५२ ते ५५	७२०.०० चौ.मी.
३ ते ७, १० ते १९, २२ ते ३१	३१८७.५० चौ.मी.
६४,६५,७५ ते ८०, ८३ ते ९०, ९३ ते १०२, १०५ ते ११३.	४७२५.०० चौ.मी.
एकुण	१८,६५८.२२ चौ.मी.

भूखंडाखालील क्षेत्र - १८,६५८.२२ चौ.मी.

रस्त्याखालील क्षेत्र - ९,२९३.९३ चौ.मी.

खुली जागा - ३५३९.३६ चौ.मी

सार्वजनिक उपयोगाकरीता क्षेत्र - ३५०८.४९ चौ.मी.

एकुण वापराखालील क्षेत्र - ३५,००० चौ.मी.

उपविभागीय अधिकारी
नागपूर

उपविभागीय अधिकारी ★ नागपूर ★

नगल-10

DEMARCATED RESIDENTIAL LAYOUT PLAN ON-

SURVEY NO 11|2, 14, MOUZA - RENGAPAR, P. H. N 76, TAH. & DISTT. NAGPUR.

Belong to :- Shri Kamal Guruprasad Jaiswal
Shri Gajanan Natthuji Warghane

Area statement :-

1) AREA UNDER	TOTAL LAND	35,000·00 sq.m.
2) AREA UNDER	OPEN SPACE	3539·36 sq.m.
3) AREA UNDER	AMENITY SPACE	3508·49 sq.m
4) AREA UNDER	PLOT	18,658·22 sq.m
5) AREA UNDER	ROAD	9,293·93 sq.m

Note :- All dimentions are in mitre Scale:- 1:500, 1:5000
Plot no 1 & 2 is provided convinence shopping

Owner sign :-

Architect :

ARCHT. BEDRE
S. P. GOZAR
Licensed Architect & Engineer
Govt. Colony, Civil Lines,
NAGPUR. Phone 2551154

Plot area statement

Plot no	Plot siz	Plot area	Tangent Deduction	Plot area	Nos of plot	Total plot area
1	32·0 x 36·0 x 25·0	850·00	8·22	841·78	1	841·78 sq.m.
2	29·54 x 32·03 x 27·0	830·25	-	830·25	1	830·25
114	35·0 x 28·03 x 15·0	547·50	8·22	539·28	1	539·28
8, 9, 20	10·0 x 15·0	150·00	3·14	146·86	3	440·58
21	10·5 x 15·0	157·50	3·14	154·36	1	154·36
32	10·5 x 15·0	157·50	3·69	153·81	1	153·81
38	13·0 x 13·5	175·50	3·69	171·81	1	171·14
33	13·0 x 13·5	175·50	4·35	171·15	1	171·15
44	13·0 x 13·5	175·50	3·14	172·36	1	172·36
39	13·0 x 13·5	175·50	2·48	173·02	1	173·02
34, 35, 42, 43	12·0 x 13·0	156·00	-	156·00	4	624·00
36, 37, 40, 41	10·5 x 13·0	136·50	-	136·50	4	546·00
45	10·0 x 15·0	150·00	4·35	145·65	1	145·65
50	9·5 x 10·03 x 15·0	151·87	-	151·87	1	151·87
51	10·0 x 10·75 x 18·0	183·50	-	183·50	1	183·50
56	10·0 x 18·0	180·00	6·05	173·95	1	173·95
57	15·0 x 13·0 x 15·0	135·00	-	135·00	1	135·00
46 to 49, 72, 58, 59.	10·0 x 15·0	150·00	-	150·00	7	1050·00
60	10·0 x 15·0	150·00	3·69	146·31	1	146·31
61	15·0 x 15·0	225·00	3·02	221·98	1	221·98
62	13·5 x 19·53 x 15·0	211·87	-	211·87	1	211·87
66	17·0 x 22·03 x 15·0	221·25	3·02	218·23	1	218·23
63	16·75 x 15·53 x 15·0	184·09	-	184·09	1	184·09
67	15·0 x 18·0 x 22·0	270·00	-	270·00	1	270·00
68	19·5 x 15·03 x 15·0	157·50	-	157·50	1	157·50
69 to 71	9·5 x 15·0	142·50	-	142·50	3	427·50
73	18·0 x 24·53 x 15·0	243·75	3·02	240·73	1	240·73
74	22·7 x 9·93 x 15·0	225·00	-	225·00	1	225·00
81	13·0 x 15·0	195·00	3·02	191·98	1	191·98
82	13·0 x 15·0	195·00	3·69	191·31	1	191·31
91	17·0 x 16·5 x 4·0 / 15·0 x 16·5 x 11·0	165·25	-	165·25	1	165·25
92	12·5 x 15·0	187·50	6·05	181·45	1	181·45
103	13·0 x 15·0	180·00	3·69	176·31	1	176·31
104	9·5 x 15·0	142·50	3·69	138·81	1	138·81
52 to 55	10·0 x 18·0	180·00	-	180·00	4	720·00
3 to 7, 10 to 19, 22 to 31	9·5 x 15·0	127·50	-	127·50	25	3,187·50
64, 65, 75 to 88, 93 to 90, 93 to 102, 105 to 113	9·5 x 15·0	135·00	-	135·00	35	4,725·00
			Total plot area		114	18,658·22 sq.m.

LOCATION PLAN

Scale:- 1:5000

Demarcated Residential Layout Plan

Scale:- 1:500

OPEN SPACE 1343·18 sq.m.
AMENITY SPACE 1689·75 sq.m.
OPEN SPACE 2118 sq.m.
AMENITY SPACE 1918·74 sq.m.
CONVINENCE SHOPPING 1
CONVINENCE SHOPPING 2
ELECTRIC TOWER LINE
BUILDING LINE
9·0 M. WIDE EXISTING ROAD
7·5 M. WIDE ROAD
9·0 M. WIDE ROAD
12·0 M. WIDE ROAD
6·0 M. WIDE ROAD

CHALLAN

MTR Form Number-6

GRN	MH000414752201819E	BARCODE		Date	11/04/2018-14:57:17	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	BFPPG0919F
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	NARESH DEORAO GHUMDE
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	mouza- Kaldongri
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	mouza- , Waranga, Rengapar, Pipardol, Bori, Ruikhari, Wathoda at Tah-Nagpur (Gramin) and a
0030063301 Registration Fee	100.00	Area/Locality	tahnagpur dist nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	SecondPartyName=MS ORANGE AND COTTON REALITIES~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018041129871	IK00OGELH5
Cheque/DD No.		Bank Date	RBI Date	11/04/2018-15:00:03	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 7558615241

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नगन-४
२९८३/२०१८
१/१२

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

Print Date 11-04-2018 03:36:20

नगन-७

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.-7

POWER OF ATTORNEY
(FOR ADMISSION)

KNOW ALL MEN BY THESE PRESENTS THAT WE **1) SHRI BHUPESH S/o JANARDHAN WAGHMARE, P.A.N - AATPW7928G,** Aged about 45 Yrs, Occupation – Business, R/o 86,Bidoba Gruha Nirman Sahakari Sanstha,Somalwada,Wardha Road, Nagpur-440025 Aadhar No. 884267925564 Mob No. 9545455544.

2) SHRI. SUDATTA S/o PRAMOD RAMTEKE, P.A.N – AHAPR3339Q, aged about 44 years, Occupation - Business. Resident of 12, Sagar Palace, Neri Road, Laxmi Nagar, Nagpur,440022 Tahsil – Nagpur District- Nagpur, Aadhar No. 912789655828, Mob No. 9371055566 both Partners of **M/S ORANGE AND COTTON REALITIES** do hereby nominate, constitute and appoint **SHRI NARESH DEORAO GHUMDE,** Aged about 46 yrs, Occupation – Service, **P.A.N – BFPPG0919F**, Aadhar No. 405785393940, Mob No. 7558615241 .R/o Plot No. 12, IN front of T.B. Ward,Ajni Road, Wanjari Nagar, Nagpur - 440009 OUR my true and lawful attorney in our name and on our behalf.

नगन – ७
२९८३/२०२१
२४/४८

नगन – ४
२९८९/२०२१
३/९२

WHEREAS We the aforesaid Executant No. 1 & 2 are the joint Owners of properties at mouza- Kaldongri, Waranga, Rengapar, Pipardol, Bori, Ruikhari, Wathoda at Tah-Nagpur (Gramin) and also at Mouza- Kanholi, Amgaon, Sukli at Tah-Hingna, and we also appoint him as our attorney for any other property we may purchase in near future.

WHEREAS we intend to dispose off the plots to individual purchasers and for that we regularly require to execute various agreements, Sale Deeds, Deed of declaration and other related documents in respect of the aforesaid property. However due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before Competent registration office and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf in respect of the aforesaid deeds and documents. And whereas aforesaid Attorney is ready to and willing to act on our behalf as our Lawful Attorney for the aforesaid purposes.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

We, the Executant named hereinabove do hereby nominate, constitute and appoint **SHRI NARESH DEORAO GHUMDE** as our constituted Attorney to do and perform the following acts and things that is to say:

1) To present the deeds and documents executed by us before the Competent registering authority and to admit the contents of the said documents to the extent of our execution only.

AND, We, the Executants named hereinabove further state that the acts and things done by our said constituted Attorney in admission of the said documents shall be binding on us as if We have done the same. We undertake to ratifiy the acts and things done or Deeds of Documents admitted by them.

IN WITNESS WHEREOF, We the executants have willingly signed and executed this Deed of Power of Attorney at our own accord and free will at NAGPUR on the Day, Date and Year first above written.

Contd.

Drafted by: Adv. Saurabh Bhide
Dated:- 11/04/2018,
WITNESSES:





(SUDATTA PRAMOD RAMTEKE)



(BHUPESH JANARDHAN WAGHMARE)
For Orange & Cotton Realties
Both Partners
(PRINCIPAL)



I ACCEPT THE POWERS
HEREBY CONFERRED



SHRI NARESH DEORAO GHUMDE
(ATTORNEY)

दस्त नं. 3919८
दस्तऐवज पक्ष की/बाजूची. सुदत्ता प्रमोद रामटेके
पत्ता. प्लॉट नं. ४४ व्यवसाय. व्यापार वय. ७२ आधार. पॅलेस, लक्ष्मी नगर, नागपूर
वरील तारीख. ११/४/१८ ...रोजी माझे समक्ष सही
अंगठा दिला. त्यांच्या ओळखी विषयी मे. पिशारती
एड. मोतीलकोके वय. ४१ व्यवसाय. व्यापार
रा.. नागपूर यांनी मला माझी कायम विषयी खात्री
दि. ११/४/१८
वय २५
पाकि:2643, ता: ११/४/२०१८

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. १

सदरहू दस्तातील बाजूकडे १ ते ५ पाने
आमचेपुढे कबूलीजबाब किंवा ओळखीबाबत
आमक्षेप नाही.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

Contd...









