 dated 30.05.2023 drawn on Bank of India Sitabuldi, Branch-Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 25,77,250=00	(Rupees Twenty Five Lakh Seventy Seven Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendor by Cheque vide Cheque No. 373409 dated 30.07.2023 drawn on Bank of India Sitabuldi, Branch-Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 1,22,750=00	(Rupees One Lakh Twenty Two Thousand Seven Hundred Fifty) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,22,75,000=00	**(TOTAL RUPEES ONE CRORE TWENTY TWO LAKH SEVENTY FIVE THOUSAND ONLY).**

(2) THAT THE VENDOR do hereby covenant with the PURCHASERS as follows:-

i) THAT Vendor does hereby covenant that it has good, valid and market able 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.

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नगन-ग्रा-१०
६५५९/२०२२
९९/३८

ii) THAT the Vendor further assures the Purchaser that the property hereby sold is the separate property belonging to it alone and that none except it has acquired any manner of right ,title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendor or of any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendor has paid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and, in the event, if it is discovered that there remain any arrears to be paid, the Vendor undertake to pay the same to the Purchaser or to the Competent Revenue Authority.

v) THAT the aforesaid Agricultural land comprising Kh. No. 127/1is held in Occupancy Class 2 Rights i.e. Bhumidhari Rights, and the Vendor has obtained necessary permission from competent Authority by paying requisite Charges of **Rs. 1,01,26,168=00** for Sale of the said property vide its Order passed in the Revenue Case No. 1/MRC-81/22-23 dated 19.10.2022

vi) THAT the Vendor shall at the cost of the person requiring the same, execute added and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and it heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vii) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

viii) THAT the Vendor shall support any application made by the Purchaser formulation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

ix) 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 of any encumbrance or charge to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall breathe same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

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x) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annual this sale nor any compensation will be allowed

in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

xi) THATtheVendoristheabsoluteOwnerofaforesaidpropertywithunrestricted rights of alienation of the same, and that other than the Vendor, no other Person(s) has any right, title, interest and/or claim of whatsoever nature in or upon the said property and it has absolutely entitled to deal with its aforesaid property as it may deem fit without any legal impediment(s) or any other impediment(s) or disability(ies) of whatsoever nature.

x) THAT The Vendor has not alienated the said property in any manner whatsoever nor any other arrangement(s) for development or otherwise of the aforesaid property with any other person(s), nor it has issued any power(s) of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with or develop the said property in any manner howsoever.

xi) THAT the Purchaser has now become the absolute and full Owner of the aforesaid property with transferable rights therein.

xii) THAT the Purchaser has now right, title and absolute authority over the property hereby purchase and the Purchaser has now full liberty to deal with the same in his absolute discretion.

xiii) THAT the Vendor covenant with the Purchaser that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenant that they do not hold total agricultural land more than prescribed Ceiling Limits and nor it belong to any Tribal Community.

xiv) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser.

xv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

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नगन-ग्रा-१०
६५५९/२०२२
८/३८

xvi) THAT the Purchaser shall mutate it name in revenue record as the absolute Owner of the property hereby purchased.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that maybe made by any person or party in respect of the aforesaid properties and /or from all losses, damages, costs, charges and expenses which the Purchaser may suffer, incurred or be put to by reason of any such claims and/or demands and from breach of any of the declarations, representations and warranties contained in this Deed of Conveyance/Sale and from all suits and/ or proceedings that may be filed and/ or initiated against the Purchaser in relation to the said property or any portion thereof and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and /or proceedings filed and/or initiated against the Purchaser.

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

(4) THAT the Parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(5) THAT wherever in this Deed of Sale/Conveyance the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

SCHEDULE OF PROPERTYREFERREDTO ABOVE

ALL THAT Piece and Parcel of Agricultural and bearing **Khasra/Survey No. 127/1,** having an area of **0.83 Hectares**, Land Revenue Rs. 2.92 Yearly, held in Bhumidhari Rights of **MOUZA – WARANGA,** P.S.K. 74, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:-

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नागपूर-मुद्रांक-90
एक ५५९ २०२२
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ON THE EAST	-	BY SURVEY/KHASRA NO. 127/2,
ON THE WEST	-	BY SURVEY/KHASRA NO. 134/1 & 134/2,
ON THE NORTH	-	BY SURVEY/KHASRA NO. 128/1,
ON THE SOUTH	-	BY SURVEY/KHASRA NO. 125 & 126.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S GANAPATI BUILDERS AND DEVELOPERS 1) (VYANKATESH TRYAMBAKRAO KUNAWAR)
02			2) (CHANDRAKANT BHAURAOJI PADMAWAR)
03			3) (NEELESH GAJANANRAO CHANDAWAR) Partners VENDORS

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नगन-ग्रा-१०
६५५९ / २०२२
१० / २८

04			FOR SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED (ANIL SHYAMRAOJI ASHTANKAR) Director/Signatory PURCHASER

WITNESSES :

(1) 



(2) 



नगन-ग्रा-१०
६५५९ / २०२२
११ / ३८

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नगन-ग्रा-१०
घ५५९/२०२२
१२/३८

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- **वारंगा (५३५९१९)** तालुका :- **नागपूर (ग्रामीण)** जिल्हा :- **नागपूर**

ULPIN : 39726699518 भूमापन क्रमांक व उपविभाग **१२७/१** 39726699518

भुधारणा पद्धती **भोगवटादार वर्ग - २** शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक **हे.आर.चौ.मी**	२९	**मे गणपती बिल्डर्स अँन्ड डेव्हलपर्स**	०.८३.००	२.९५		**(४४७)**	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत ०.८३.००							सक्षम प्राधिकार्‍यांच्या पूर्व परवानगी शिवाय
बागायत -							हस्तांतरास बंदी - सीलिंग कायद्या अंतर्गत वाटप
एकुण							जमीन (१३९९)
ला.यो. क्षेत्र ०.८३.००							इतर
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							**दि. ०६/१२/०७ अटीवर दिलेल्या परवानगी नुसार विक्री (४४७)**
वर्ग (अ) -							[इतर](१४९१)
वर्ग (ब) -							[मा नायब तहसीलदार नागपूर ग्रामीण यांचे आदेश रा मा क्र ०४/आर टी एस ६४/२०२१-२२ आदेश दिनांक ११/०८//२०२२ नुसार भोग वर्ग २ वरून भोग वर्ग १ करणेबात आलेबाबी नोंद](१४९१)
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र (अ+ब) ०.८३.००							प्रलंबित फेरफार : **नाही.**
आकारणी **२.९५**							शेवटचा फेरफार क्रमांक : **१४९१** व दिनांक : **१२/०९/२०२२**
जुडी किंवा विशेष आकारणी							

नागन-ग्रा-१०
६५५९ / २०२२
१२ / ३८

जुने फेरफार क्र : **(१३९९)** सीमा आणि भूमापन चिन्हे

ई महाभूमि

हा गाव नमुना क्रमांक ७ दिनांक **१२/०९/२०२२:०९:५५:०२ PM** रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १७/११/२०२२ : १४:१५:१७ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsk/ या संकेत स्थळावर जाऊन 0909100001224342 हा क्रमांक वापरावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- **वारंगा (५३५९९१)** तालुका :- **नागपूर (ग्रामीण)** **जिल्हा :- नागपूर**

भुमापन क्रमांक व उपविभाग **१२७/१**

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१९	**खरीप**							**पडळ**	**०.८३००**	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे

ई महाभूमि भूमिअभिलेख विभाग

नगन-ग्रा-१०
६५५९/२०२२
१४/३८

SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO. 10
सह दु.नि.सह-2, नागपूर ग्रामीण क्र.१०

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा. क्रमांक :– नर/भान/नामप्रविप्रा/११३७५ **दिनांक : २९/१०/२०२१.**

प्रति,

मे.गणपती बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे
द्वारा/श्री. अंजनेया डेव्हलपर्स पां. लि. एम/२७, २ रा माळा, बिजनेस प्लाझा सेंटर बाजार रोड,
रामदासपेठ, नागपूर ४४००१०.

विषय :– मौजा **वारंगा,** खसरा क्र. **१२७/१,** तह. **नागपूर (ग्रा.),** जि. **नागपूर** चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :– आपला दिनांक **१२/१०/२०२१** चा अर्ज.

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नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि–९, दिनांक ०५/०१/२०१८ आणि अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि–९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :–



N

SCALE : N.T.S

S. N0. - 127

MOUZA - WARANGA

TAHSIL - NAGPUR (RURAL)

ब) झोन दाखला / प्रमाणपत्र :–

मंजूर विकास योजना नकाशा नुसार विषयांकीत/जागेचे पोटभाग उपलब्ध नसल्यामुळे–संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :– अर्बन सेक्टर बाहेर.

झोन :– "As per EP-250 Parcel No. 101 to 139, 158 to 165 (Excluding Natural Features) is Deleted from Agriculture (A-2) Zone & Existing Residential in Agriculture (A-2) Zone And Included in Residential Zone Excluding modification S118/M27 and Including modification S118/M18 (शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या UDCPR च्या अनुषंगाने शासनास सादर केलेल्या संदर्भास अधीन राहून)"

टीप :– १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
३) नविन/जुना एकत्रित झालेल्या सर्वे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नूसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिण्यापर्यंत ग्राह्य समजल्या जाईल.
६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

नगर-ग्रा-१०
६५५९/२०२२
१५/२८

26/10/2021

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण

नगन-ग्रा-१०
६५५९ / २०२२
१६ / ३८

तहसिलदार, नागपूर (ग्रामीण) यांचे कार्यालय

(तहसिल कार्यालय, नागपूर ग्रामीण इमारत, आमदार निवास जवळ, सिव्हील लाईन्स, नागपूर)
Email ID - tahsilofficerural@gmail.com Phone No. - ०७१२ - २५६४५७७

क्रं. प्रस्तु. २/तह. नाग. (ग्रा.)/कावि- **२४९२**/२०२२ दिनांक : **१७ नोव्हेंबर, २०२२**

प्रति,

सह दुय्यम निबंधक श्रेणी-२,
क्र. १०, नागपूर (ग्रामीण),
सदर पोलीस स्टेशन जवळ, नागपूर

विषय : मौजा **वारंगा**, ता. **नागपूर** (ग्रा.) येथील सर्व्हे क्रमांक **१२७/१** आराजी **०.८३** हे. आर. जमा रु. **२.९५** वर्ग २ **सिलींग कायद्यांतर्गत मे. गणपती बिल्डर्स अँड डेव्हलपर्स तर्फे श्री. व्यंकटेश त्रिंबकराव कुणावार व इतर** यांनी धारण केलेली शेत जमीन **श्री अंजनेया डेव्हलपर्स प्रा. लि. तर्फे श्री. अनील शामरावजी आष्टनकर** यांना विक्री करण्याची परवानगी मिळण्याबाबत.

संदर्भ : मा. अतिरिक्त जिल्हाधिकारी, नागपूर यांचे क्रमांक डी-१६/बी-१२/सिलींग/कावि- **३८९**/२०२२ आदेश दिनांक **२०/१०/२०२२** (प्राप्त दिनांक **२७ ऑक्टोबर, २०२२**)

उपरोक्त संदर्भीय आदेशान्वये मौजा **वारंगा**, ता. **नागपूर** (ग्रा.) येथील सर्व्हे क्रमांक **१२७/१** आराजी **०.८३** हे. आर. जमा रु. **२.९५** वर्ग २ **सिलींग कायद्यांतर्गत मे. गणपती बिल्डर्स अँड डेव्हलपर्स तर्फे श्री. व्यंकटेश त्रिंबकराव कुणावार व इतर** यांनी धारण केलेली शेत जमीन **श्री अंजनेया डेव्हलपर्स प्रा. लि. तर्फे श्री. अनील शामरावजी आष्टनकर** यांना विक्री करण्याची परवानगी अटी व शर्तीवर प्रदान करण्यात आलेली असून आदेशातील अट क्रं. **१** अन्वये सर्वात जास्त मुल्यांकन पत्रकाप्रमाणे एकूण किंमत रु. **१,०१,२६,०५०/-** (अक्षरी रुपये **एक कोटी एक लक्ष सव्वीस हजार पन्नास** फक्त) व शेतसाऱ्याच्या **४०** पट नजराणा रुपये **०२.९५x४०= ११८** असे एकूण रुपये **१,०१,२६,१६८/-** (अक्षरी रुपये **एक कोटी एक लक्ष सव्वीस हजार एकशे अडूसष्ट** फक्त) खजिना दाखल केलेली असल्याने **मे. गणपती बिल्डर्स अँड डेव्हलपर्स तर्फे श्री. व्यंकटेश त्रिंबकराव कुणावार व इतर** व **श्री अंजनेया डेव्हलपर्स प्रा. लि. तर्फे श्री. अनील शामरावजी आष्टनकर** यांचे खरेदी विक्री व्यवहार करण्यास या कार्यालयाची काहीही हरकत नाही.

ASHISH SUKHDEORAO WANKHEDE
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Date: 2022.11.17 14:56:22 +05'30'

तहसिलदार,
नागपूर (ग्रा.)

प्रतिलीपी :

१. मा. अतिरिक्त जिल्हाधिकारी, नागपूर (भूसुधार) यांना संदर्भीय आदेशाचे अनुषंगाने माहितीकरीता सविनय सादर.
२. मा. उपविभागीय अधिकारी, नागपूर (ग्रा.) यांना माहितीकरीता सविनय सादर.
३. **मे. गणपती बिल्डर्स अँड डेव्हलपर्स तर्फे श्री. व्यंकटेश त्रिंबकराव कुणावार व इतर** यांना माहिती करीता अग्रेषित.

ASHISH SUKHDEORAO WANKHEDE
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Date: 2022.11.17 14:56:41 +05'30'

तहसिलदार,
नागपूर (ग्रा.)

नगल-ग्रा-१०
६५५९/२०२२
१७/३८


नगन-ग्रा-१०
६५५९/२०२२
१८/३८