Original
नोंदणी 39 म.
Regn. 39 M

Thursday, January 05, 2006
3:32:04 PM

# पावती

पावती क्र. : 109

दिनांक 05/01/2006

गावाचे नाव नागपूर

दस्तऐवजाचा अनुक्रमांक नगन2 - 00107 - 2006

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव:नागपूर गृहनिर्माण सहकारी संस्था मंडळ नागपूर तर्फे श्री सतिश सर्वोत्तम लोणकरे

| | |
|---|---|
| नोंदणी फी | 12830.00 |
| नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (1g) | 360.00 |
| एकूण | 13190.00 |

आपणास हा दस्त अंदाजे 3:46PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक
नागपूर ३

बाजार मुल्य: 1282500 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे
बँकेचे नाव व पत्ता: बँक ऑफ महाराष्ट्र नागपूर;
डीडी/धनाकर्ष क्रमांक: 087277; रक्कम: 12830 रु.; दिनांक: 20/09/2005

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दु. नि. कार्यालय:- नागपूर २

ORIGINAL (फेर फार प्रोसेसची पावती)

## नागपूर जिल्हाधिकारी कार्यालय

नागरिक सुविधा संस्था, नागपूर

दस्त क्र.:- 107/2006 मौजा:- नागपूर

पावती क्र .:- 2457 दिनांक :- 05/01/2006

श्री / श्रीमती नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर तर्फे श्री सतिश सर्वोत्तम लोहोकरे

यांचे कडुन खरेदी / विकी इ. व्यवहार झालेल्या जमिनीचा फेरफार नोंद करण्याकरिता प्रोसेस फी ५०/- (पन्नास रु फक्त) रोख साभार प्राप्त झाले.

धन्यवाद

नागरिक सुविधा संस्था, नागपूर

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ORIGINAL पावती

दस्त क्र.:- 107/2006 मौजा:- नागपूर

पावती क्र .:- 2457 दिनांक :- 05/01/2006

श्री / श्रीमती नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर तर्फे श्री सतिश

यांचे कडुन लेजर प्रिंट करिता रु. 30/-
अक्षरी Thirty Rupees only )

रोख साभार प्राप्त झाले.

धन्यवाद

नागरिक सुविधा संस्था, नागपूर

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NAGPUR TREASURY

महाराष्ट्र MAHARASHTRA

K 382767

10 DEC

मंदाकिनी खणके

विक्रेता

करवंदा, नागपूर (ला. न. ६/९३)

१०४६२ १७०१- ५/१/०६

नागपूर ट्रेडमार्क्स सेवा पेड्रास मंडळ

०१५

बँक ऑफ महाराष्ट्र शाखा दाभेकर

डी.डी./पे.ऑर्डर क्र. ०८४२७७

दिनांक २७/१०/०५ द्वारे नोंदणी फी

रु. १७८५/- रुपये शासनच्या

खात्यात जमा केली आहे

दस्त क्रमांक ७०६/२००६

SEAL OF THE SUB-REGISTRAR, NAGPUR NO. 2

दुय्यम निबंधक, नागपूर क्र. २

न ग न - २

७०६ / २००६

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THIS SALE DEED executed made at Nagpur on this 5th day of Jan. 2006 ( Two thousand Six ) between the MAHARASHTRA STATE TEXTILE CORPORATION LTD. a State Government Undertaking registered under the Companies Act, 1956 having its registered office at Lotus House, 33A, Sir Vithaldas Thackersey Marg, Mumbai-400 020 through its Officiating General Manager, Empress Mills, Nagpur, (hereinafter referred to as " the Transferer" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the one Part

**AND**

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, a statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah. XXVIII) through its Chief Officer (hereinafter referred to as " the said Act") having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai – 400051" the Transferee" (hereinafter referred to as " the Authority" which expression shall unless the context requires otherwise include it successors and assigns) of the other Part.



**WHEREAS**

1. The transferer as undertaking of the State of Maharashtra is a Joint Stock company registered under the Companies Act, 1956.

2. Prior to 3rd Oct, 1986, the Central India Spg. Wvg. and Mfg. Co. Ltd., a Joint stock company registered under the companies Act, 1956. Inter alia owned a property of land at CTS No. 154/155, Sheet No. 227 admeasuring 198.00 sq.mtrs. situated at Nagpur known as Khandoba Lane land (Empress Mill No.5) and more particularly described in the First Schedule hereunder written and shown on the plan thereof and which is hereto annexed as Annexure "A" (hereinafter referred to as " the said property") ;

3. By an Act called Central India Spg. & Wvg. Mfg. Co. Ltd. Empress Mills, Nagpur (Acquisition and transfer of undertaking ) Act 1986, the undertaking of the said Central India Spg. Wvg. and Mfg. Co. Ltd. was acquired by the Government of Maharashtra and from 3rd Oct. 1986 & the said property was transferred to the transferer herein ;

4. The Transferer herein thus became absolutely seized & possessed of said property otherwise well and sufficiently entitled to the said property as owner thereof ;

5. The Transferer desires to dispose of the whole of the said property to the Transferee – Authority and the Authority agrees to acquire the said property for its public Housing Scheme in discharge of its statutory duties prescribed under the MHAD Act 1976 and Regulations made thereunder from time to time, and accordingly negotiation took place and even the matter was discussed in detail with the High Power Committee of the Secretaries appointed by the Govt. of Maharashtra for disposal of the assets of the Transferer. Thereafter the Transferee decided to purchase the said property as resolved by MHADA in its 205th meeting held on 21/8/04. The Transferer vide its letter D.O. JMD/EMN/Sec/1593 dt. 28/8/04 informed the area of said property is about 198.00 sqm. Accordingly the Transferee / Authority decided to purchase the said

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land for Rs. 12,82,500/- (Rupees Twelve Lacs Eighty Two thousand Five hundred only) for implementing its Housing Scheme for Public which was also accepted by the Transferer ;

6. The Transferer declare that the said property is free from any encumbrances and its title to the said property is clear & marketable. The Transferer shall indemnify Transferee / Authority in case of any adverse claim..

7. The Transferor declare that it has paid all taxes outgoings, N.A. taxes, taxes imposed by N.I.T. & other local authorities till 31st March 2005.

AND WHEREAS, it was mutually agreed between the parties that before execution of Sale Deed, a Full payment of Rs. 12,82,500/- ( Rs. Twelve Lacs eighty two thousand five hundred only) has been made on 29th March 2005 towards sale price of the aforesaid property. ( the receipt of which the transferer do hereby admit and acknowledge ) ;

AND WHEREAS the Authority has accepted the title of the transferer and has requested to the Transferer to complete the Sale which the Transferer has agreed to do.

AND WHEREAS before the execution of this Deed the Authority has paid Rs.12,62,500/- (Rs. Twelve lacs eighty two thousand five hundred only) on 29/3/2005 vide Cheque No. 468212 dated 29/3/2005 towards full payment of purchase price to the Transferer ( the receipt of which the Transferer do hereby admit and acknowledge);

AND WHEREAS it is expedient to convey the right, title & interest of the Transferer in the said property to the Authority and the Transferer hereby agree to convey and the Authority hereby agrees to accept such conveyance by way of sale the right title and interest of the Transferer in the said property on terms, conditions and convenants as are contained hereinafter.

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

In consideration of the payment of Rs. 12,82,500/- ( Rupees Twelve lacs eighty two thousand five hundred only) paid by the Authority to the Transferer on or before the execution of the presents ( the receipt of which the Transferer do hereby admit and

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acknowledge ) being the full consideration amount payable to the Transferer, the Transferer do hereby as the absolute owner hereby convey and transfer by way of sale all the said property bearing Sheet No. 227, CTS No. 154/155 admeasuring 198.00 sq.mtrs. land situated at Nagpur, more particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed by red colour boundary line TOGETHER WITH ALL the things permanently attached hereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whosoever to the said property AND ALL the estate, rights, title, interest, use possession, benefit claim, demand whatsoever at law TO HAVE AND TO HOLD the said property as owner subject however to the terms and conditions and convenants hereinafter appearing.

**AND the Transferer do hereby convenants with the Authority that :**

1. The Transferer hereby sold the said property free from all encumbrances and has itself good right and full power to convey and transfer by way of sale the said property in the manner aforesaid.
2. The Transferee / Authority may from time to time and at all times peaceably and quietly enter upon, occupy or possess the said property hereby conveyed with their appurtenances and take steps to fulfill its statutory objects implementing its housing scheme for public without any suit lawful eviction or interruption, claim and demand whatsoever from or by the Transferer or their successors and assigns or any of them.
3. The Transferer hereby agrees to do & execute & cause to be done and executed all such further and other acts, deeds, things, conveyance and assurances for better and more perfectly conveying and transferring the said property and every part thereof unto the Authority as may be reasonably required by the authority.

दुय्यम निबंधक - २
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4. The Transferee / Authority shall bear, pay & discharge all existing and future rates, taxes, assessments, duties, impositions and outgoing whatsoever assessed. Imposed and charged upon the said property provided that all such taxes, rates, assessments, duties and impositions and outgoings shall till the date of handing over the property i.e. upto 31/3/2005 be borne by the Transferer, if there remain any arrears to this effect and any foregoing claim made in respect thereof on the Authority by the Govt., local authority or any other authority under any law for the time being in force in the State of Maharashtra the Authority shall be entitled to call upon the Transferer to pay all such arrears & the Transferer agrees that it shall pay the same after due verification.

5. The Transferee / Authority is exempted from payment of stamps duty as per the Government Notification, Revenue Department No. STP-1356N dated 15th February, 1957 and C.No. Sy-5/Mu/Pra.Kra. 373/96/4493-94 dated 18/11/1996 of 1 GRO Pune. MHADA is exempted from payment of stamp duty.

IN WITNESS WHEREOF the signature of Shri Arvind Shankarlal Lathi, Officiating General Manager of the Maharashtra State Textile Corporation Ltd., the Vendor duly authorised has been set hereunder seal of the MSTC has been affixed hereunto and the signature of Shri Satish Sarvottam Lohokare, Chief Officer of the Nagpur Housing & Area Development Board a regional unit of MHADA for and on behalf of Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the officer of the Authority on the day and year first hereinabove written.

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## SCHEDULE

## DESCRIPTION OF THE PROPERTY

All that piece or parcel of land admeasuring 198.00 sq.mtrs. situated at Sr. No. 227 and CTS No. 154/155 at Mouza Nagpur in the District of Nagpur.

| | |
|---|---|
| On or towards the North by | Shivraj Litho Press |
| On or towards the South by | Shanichara Basti |
| On or towards the East by | Nala & Mill No. 5, Compound Wall |
| On or towards the West by | By Pass Lane / Shanichara Basti |

| | |
|---|---|
| SIGNED, SEALED AND DELIVERED by the within named VENDOR MAHARASHTRA STATE TEXTILE CORPORATION LTD. through its Officiating General Manager Shri Arvind Shankarlal Lathi in the presence of Smt. Usha Vijay Tembhurne, MHADA, Nagpur. | A. S. LATHI<br>Offi. General Manager<br>Empress Mills, Nagpur |
| SIGNED AND DELIVERED by Shri Satish Sarvottam Lohokare, Chief Officer, Nagpur Housing & Area Development Board, Nagpur ( Regional Unit of MHADA) in the presence of Shri Subhash Shrirang Jagdale.<br><br>The Common Seal of the MHADA is affixed in the presence of Shri Vivek Vishwanath Umalkar, Dy. Engineer, MHADA, Nagpur. who has signed in token thereof in the presence of Shri Anant Dinkarrao Pathak. | CHIEF OFFICER<br>NAGPUR HOUSING & AREA DEVELOPMENT BOARD, NAGPUR<br><br>Maharashtra Housing & Area Development Authority BOMBAY<br><br>(V. V. Umalkar) |

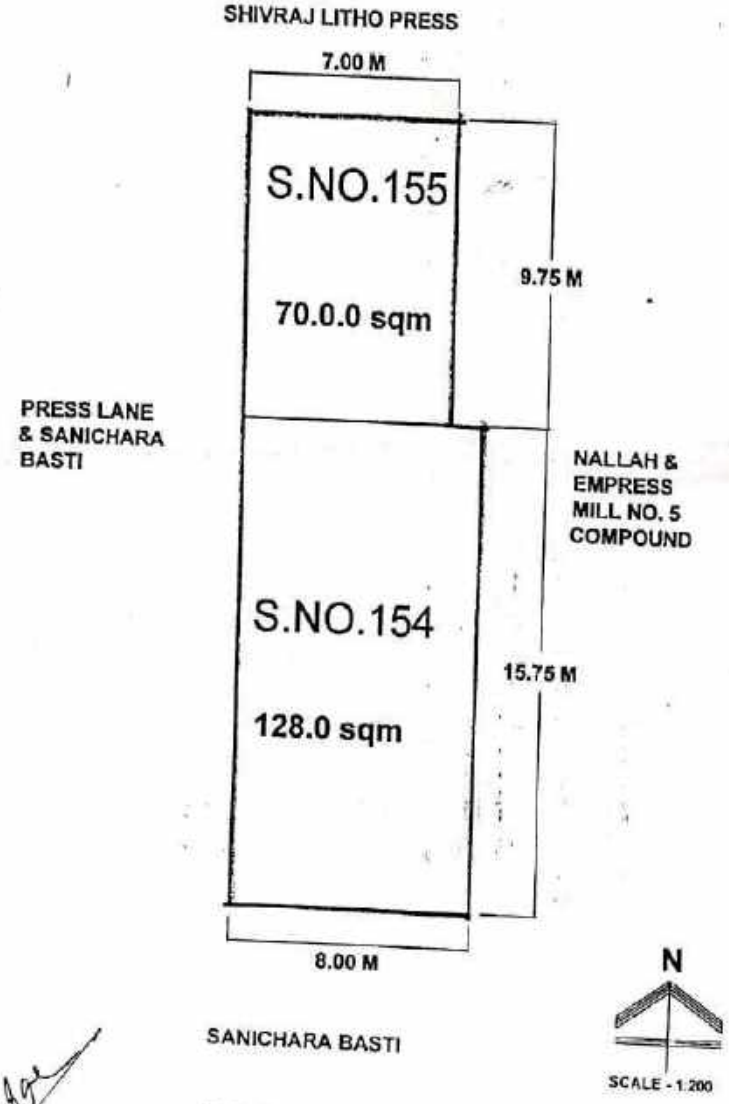
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# LOCATION PLAN - S.NO. 154 , 155 , EMPRESS MILL , NAGPUR.

(KHANDOBA DEVASHAN)




## AREA -

S.NO. 154 - 8.00 M X 15.75 M = 128.00 SQM
S.NO. 155 - 7.00 M X 9.75 M = 70.00 SQM
TOTAL AREA OF LAND = 198.00 SQM

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KHANDELWAL JAIN HOUSE

43716

जोधपुर

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|---|---|---|
| 226-948 | 92-00 | अ |

2nd 1963 | दि सेंट्रल इंडिया सीनीग मिलिंग कं. लि. मैन्युफैक्चरींग कं. लि.

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सत्यप्रतिलिपि

सिरस्तेदार

कार्यालय नगर भूमापन अधिकारी

क्रमांक ९ जोधपुर

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म. वि. न. वि. न. ४५१६, दि. (६-१-२.)

मौजा- नागपूर

आलेख पत्रिका 43717

| | | |
|---|---|---|
| 226-944 | 60.00 | ३८ |

सन १९७३ | दि सेंट्रल इंडीया स्पीनींग विव्हींग मॅन्युफॅक्चरींग कं. लि. नागपूर

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सत्यप्रतिलिपि

शिरस्तेदार

कार्यालय नगर भूमापन अधिकारी

नागपूर

- सदर प्रमाणा
1) अर्ज प्राप्त दिनांक 22/6/02
2) अर्ज क्रमांक 8242
3) नकला क्रमांक
4) फी रु. 0.64.18
5) 2.00
6) 0.0.2

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(15) (17) (21)

# राष्ट्र राज्य लघूद्योग महामंडळ मर्यादित

महाराष्ट्र शासनाचा उपक्रम

म. रा. वि. ... मंडळाचा
आवक क्र. 3974
दिनांक 4/03/2005
अभिलेखागार, पुणे

लोटस हाऊस,
३१९, नरिमन पॉइंट,
नरिमन लाईन्स,
मुंबई - ४०० ०२०.
दूरध्वनी :
२२०३ ०४१९, २२०३ ०५०८
२२०१ ०९१७, २२०१ ०९४८
तार : महावत
फॅक्स : ९१-२२-२२०१ ७६८९

sdk/lx.51

प्रति,
उप मुख्य कार्यकारी अधिकारी,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण,
गृहनिर्माण भवन,
बांद्रा (पूर्व),
मुंबई - ४०० ०५१.

दि. ११ मार्च २००५

सचिव / एम्प्रेस मिल्स / खं. लेन / 3587

विषय : एम्प्रेस मिल्स, नागपूर येथील "खंडोबा लेन" जागेच्या हस्तांतरणाबाबत.

.....

महोदय,

उपरोक्त विषयाबाबत महामंडळाकडे उप व्यवस्थापकीय संचालक यांनी पाठविलेले पत्र क्र.जोडी / एम्प्रेस / सचिव / ३२९८, दि.११.२००५ पहावे. वरील पत्रानुसार महामंडळाच्या अखत्यारीतील एम्प्रेस मिल्सच्या मालकीची खंडोबा लेन या नावाने ओळखली जाणारी जागा आपणास रु.१२,८२,५००/- हस्तांतरीत करण्या उच्चाधिकार समितीचा निर्णय कळविण्यात आला आहे व त्यानुसार जमिनीच्या विक्रीपोटी रु.१२,८२,५००/- भरणा केल्याबाबत कळविण्यात आले आहे. सदरच्या जमिनीच्या व्यवहाराचे पूर्तता दि.३१.३.२००५ पूर्वी क गरजेचे असल्याने कृपया उपरोक्त रकमेचा धनादेश महामंडळाच्या नावे त्वरीत पाठवावा, ही विनंती.

कळावे.

आपला विश्वास,

( सु.न.कामत)
कंपनी सचिव

C/Nag.

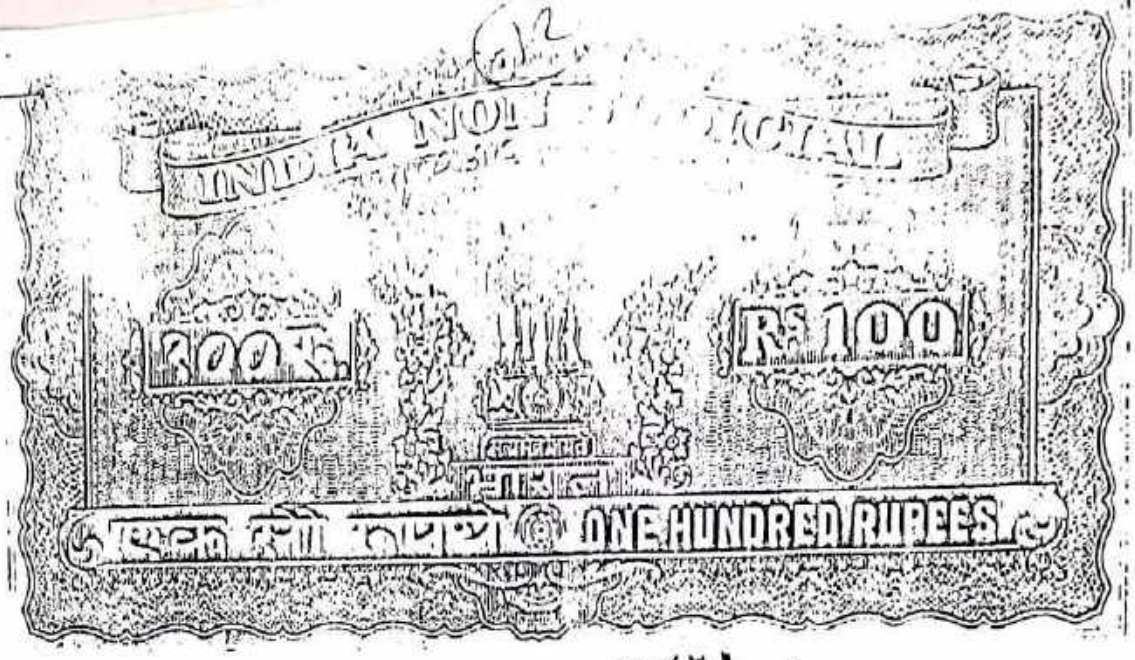
प्रत रवाना - प्रभारी महाव्यवस्थापक,
एम्प्रेस मिल्स, नागपूर
.... माहितीसाठी रवाना.

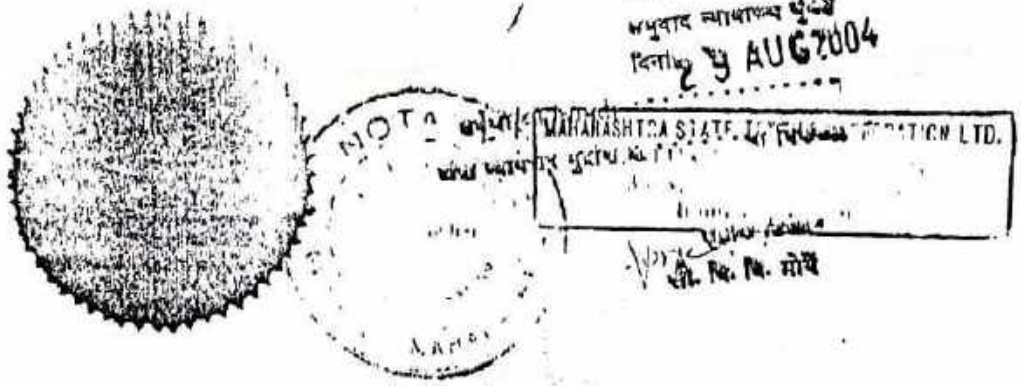
Sh Walawalkar

C/o/Nag BCL be informed to take action as per this office letter no 932 dtd 9/3/05 & report/compl to VP/A

17/3/05

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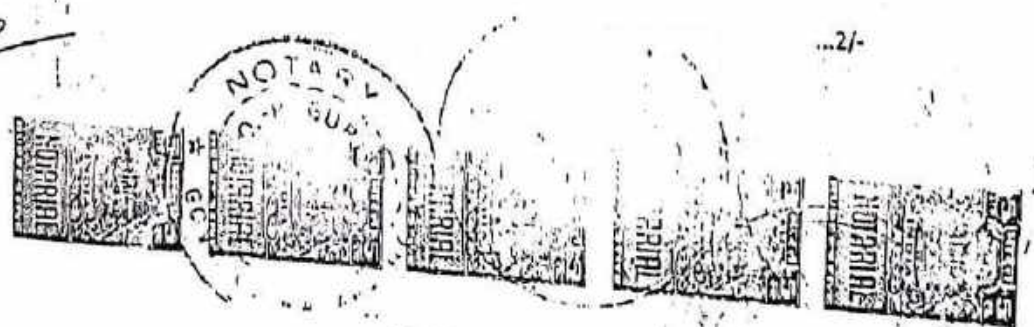




GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THE Empress Mills, Nagpur (EMN),a Unit of Maharashtra State Textile Corporation Ltd., (MSTCL) Mumbai having its Registered Office at Lotus House,33-A New Marine Line, Mumbai-400 020 and Empress Mills at Nagpur, Dist. Nagpur (Maharashtra) hereinafter referred to as the 'Corporation' send greetings :

WHEREAS the Corporation, owning the Undertaking known as the Empress Mills at Nagpur has given the charge of the post of General Manager of the said Undertaking to Shri.A.S.Lathi and WHEREAS in order to facilitate the day to day administration and particularly to attend to court matters effective from 1-9-2003 the date on which he has taken over charge as Officiating General Manager, Empress Mills, Nagpur, the Board of Directors of the Corporation has resolved by Resolution dated 17th May, 1988 has authorised the Managing Director of the Corporation to grant a general power of attorney in favour of any officer or officers who are appointed as General Manager of the

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Undertakings of the Corporation. I, Shri O.P.Gahrotra, Managing Director of the Corporation hereby, in supersession of the earlier powers of Attorney given to other Officers grant a general power of Attorney in favour of Shri.A.S.Lathi Officiating General Manager, Empress Mills, Nagpur(EMN) to exercise certain powers as hereinafter mentioned for and on behalf of the Corporation and its Textile undertaking and WHEREAS the said Shri.A.S.Lathi has agreed to act as an Attorney or Agent of the Company NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT

The Maharashtra State Textile Corporation Ltd. do hereby appoint, nominate, constitute the said Shri.A.S.Lathi Officiating General Manager(EMN) to be the Agent or Attorney of the Company and Textile Undertaking thereof with all powers and authority to do the following acts and things in the name of and on behalf of the Empress Mills, Nagpur and/or the textile undertaking of the said Mills namely;

1. To initiate and file any suit, petition, applications or other legal proceedings and to take all other legal steps as may be necessary for recovering or establishing any claim of whatsoever nature of the Empress Mills of the Corporation and/or the mills against any person or body politic or local authority.

2. File any documents with the Registrar of Companies as required under the Companies Act,1956 or any other relevant act or to make any correction in the Form filed on behalf of the Company in past.

3. To sign and verify plaints, written statements, petitions, applications, affidavits, memorandum of Appeal and all other papers of all kinds in respect of any legal proceedings in which the Corporation and/or the said mills is interested and file them in the Court.

4. To appeal and act in all courts, civil and/or Criminal whether original or appellate to represent the said Company and/or the said mills.

5. To engage and to appoint any Advocate or any other legal practitioner or Counsel and to settle their fees.

6. To file and receive back documents filed on behalf of the said Company and/or the Corporation.

7. To obtain refund of stamp duty or repayment of court fees in any legal proceedings.

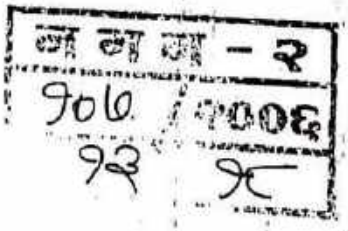
8. To apply to any court and officers for certified copies of documents and papers filed in such Courts.

9. To accept services of any summons, notice or writ issued by any Court or any Officer against the Corporation and/or the said mills.

10. Generally to do all lawful acts necessary for the above mentioned purpose that is for the legal proceedings taken by or against the Corporation and /or the said mills.

11. To execute the sale deeds and MoUs for sale of quarters and land of Empress Mill, Nagpur.

.....3





(17)

(14)



AND the said Corporation agrees that all acts, deeds and things lawfully done by the said Attorney shall be construed as acts, deeds, and things done by the Corporation and the Corporation undertakes to ratify and confirm all and whatsoever that the said Attorney shall lawfully, do or cause to be done in pursuance of this Power of Attorney in relation to the said Corporation and/or its Textile Undertaking.

IN WITNESS WHEREOF THE Maharashtra State Textile Corporation Ltd., Mumbai has hereunto affixed its Common Seal this the 13th day of the month of September, 2004.

COMMON SEAL of the Maharashtra State Textile Corporation Ltd. is hereunto affixed pursuant to the resolution of the Board of Directors passed on the 17th May,1988 in the presence of Shri O.P. GAHROTRA Managing Director of the Corporation duly authorised in that behalf and who in token thereof has put his signature in the presence of

O.P. Gahrotra

1. Shri. S.N.Kamath Company Secretary Maharashtra State Textile Corporation Ltd., Lotus House, 33-A New Marine Line, Mumbai-400 020.

2. Shri V.B. Gaikwad Manager (IR) Maharashtra State Textile Corporation Ltd., Lotus House, 33-A New Marine Line, Mumbai-400 020.

EXPLAINED & IDENTIFIED BY ME

H. U. BARGIR
B.A. (Hons) LL.B.
ADVOCATE, HIGH COURT.
4, B. Haji Kasam Bldg.,
N. M. A. Rd; Mumbai-11.

ATTESTED
14-9-04
O. P. GUPTA
Notary Greater Mumbai

NOTARY O. P. GUPTA Gr. Mumbai GOVT. OF MAHARASHTRA

906
98

(15) (14)

२९
२१/१/९८

मु/मु.द्र.मा की/१०ते.३१. /१९९७
सह जिल्हा निबंधक व मुद्रांक जिल्हाधिकारी
यांचे कार्यालय नागपूर.
दि. १-२-१९९७.

प्रति :-

सर्व दुय्यम निबंधक,
जिल्हा नागपूर.

विषय :- मुद्रांक शुल्काची मागणी बाबत.

संदर्भ :- मा. नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे पत्र क्र.का-५/मु/प्र.क्र. ३७३/९६/४४९३-९४, दि. १८-११-१९९६.

5704
7-1-97

उपरोक्त संदर्भांकित विषयानुसार आपणास कळविण्यात येते कि, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास मंडळ हे शासन अधिसूचना क्र. एस. टी. पी. /१३५६/एन. दि. १५. २. १९५७ ये कलेत येत असून त्यानुसार ये दस्त महामंडळाने निष्पादित केलेले असून त्यांवर देय असणारे मुद्रांक शुल्काचा वर्ग महामंडळाकडे आहे. अशा अधिसूचनेत नमूद केलेल्या सर्व दस्तांस मुद्रांक शुल्काची माफी आहे.

वरील सूचनांचे सर्व दुय्यम निबंधक यांनी पालन करावे.

सह जिल्हा निबंधक व
मुद्रांक जिल्हाधिकारी,
नागपूर.

प्रतिलिपी :-

मुख्य अधिकारी, नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर यांना त्यांचे दि. ३०/१२/९६ चे पत्राचे अनुक्रमाने माहितीसाठी करिता.

जा.क्र.कक्ष-२
१०७ ३७०६
१५ १८

...PAYMENT UPON ACCOUNT OF MHADA

_____ के भुगतान स्वरूप/के कारण अदा करें.

बैंक ऑफ महाराष्ट्र
BANK OF MAHARASHTRA

कृते बैंक ऑफ महाराष्ट्र/FOR BANK OF

0005 SITABULDI-NAGPUR BRANCH.

प्राधिकृत अधिकारी/ AUTHORIS

"08 7 2 7 7" 4400 14002 1:

12

(14)

(16)

एंड कं.& Co.

भुगतान आदेश क्र.
PAY ORDER No.

Date 20/09/2005

PAY SUB REGISTRAR,NAGPUR-2,A/C RBI'

रूपये RUPEES Twelve Thousand Eight Hundred Twenty Five Only को या उनके आदेश पर OR ORDER

रु.Rs.*******12,825.00

IN PAYMENT OF/ON ACCOUNT OF MHADA

के भुगतान स्वरूप/के कारण अदा करें.

बैंक ऑफ महाराष्ट्र
BANK OF MAHARASHTRA

कृते बैंक ऑफ महाराष्ट्र/FOR BANK OF MAHARASHTRA

0005 SITABULDI-NAGPUR BRANCH.

प्राधिकृत अधिकारी/ AUTHORISED OFFICIAL/S

"087277" 400140021: 12

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05/01/2006 दुय्यम निबंधक: नागपूर 2
3:34:42 pm

# दस्त गोषवारा भाग-1

नगन2
दस्त क्र 107/2006
१७-१८

दस्त क्रमांक : 107/2006
दस्ताचा प्रकार : अभिहस्तातंरणपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नावः नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर तर्फे श्री सतिश सर्वोत्तम लोहोकरे<br>पत्ता: घर/फ्लॅट नं: -<br>गल्ली/रस्ता: -<br>ईमारतीचे नावः -<br>ईमारत नं: -<br>पेठ/वसाहत: नागपूर गृहनिर्माण व क्षेत्रविक | लिहून घेणार<br>वय 52<br>सही |  |  |
| 2 | नावः महाराष्ट्र राज्य वस्त्रोद्योग महामंडळ, एम्प्रेस मिल, नागपूर तर्फे प्रभारी महाव्यवस्थापक श्री अरविंद शंकरलाल लाठी - -<br>पत्ता: घर/फ्लॅट नं: -<br>गल्ली/रस्ता: -<br>ईमारतीचे नावः -<br>ईमारत नं: -<br>पेठ/वसाहत: | लिहून देणार<br>वय 54<br>सही |  |  |

BEAR OF THE SUB-REGISTRAR, NAGPUR, NO. 2

दुय्यम निबंधक
नागपूर-२,

दस्तऐवज करुन देणार तथाकथीत [अभिहस्तातंरण

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(21)

दस्त गोषवारा भाग - 2

नगन2

दस्त क्रमांक (107/2006)

९८-९८

दस्त क्र. [नगन2-107-2006] चा गोषवारा
बाजार मुल्य :1282500 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:109 दिनांक:05/01/2006
पावतीचे वर्णन
नांव: नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर तर्फे श्री सतिश सर्वोत्तम लोहोकरे

दस्त हजर केल्याचा दिनांक :05/01/2006 03:28 PM
निष्पादनाचा दिनांक : 05/01/2006
दस्त हजर करणा-याची सही :

12830 :नोंदणी फी
360 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

13190: एकूण

दस्ताचा प्रकार :25) अभिहस्तातंरणपत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 05/01/2006 03:28 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 05/01/2006 03:31 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 05/01/2006 03:33 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 05/01/2006 03:34 PM

दस्त नोंद केल्याचा दिनांक : 05/01/2006 03:34 PM

दु. निबंधकाची सही. नागपूर 2

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) विवेक विश्वनाथ उमाळकर ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: नागपूर गृहनिर्माण क्षेत्रविकास मंडळ
शहर/गाव: नागपूर
तालुका: -
पिन: -
2) सुभाष श्रिरंग जगदाळे ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: रतन कॉम्प्लेक्स 3
शहर/गाव: नागपूर
तालुका: नागपूर
पिन: -

प्रमाणित करण्यांत येते कि या दस्ताऐवजात एकुन ९८ पाने आहेत.

दुय्यम निबंधक क्र. २
नागपूर शहर

मुद्रांक शुल्क: सवलत :क्र./मु.शु. माफी/10 ते 31/1997 सह जिल्हा निबंधक व मुद्रांक जिल्हाधिकारी यांचे पत्र

९ नंबराचे बुकामे
906 नंबरी नोंदला

पुन्हा निबंधकाची सही
नागपूर-२ निबंधक
नागपूर-२,

दुय्यम निबंधक, नागपूर क्र. २
दि 4 आक्टो 9 सन २००६

HEAD OF REGN. SUB-REGISTRAR, NAGPUR, NO. 2

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(22)

नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

NAGPUR HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA

(3)

Date : 30/9/2003

# POSSESSION RECEIPT

In persuance of letter from Shri O.P. Gahrotra, Managing Director, Maharashtra State Textile Corporation Limited, Mumbai ( M.S.T.C. Ltd.) MD/EMN, dated 29th Sept. 2003, and Dy.CEO/A's No. MH/LQN/Emp. Mill 3694, dt. 19/9/2003 regarding Handing over of possession of land as described below

| | | | |
|---|---|---|---|
| 1) | S.No. 159 | area | 1610.37 sqm |
| 2) | S.No. 101 | area | 75726.63 sqm |
| | Total | area | **77337.00 sqm** |

Boundries of which are

North : Subhash Road
South : Bacharaj Gining press & open space.
East : Agyaram Devi Mandir & complex.
West : Shivraj Litho Press, Shanichari Vasti & Road.

known as Mill No.5, land of Empress Mills, Nagpur a unit of M.S.T.C. Limited, Mumbai ( site plan of which is enclosed herewith) ; the Notional possession of above mentioned land is taken over from Shri ....P.P. SAINI....., General Manager, Empress Mills, Nagpur ( MSTC Ltd., Mumbai) on site, on date : 30th Sept.2003 at ....2.30.....~~a.m.~~/p.m.

For M.H.A.D.A

Chief Officer,
Nagpur Housing & Area Dev. Board,
Nagpur.

Notional possession of the land as mentioned above is handed over to the Chief Officer, Nagpur Housing & Area Development Board, Nagpur ( A regional unit of Maharashtra Housing & Area Dev. Authority, Mumbai) on dated 30/9/2003 at ....2.30.....~~a.m.~~ / p.m.

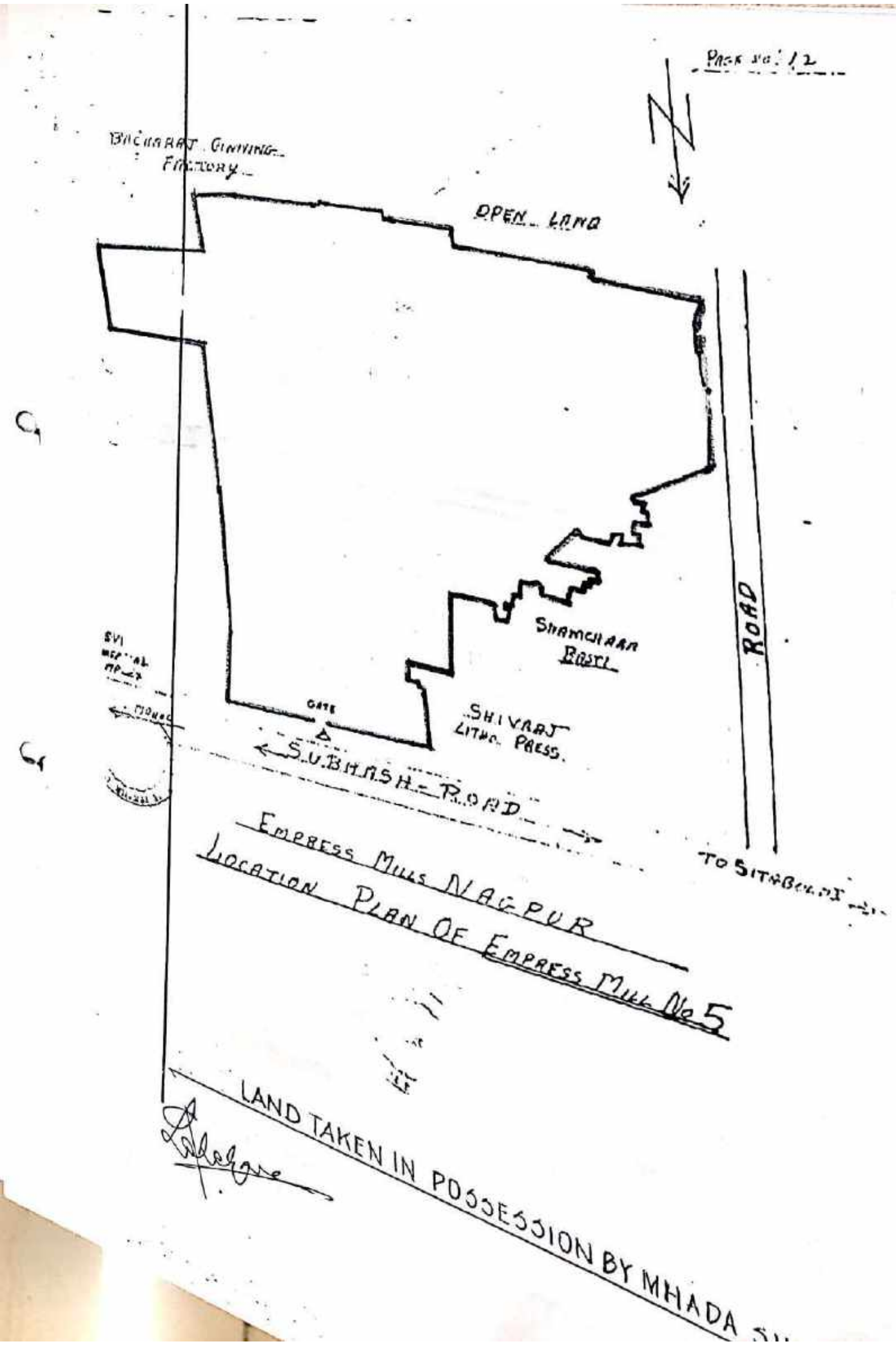
For M.S.T.C. Ltd., Mumbai

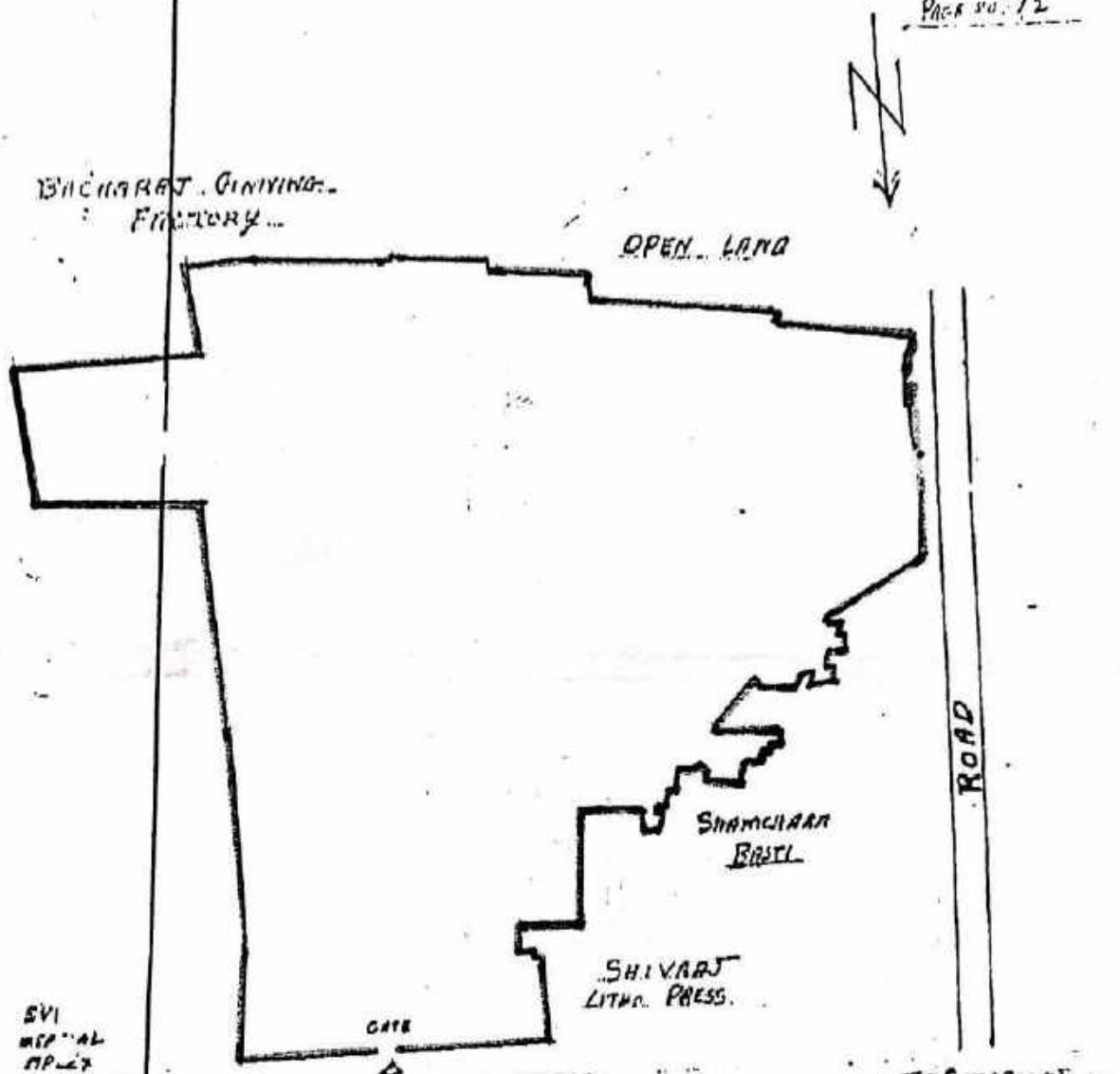
General Manager,
M.S.T.C. Empress Mills, Nagpur.

गृह निर्माण भवन, सिव्हिल लाईन्स, नागपूर-४४०००१.
दुरध्वनी : ५३१६९२, ५३१६४९, ५२६२३९, टेलेक्स : ७१५७५४३ एनएचबी इन
फॅक्स : ५३३९३९

Griha Nirman Bhavan, Civil Lines, Nagpur-440001.
Phones : 531692, 531649, 526239. Telex 715-7543 NHB IN
Fax : 533939

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BACHHRAJ GINNING FACTORY
OPEN LAND
SHAMCHARA BASTI
ROAD
GATE
SHIVRAJ LITHO PRESS.
S.V. BHASH ROAD
TO SITABULDI
EMPRESS MILLS NAGPUR
LOCATION PLAN OF EMPRESS MILL No 5
LAND TAKEN IN POSSESSION BY MHADA




EMPRESS MILLS NAGPUR

LOCATION PLAN OF EMPRESS MILL No 5

LAND TAKEN IN POSSESSION BY MHADA SHOWN THUS

# मालमत्ता पत्रक

(25)

विभाग मौजे -- नागपूर तालुका/न.भू.मा.का. -- न.भू.अ.का.१ जिल्हा -- नागपूर

| नगर भूमापन क्रमांक | क्षेत्र चौ.मी. | भारणाधिकार | शासनाला दिलेल्या आकारपोटी किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निश्चित वेळ) |
|---|---|---|---|
| २२७ १५९ | १६१०.३७ | क | शासन ठरवील त्या दराने गै.का.सा.पात्र |

सुविधाधिकार

हस्तांतरा मुळ धारक [सेंट्रल इंडीया स्पिनींग विव्हींग अँड] [मॅन्युफॅक्चरींग कं.लि.नागपूर.] फे.फ्रं.१६२६

पट्टेदार

इतर भार

इतर शेरे

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षाकंन |
|---|---|---|---|---|
| १४/३/१९९५ | फे.फ्रं.१६२६ नावात दुरुस्तीबाबत दि.३.१०.८६ अन्वये नावात दुरुस्ती | ----- | महाराष्ट्र राज्य वस्त्रोद्योग महामंडळ एम्प्रेस मिल नागपूर | -सं- |
| ४/१२/२००४ | खरेदीने र.नो.क्रं.५१३३ दि.१.१०.०३ अन्वये क्षेत्र १६१०.३७ चौ.मी.धारक म.रा. वस्त्रोद्योग महा.मंडळ एम्प्रेस मिल नागपूर यांनी विक्त्यामुळे नांव कमी खरेदी दाराचे नाव दर्ज | ---------- --- | मुख्य अधीकारी नागपूर गृह निर्माण व क्षेत्रीय विकास मंडळ (म्हाडा) | फे नकार क्र.६१४ प्रमाणे सही ० ४/१२/२००४ न.भू.अ.क्रं.१ नागपूर |

तपासणी करणार -

खरी नक्कल -

न.भू.अ.का.१
नागपूर

खरी प्रमाणित नकल करिता :-
१) अर्ज क्रमांक दिनांक ०६/१२/०४
२) अर्ज क्रमांक ७५५७
३) नकलेचे
४) तपासणी
५) पावती क्रमांक ७५७२८८६ दि. ०६/१२/०४
६) एकूण रक्कम रुपये ६५/-
७) नकल देण्याची तारीख ०६/१२/०४

सत्यप्रतिलिपि
०६/१२/०४
शिरस्तेदार
नगरभूमापन अधिकारी
क्रमांक १ नागपूर

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TREASURY
20 SEP 2003
AYC/Stamp SC/Sr. Clerk

क्रमांक ४५८२ रुपये १००/- दि. 9/10/03
नांव ...
राह...

THIS DEED OF SALE made at Nagpur on this Ist day of October 2003 (Two thousand three) between the MAHARASHTRA STATE TEXTILE CORPORATION LTD. a State Government Undertaking registered under the Companies Act, 1956 having its registered office at Lotus House, 33A, Sir Vithaldas Thackersey Marg , Mumbai - 400 020 through its Joint Managing Director, ( hereinafter referred to as "the Transferer" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part

SEAL OF THE SUB-REGISTRAR, NAGPUR, NO. 2
दुय्यम निबंधक, नागपूर, क्र. २

| |
|---|
| नग न - २ |
| ५१३३/१-१६ |
| २००३ |

...2

AND

MAHARASHTRA HOUSING AND AREA DEVELOPEMENT AUTHORITY, a statutory Corporation constituted under the Maharashtra Housing and Area Developement Act, 1976 (Mah.XXVIII) through its Chief Officer (hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East) , Mumbai-400 051 " the Transferee" (hereinafter referred to as "the Authority" which expression shall unless the context requires otherwise include it successors and assigns) of the Other Part.

W H E R E A S :-

The Transferer an Undertaking of the State of Maharashtra is a Joint Stock Company registered under the Companies Act, 1956;

(ii) Prior to 3rd Oct. 1986, the Central India Spg.Wvg and Mfg. Co.Ltd., a Joint Stock Company registered under the Companies Act, 1956, inter alia owned a property of land at CTS No. 233/227, S.No. 101 and 159 admeasuring 77337.00 sq.mtrs. situated at Nagpur and more particularly described in the First Schedule hereunder written and shown on the plan thereof and which is hereto annexed as Annexure "A: (hereinafter referred to as "the said property");

.....3

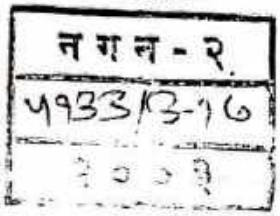
(28)



(iii) By an Act called Central India Spg.& Wvg. Mfg.Co.Ltd. Empress Mills, Nagpur ( Acquisition and transfer of Undertaking ) Act 1986, the Undertaking of the said Central India Spg.Wvg. and Mfg. Co.Ltd. was acquired by the Government of Maharashtra and from 3rd Oct.1986 & the said property was transferred to the Transferer herein;

(iv) The Transferer herein thus became absolutely seized & possessed of and otherwise well and sufficiently entitled to the said property as owner thereof;






The Transferer desiers to dispose of the whole of the said property to the Transferee-Authority and the Authority agrees to acquire the said property for its public Housing Scheme in discharge of its statutory duties prescribed under the MHAD Act 1976 and accordingly negotiation took place and even the matter was discussed in detail with the High Power Committee of the Secretaries apponted by the Govt. of Maharashtra for disposal of the assets of the Transferer. Thereafter the Transferee considered the suggestions of the High Power Commitee and the Transferee/Authority resolved vide its Resolution No. 5952 Dt.11.08.03 to purchase the said property for Rs. 24,00,01,000/- (Rupees Twenty Four Crores One thousand only) for

....4

implementing its Housing Scheme for Public which was also accepted by the Transferer;

(vi) The Transferer declare that the said property is free from any encumbrances and its title is fully marketable. The Transferer shall indemnify Transferee/Authority in case of any adverse claim;

SEAL OF THE SUB-REGISTRAR, NAGPUR NO. 2

AND WHEREAS, it was mutually agreed between the parties that before execution of Sale Deed, a Memorandum of Undertaking should be executed by and between the parties hereto and accordingly the Memorandum of Understanding was executed on 11/09/2003 and that time the part payment of Rs. 12,00,00,500/- (Rupped Twelve Crores Five Hundred Only) towards purchase price has been paid by the Authority to the Transferer on 11/09/2003 ( the receipt of which the Transferer do hereby admit and acknowledge);

न न न - ४९३३/४-१७
२००३

AND WHEREAS the Authority has accepted the title of the Transferer and has requested to the Transferer to complete the Sale which the Transferer has agreed to do.

AND WHEREAS before the execution of this Deed the Authority has paid Rs. 12,00,00,500/- (Rs. Twelve Crores Five Hundred Only) on 29/09/2003 towards balance payment of purchase price to the Transferer (the receipt of which the Transferer do hereby admit and acknowledge);

....5

AND WHEREAS it is expedient to convey the right, title & interest of the Transferer on the said property to the Authority and the Transferer hereby agree to convey and the Authority hereby agrees to accept such conveyance by way of sale the right title and interest of the Transferer in the said property on terms, conditions and covenants as are contained hereinafter.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

In pursuant to the said Memorandum of Understanding and in consideration of of the payment of Rs. 24,00,01,000/- (Rupees Twenty Four Crores One thousand only) paid by the Authority to the Transferer on or before the execution of the presents ( the receipt of which the Transferer do hereby admit and acknowledge) being the full consideration amount payable to the Transferer, the Transferer do hereby as the absolute owner hereby convey and transfer by way of sale all the said property bearing S.No. 101 and 159, CTS No. 233/227 admeasuring 77337.00 sq.mtrs. land situated at Nagpur, more particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed by red colour boundry line TOGETHER WITH ALL the things permanently attached hereto or standing thereon and all the privi-

....6

leges, easements, profits, advantages, rights and appurtenances whosoever to the said property AND ALL the estate, rights, title, interest, use possession, benefit claim, demand whatsoever at law TO HAVE AND TO HOLD the said property as owner subject however to the terms and conditions and covenants hereinafter appearing.

AND the Transferer do hereby convenants with the Authority that :

1. The Transferer hereby sold the said property free from all encumbrances and has itself good right and full power to convey and transfer by way of sale the said property in the manner aforesaid.

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4933/E-76
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The Transferee/Authority may from time to time and at all times peaceably and quietly enter upon, occupy or possess the said property hereby conveyed with their appurtenances and take steps to fulfill its statutory objects implementing its housing scheme for public without any suit lawful eviction or interruption, claim and demand whatsoever from or by the Transferer or their successors and assigns or any of them.

....7

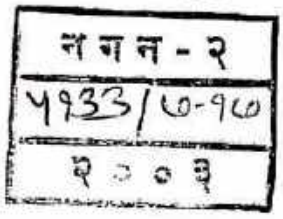
(32)



3. The Transferer hereby agrees to do & execute & cause to be done and executed all such further and other acts, deeds, things, conveyance and assurances for better and more perfectly conveying and transferring the said property and every part thereof unto the Authority as may be reasonably required by the Authority.



4. The Transferee/Authority shall bear, pay & discharge all existing and future rates, taxes, assessments, duties, impositions and outgoings whatsoever assessed, imposed and charged upon the said property provided that all such taxes , rates, assesments, duties and impositions and outgoings shall till the date of conveyance of the said property be borne by the Transferer,if there remain any arrears to this effect and any calims made in respect thereof on the Authority by teh Govt., local authority or any other authority under any law for the time being in force in the State of Maharashtra the Authority shall be entitled to call upon the Transferer to pay all such arrears & the Transferer agrees that it shall pay the same after due verification.




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5. The Transferee/Authority is exempted from payment of stampe duty as per the Government Notification, Revenue Department No. STP-1356N dated 15 th February, 1957.and C.C No M.S/3/S.R. 373/96/1493-94 Dt. 18.11.1996 of D.R.O Pune, stamp duty borne by M.H.A.D.A NAGPUR

IN WITNESS WHEREOF the signature of Shri Nandkumar the Maharashtra State Textile Corporation Ltd. has been set hereunder seal of the MSTC has been affixed hereunto and the signature of Shri. Satish Sarvottam Lohokare for and on behalf of Maharashtra Housing and Area Developement Authority has been set hereunder and the seal of the Authority has also been affixed and attsted by the officer of the Authority on the day and year first hereinabove written.

REGISTRAR

4933/1996

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( 9 )

SCHEDULE .

DESCRIPTION OF THE PROPERTY

All that piece or parcel of land admeasuring 77337.00 sq.mtrs.situated at S.NO.101 and 159 and CTS No. 233/227 at Nagpur in the registration District of Nagpur.

On or towards the North by : Subhash Road.

On or towards the South by : Bachharaj Jinning Factory and Open space

On or towards the East by : Aggaram Devi Mandir and complex

On or towards the West by : Shivaji Lithopress, Shanichara vasti and road.

SIGNED,SEALED AND DELIVERED by the withinnamed VENDOR MAHARASHTRA STATE TEXTILE CORPORATION LTD. through its Joint Managing Director Shri Nandkumar in the presence of Shri. Manghir Jiwatram Ranglani, MHADA, Nagpur.

1/10/2003

Maharashtra State Textile Corporation Ltd
Lotus House 33-A, New Marine Lines
BOMBAY - 400020

1/10/2003 M.J.Ranglani

SIGNED,SEALED AND DELIVERED by Shri. Satish Sarvottam Lohokare Chief Officer , Nagpur Housing & Area Developement Board,Nagpur (Regional Unit of MHADA) of Shri. Phulena Prasad Saini, General Manager, Empress Mills Nagpur

1/10/2003

CHIEF OFFICER
Nagpur Housing & Area Development Board, Nagpur.

1/10/2003

GENERAL MANAGER
EMPRESS MILLS NAGPUR.
(Unit - MSTC Ltd.)

..10

नगल - २
4933/2-96

The Common Seal of the MHADA }
is affixed in the presence of }
Shri. Pandurang Bajirao Wakade }
Dy.Engineer, MHADA, Nagpur. }
who has signed in token }
thereof in the presence of }
Shri.Rajendra Shridhar Deshkar }

(P.B. Wakade)
DE/MHADA Nagpur
1/10/03

(R.S. Deshkar)
1-10-2003

4433.90-96

(9)

29
2/9/96

क/मु.शु.माफी/१०ते.३१. /१९९७
सह जिल्हा निबंधक व मुद्रांक जिल्हाधिकारी
यांचे कार्यालय नागपूर.
दि. १-१-१९९७.

प्रति :-

सर्व दुय्यम निबंधक,
जिल्हा नागपूर.

विषय :- मुद्रांक शुल्काची माफी बाबत.
नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ (८८३१)

संदर्भ :- मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे पत्र क्र.का-५/मु/प्र.क्र. ३७३/९६/४४९३-९५, दि. १८-११-१९९६.

5764
7-1-97

उपरोक्त संदर्भाकित विषयानुसार आपणास कळविण्यात येते कि, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास मंडळ हे शासन अधिसूचना क्र. एस. टी. पी. /१३५६/एन. दि. १५.२.१९५७ ये कलेत येत असून त्यानुसार जे दस्त महामंडळाने निष्पादित केलेले असून त्यांवर देय असणारे मुद्रांक शुल्काचा पूर्ण महामंडळाकडे आहे. अशा अधिसूचनेत नमूद केलेल्या सर्व दस्तांस मुद्रांक शुल्काची माफी आहे.

वरील सूचनांचे सर्व दुय्यम निबंधक यांनी पालन करावे.

सह जिल्हा निबंधक व
मुद्रांक जिल्हाधिकारी,
नागपूर.

प्रतिलिपी :-

मुख्य अधिकारी, नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर यांना त्यांचे दि. ३०/१२/९६ चे पत्राचे अनुषंगाने माहितीसाठी करिता.

275
6/3

(39)

जिल्हा -- नागपूर

(वगळलेला दिलेल्या आकारणीचा किंवा वापरण्याचा तपशील आणि त्याचा फेर तपासणीनंतर दिसून येतो)

[केंद्रीय इंडिया लिमिटेड भाग]
[फेरफारनोंदणी पानाची ह.क.नागपूर]

| | तपशील | लक्ष प्रलंबित | भोगवटादार (धा) पहेदार (प) किंवा धारा (धा) | साक्षाकोन |
|---|---|---|---|---|
| | [illegible] भाडेपट्टा रद्द. ४९० ९.चू.१० दि.२७.१.९६ अन्वये राजपत्राकडील पान नं. २८० दि.२६.२. [illegible] | | वि.महाराष्ट्र राज्य वखारेंद्योग महाव्यवस्थापक नागपूर | सही - १६/२/१९९६ |
| | या उपनिबंधकांचे अधिनस्त शाखे [illegible] दस्तावर | - | लेख दुरुस्ती केली फे.क्र. ६३४ प्रमाणे | सही - ३१/०८/२००० |

सहदुय्यम निबंधक -

खरी नकल -

न.भू.अ.का.१
नागपूर

सहायक भूधापन अधिकारी

[illegible]

सिरसतेदार

कार्यालय नगर भूमापन अधिकारी
क्रमांक १, नागपूर

नमन-२
५१३३/२०१८
२००३

पान न.--

(38)

(39)

जिल्हा -- नागपूर

शासनाच्या दिनांकीची अधिसूचना जिल्हा पहिल्यावा
नगरीय अथवा ग्रामीण क्षेत्र अधिसूचीचे नियम नेक्ष

शासन राजपत्र या दराने
मे.का.मा.पात्र

[Maha. Nagarpalika Nagarpanchayat Act]
[Mah. Municipal Act, Nagpur.]
M.M. Act 55 of

व्यवहार

| | खंड क्रमांक | नवीन धारक (था) पट्टेदार (प) किंवा भार (धा) | साक्षांकन |
|---|---|---|---|
| फेरफार नं. ३६२६<br>नाव्हा दुय्यमनिबंधक<br>दि.३.१०.८६ अन्वये<br>नाव्हा दुय्यमनि | ---- | महाराष्ट्र राज्य वस्त्रोद्योग<br>महामंडळ एम्प्रेस मिल नागपूर | सही- |

सही मयकाल -

न.भू.अ.का.१
नागपूर

सत्यप्रतिलिपी

निरीक्षक दिनांक 24/07

कार्यालय नगर भूमापन अधिकारी
क्रमांक १, नागपूर

— शहर भूमापनाचा फेरफार बाबत :—
१) अर्ज क्रमांक ४ दि. 2-6-1997
२) अधि ८ ४९३
३) मालमत्ता क्रमांक
४) तेपासणी दिनांक
५) पावती क्रमांक ०८६२२३ दिनांक २६-१९९७
६) एकूण रक्कम रुपये ७५/-
७) नकाशात दिलेली खाणीत २६/१९९७

(Seal of Superintendent of Land Records, Nagpur)

113

**maharashtra state textile corporation ltd.**
A Government of Maharashtra Undertaking

Regd. Office :
Lotus House,
33 A, Sir Vithaldas Thackersey Marg.
Mumbai-400 020.
Telephone : 2203 0439
2201 0917, 2201 0946
Fax : 91-22-2201 7689
Gram : 'MAHAVASTRA'

11th Sept. 2003.

HANDING OVER OF POSSESSION.

Pursuant to the Memorandum of Understanding (MoU) executed between the Maharashtra State Textile Corporation Limited and Maharashtra Housing and Area Development Authority (MHADA), Mumbai dated 8 September 2003 and on receipt of Rs. 12,00,00,000/- (Rupees twelve Crores only) being the first installment towards consideration against transfer of land Survey No. 159 / 101 admeasuring 77,337 sq. mtrs known as Mill No.5 land of Empress Mills, Nagpur - a unit of Maharashtra State Textile Corporation Ltd. (MSTC Ltd.) the possession of the land is deemed to have been given on the day of receipt of 2nd and last installment of Rs.12,00,01,000/-. This possession however is subject to the fulfillment of all the conditions stipulated in the MoU.

For Maharashtra Sate Textile Corporation Ltd.

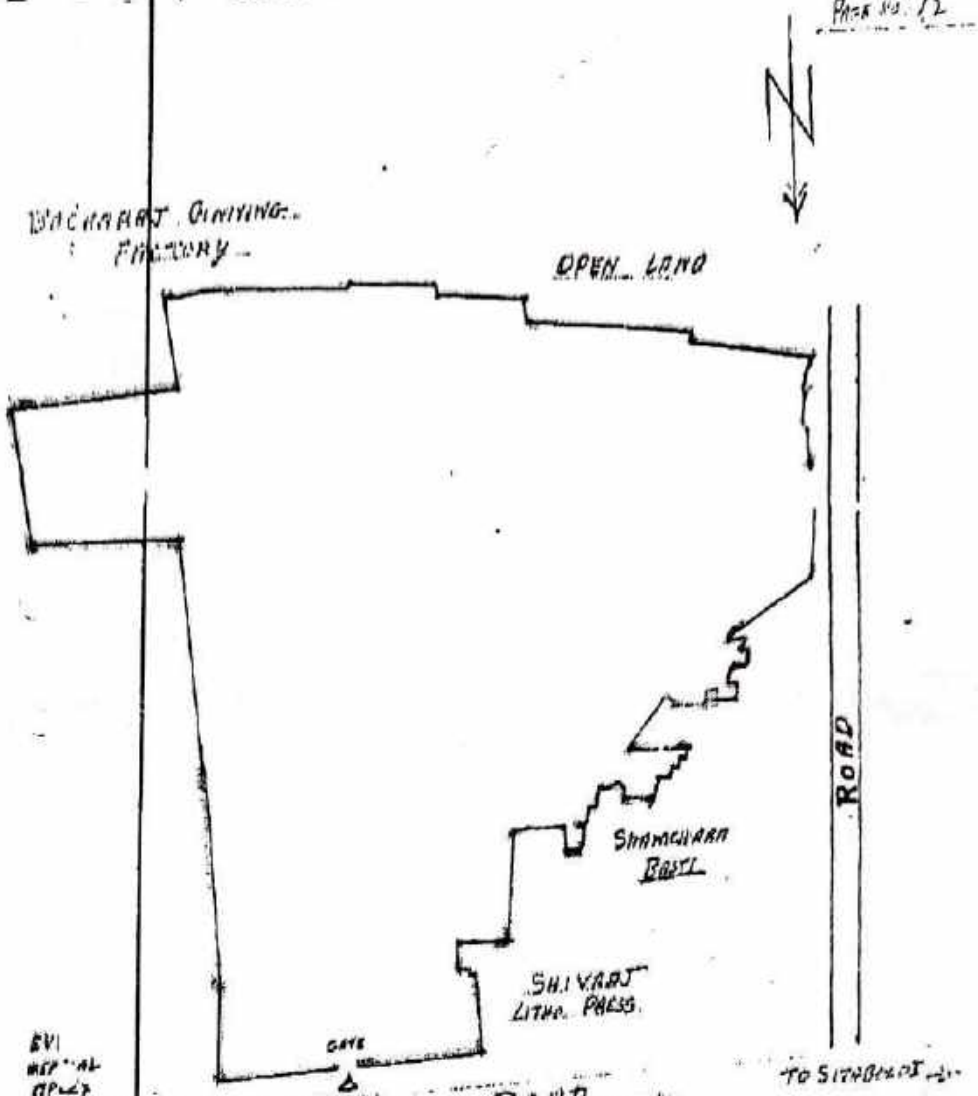
(O.P.Gahrotra)
Managing Director.

Maharastra Housing and Area
Development Authority,
Griha Nirman Bhavan,
Bandra (East),
Mumbai 400051

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(11)

PAGE NO. 12




EMPRESS MILLS NAGPUR

LOCATION PLAN OF EMPRESS MILL No 5

R.T.-2
1133/94-96
2003

LAND TAKEN IN POSSESSION

BY MHADA SHOWN THUS —

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01/10/2003 दुय्यम निबंधक
5:36:20 pm नागपूर 2

# दस्त गोषवारा भाग-1

नगन2
दस्त क्र 5133/2003

दस्त क्रमांक : 5133/2003
दस्ताचा प्रकार : अभिहस्तांतरणपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव: नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ नागपूर तर्फे मुख्य अधिकारी श्री सतीश शर्वोत्तम लोहोकरे, व. वि.मी.म. नागपूर . . पत्ता: घर/फ्लॅट नं: . गल्ली/रस्ता: . इमारतीचे नाव: . इमारत नं: . | लिहून घेणार<br>वय 60<br>सही |  |  |
| 2 | नाव महाराष्ट्र स्टेट टेक्स्टाईल कार्पोरेशन लि. तर्फे सहाय्यरक्षाधक संभालक श्री भंवरकुमार, व. 33-ए, म्यू मराइन लाइन्स, मुंबई . . पत्ता: घर/फ्लॅट नं: . गल्ली/रस्ता: . इमारतीचे नाव: इमारत नं: पेठ/ग | लिहून देणार<br>वय 40<br>सही |  |  |

SEAL OF SUB-REGISTRAR, NAGPUR NO. 2
दुय्यम निबंधक, नागपूर, क्र. २

दुय्यम निबंधक
नागपूर-२.

दस्तऐवज करुन देणार तसाकबीत [अभिहस्तांतरणपत्र] दस्तऐवज करुन दिल्याचे कबूल करतात.



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दस्त गोषवारा भाग - 2

नागपूर

दस्त क्रमांक (5133/2003)

दस्त क्र. [नागपूर-5133-2003] चा गोषवारा
बाजार मूल्य :2400001000 मोबदला 2400001000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :01/10/2003 05:33 PM
निष्पादनाचा दिनांक : 01/10/2003
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
सिवक्त क्र. 1 ची वेळ : (सादरीकरण) 01/10/2003 05:33 PM
सिवक्त क्र. 2 ची वेळ : (फी) 01/10/2003 05:34 PM
सिवक्त क्र. 3 ची वेळ : (कबुली) 01/10/2003 05:36 PM
सिवक्त क्र. 4 ची वेळ : (ओळख) 01/10/2003 05:36 PM

दस्त नोंद केल्याचा दिनांक : 01/10/2003 05:36 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) श्री पांडुरंग बाजीरावजी वाकडे ,घर/फ्लॅट नं:
गल्ली/रस्ता: .
ईमारतीचे नाव: .
ईमारत नं: .
पेठ/वसाहत: अयोध्या नगर
शहर/गाव:नागपूर
तालुका: नागपूर
पिन: .
2) श्री राजेंद्र श्रीधर देशकर ,घर/फ्लॅट नं:
गल्ली/रस्ता: .
ईमारतीचे नाव: .
ईमारत नं: .
पेठ/वसाहत: वर्धा रोड सोमलवाडा
शहर/गाव:नागपूर
तालुका: नागपूर
पिन: .

पावती क्र. 5135 दिनांक 01/10/2003
पावती चे वर्णन
नांव: नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ
नागपूर तर्फे मुख्य अधिकारी श्री सतीश सर्वांतम लोडोकरे, रा. सितील लाइन्स, नागपूर . .

20000 :मोबदला पोटी
340 :नकल (अ. 11(1)), पृष्टांकनाची नकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20340: एकूण

दुय्यम निबंधक नागपूर-२.

१ नंबराचे बुकाचे
नंबरी जोंदला

दुय्यम निबंधक, नागपूर क्र. २,
दि. १ ऑक्टो ०३ सन २००३

दुय्यम निबंधक

प्रमाणित करण्यात येते कि वा दस्ताऐवजात एकुण..... पाने आहे.

दुय्यम निबंधक क्र. २,
नागपूर शहर

दुय्यम निबंधक
नागपूर-२.

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