'SCHEDULE "A"

Plot No. 303 & 304 in Civil Station Expansion Scheme
N.I.T./ Kh.No. 29 Mouza Gadga layout/ Precinct
Nagpur / Ward No. 70 Division WEST Tahsil, and District Nagpur.
Admeasuring 1906.186 Sq.Meter 20518.00 Sq.ft Dimensions are marked on plan enclosed.

Sheet No. 24 City Survey No. 1111

USER OF PLOT : CINEMA THEATRE

Boundaries:-

NORTH - PLOT NO.302
SOUTH - PLOT NO.305
EAST - ROAD
WEST - ROAD

नगन-१
३५७/२०१८
८/१९

'SCHEDULE "B"

NIL

IN WITNESS WHEREOF the parties hereto have set their hands the day and year written in each case.

WITNESSES :-

Executive Officer
Nagpur Improvement Trust
LESSOR
Date 10/7/2018

1st Witness :-

2nd Witness :-

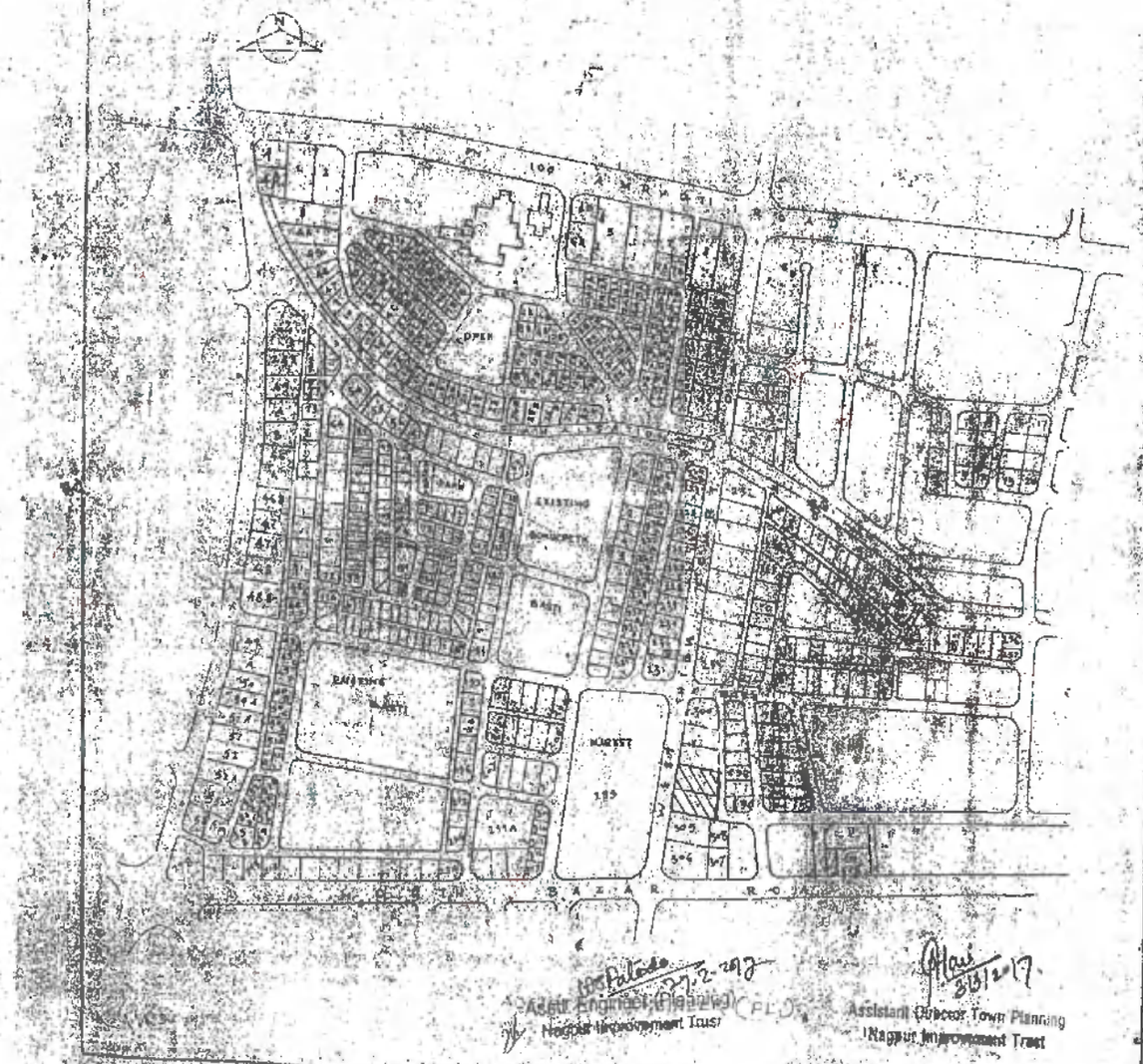
LESSEE
Date 10/7/2018

नगन-४
८३८/२०२२
30/60

AD-15

LAY OUT PLAN OF NAWAB AREA
& GOKULPETH PRECINCT
(CIVIL STATION EXPANSION SCHEME)
SCALE 1" = 330'

NAME OF SCHEME: CIVIL STR. EXP. SCH.
GAZETTE NOTIFICATION: 4614-1532-M-X
SANCTIONED DATED: 28/5/1939



Assist. Engineer (Planning) (CPLO)
Nagpur Improvement Trust

Assistant Director Town Planning
Nagpur Improvement Trust

PLOT NO. = 29, MAUZA GAD SI
SHEET NO = 303 AND 304
DIMENSIONS = (AS PER DP 2001- COMMERCIAL)
A
B = AS PER C-240
C
D
PLOT AREA = 1906.180 SQ.MTR.
(SUBJECT FOR BOUNDARY SURVEY)
TOTAL AREA 1906.180 SQMT.
PLOT LEASED OUT TO
SHREE
SHRI (1) SMT. RAJKUMARI SINGH
(2) SHRI. PRANIT YOGENDRANATH SINGH
(3) SHRI. RAJIV MAHMOHANLAL BYOHAR
(4) SHRI. MUKESH MAHMOHANLAL BYOHAR

10/7/2018
Executive Officer
Nagpur Improvement Trust
Nagpur
LESSOR

OFFICER
Smt Rajkumari Singh

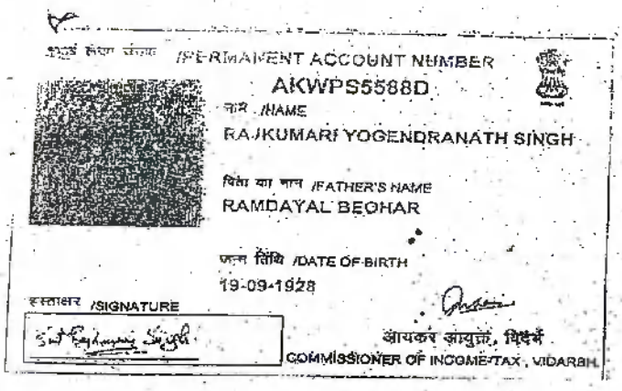
1)
2)
3)
4)
LESSEE

SEAL OF THE JOINT SUB REGISTRAR CLASS-I NAGPUR CITY (NO.1)

8-JAN-2022
1848/2022
21/60

SEAL OF THE JOINT SUB REGISTRAR CLASS-I NAGPUR CITY (NO.1)

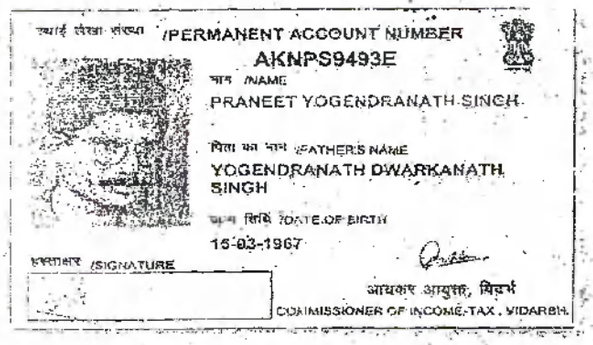
8-JAN-2022
2004/2022
21/60



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AKWPS5588D
नाम /NAME
RAJKUMARI YOGENDRANATH SINGH
पिता का नाम /FATHER'S NAME
RAMDAYAL BEOHAR
जन्म तिथि /DATE OF BIRTH
19-09-1928
हस्ताक्षर /SIGNATURE
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

Smt. Raj Kuma Singh

Smt Rajkumari Singh



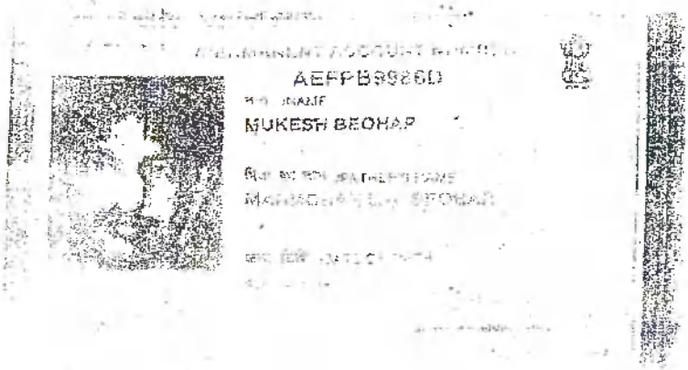
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AKNPS9493E
नाम /NAME
PRANEET YOGENDRANATH SINGH
पिता का नाम /FATHER'S NAME
YOGENDRANATH DWARKANATH SINGH
जन्म तिथि /DATE OF BIRTH
15-03-1967
हस्ताक्षर /SIGNATURE
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

नगन-१
३५४२/२०१८
११/९९

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY



भारत सरकार
GOVT OF INDIA



AEFPB8926D
नाम /NAME
MUKESH BEOHAR

M Beohar

नगन-४
१३८६/२०२२
३२/६०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY

SANCTIONED

AREA OF PLOTS

PLOT NO. 303	9,966.25 SFT
PLOT NO. 304	10,552.50
TOTAL	20,518.75

PROPOSED BUILT-UP AREA

CINEMA HOUSE

1	1 x 48'-0" x (105'-5" + 1")	5,142.88 Sft	
2	1 x 45' x 18'-3"	820.08 Sft	
3	1 x 40' x 46'-0"	1,840.00 Sft	
4	1 x 21' x 34'-9"	730.41 Sft	
5	1 x 11'3" x 22'-9"	255.94 Sft	
6	1 x 6'-0" x 34'-0"	204.00 Sft	
7	1 x 8'-3" x 25'-0"	206.25 Sft	
8	2 x 1'-6" x 4'-0"	12.00 Sft	
		8,856.26	8,856.26 Sft

SHOPS

9	1 x 204 x 26'-3"	5,355.00 Sft	
10	1 x 6'-6" x 9'-9"	63.37 Sft	
		909.91 Sft	909.91 Sft

POWER PANEL ROOM

11	1 x 20'-0" x 12'-6" (Half Area)	250.00 Sft	250.00 Sft

TOTAL 9,213.17 Sft

TOTAL 9,963.17 Sft

9,213.17 Sft

PERCENTAGE BUILT UP 39.10 %

IF COVERED TO AREA IN SR. 36'-0" x 5'-0" = 180.00 Sft
IS ALSO TO BE COUNTED THEN TOTAL BUILT-UP AREA
9,213.17 Sft + 82 PERCENTAGE BUILT UP IS 39.38 %

NOTE :-

SITE PLAN SHOWING SEWAGE DISPOSAL
SHALL BE SUBMITTED LATER.

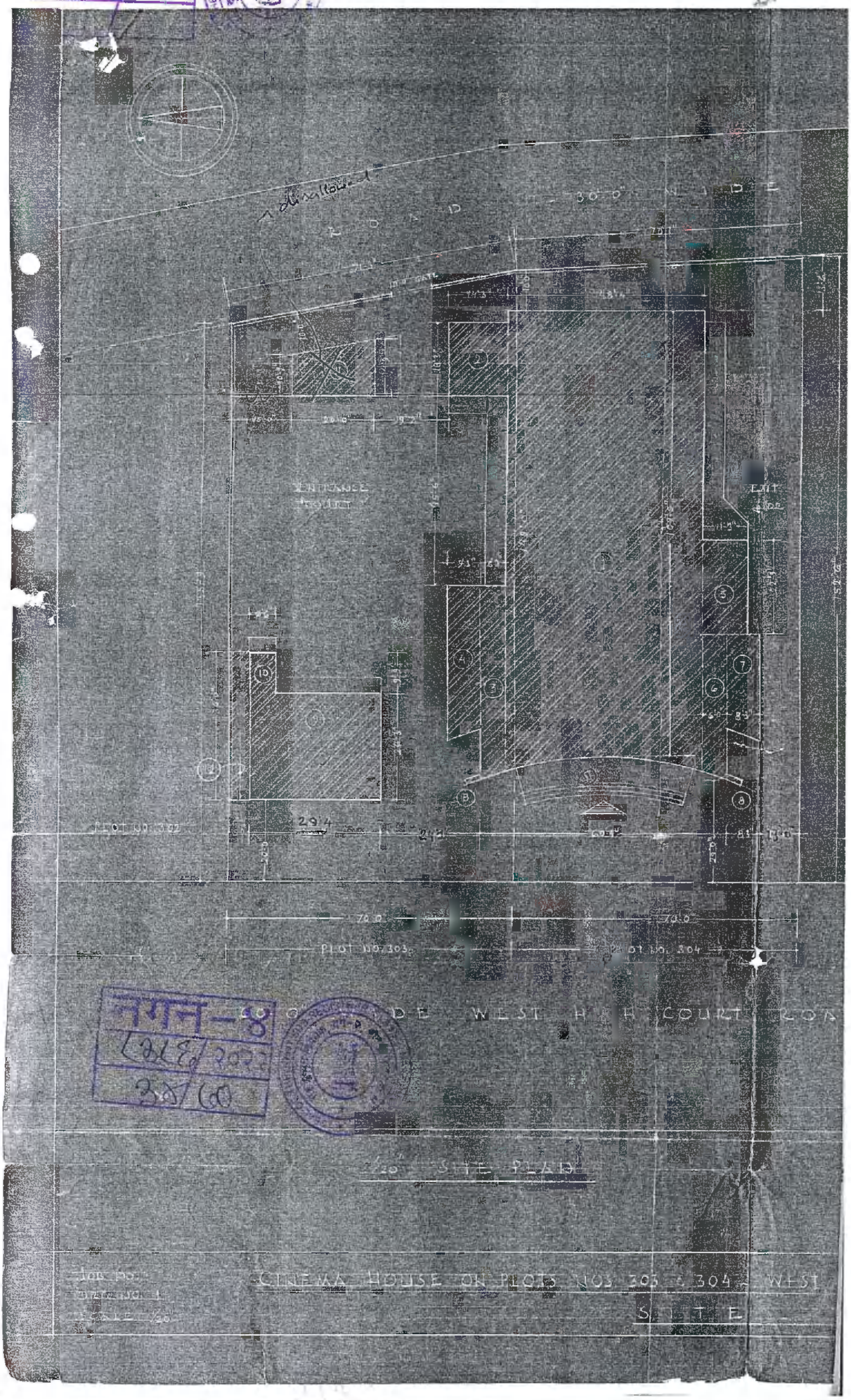
305

ROAD - GOKUL PETH - NAGPUR

Shirodkar M.A.
ARCHITECT

नगर-8
1218/2022
32/60

नगन-४
२०२२



नगन-४
२०२२
३५/८०

SITE PLAN

CINEMA HOUSE ON PLOTS NOS 303 & 304 WEST

CHALLAN
MTR Form Number-6

GRN	MH003652890201819E	BARCODE		Date	05/07/2018-15:07:05	Form ID	36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Smt Rajkumari Yogendranath Singh And Others
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	Plot No.303 And 304 Kh No.29
Account Head Details	Amount In Rs.	Premises/Building	
00300464C1 Stamp Duty	69200.00	Road/Street	Gadga
0030063301 Registration Fee	7950.00	Area/Locality	1906.186 Sq mtr
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	SecondPartyName=Nagpur Improvement Trust~
Total	77,150.00	Amount In Words	Seventy Seven Thousand One Hundred Fifty Rupees Only

DEFACED ₹77150.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018070541143	CKG3856223
Cheque/DD No.		Bank Date	RBI Date	05/07/2018-03:07:34	06/07/2018
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		187 , 06/07/2018	

Mobile No. : 9373100294

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.

Validity unknown

Digitally signed by DGS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.07.12 11:39:53 IST
Reason: Secretary
Location: India

Challan Defaced Details

Sr. No.	Document	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-264-3642	0002022214201819	12/07/2018-11:36:07	IGR383	7950.00
2	(IS)-264-3642	0002022214201819	12/07/2018-11:36:07	IGR383	69200.00
			Total Defacement Amount		77,150.00

नगन-१ ३४१२/२०१८ ५५/१९

THE JOINT SUB-REGISTRAR CLASS-I NAGPUR CITY NO. 4

Print Date 12-07-2018 11:39:54

नगन-४ ८३८६/२०२२ ३५/६०

THE JOINT SUB-REGISTRAR CLASS-I NAGPUR CITY NO. 4

264/3642
गुरुवार,12 जुलै 2018 11:35 म.पू.

दस्त गोषवारा भाग-1

नगन1 ९६/१२
दस्त क्रमांक: 3642/2018

दस्त क्रमांक: नगन1 /3642/2018

बाजार मुल्य: रु. 13,84,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.69,200/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात
अ. क्रं. 3642 वर दि.12-07-2018
रोजी 11:22 म.पू. वा. हजर केला.

पावती:3687 पावती दिनांक: 12/07/2018

सादरकरणाराचे नाव: प्रणीत योगेंद्रनाथ सिंग

नोंदणी फी	रु. 7950.00
दस्त हाताळणी फी	रु. 380.00
पृष्ठांची संख्या: 19	
एकुण:	8330.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 12 / 07 / 2018 11 : 22 : 52 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 07 / 2018 11 : 24 : 23 AM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1

iSarita v1.5.0

नगन-४
८३८६/२०२२
३६/६०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 1