(3)

264/899
Saturday,February 18 ,2017
12:10 PM

पावती

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

पावती क्रं.: 915 दिनांक: 18/02/2017

गावाचे नाव: वोरगांव
दस्तऐवजाचा अनुक्रमांक: नगन1-899-2017
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मेसर्स रचना डेव्हलपर्स तर्फे अधिकृत भागीदार श्री. शिशिर शंकरराव दिवटे . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1400.00
पृष्ठांची संख्या: 70	
एकूण:	रु. 31400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:27 PM ह्या वेळेस मिळेल.

NGP1

DELIVERED

बाजार मुल्य: रु.53570000 /-
मोबदला रु.87000000/-
भरलेले मुद्रांक शुल्क : रु. 6525000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008617580201617E दिनांक: 18/02/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1400/-

CHALLAN

MTR Form Number-6

GRN	MH008617580201617E	BARCODE		Date	18/02/2017-11:21:50	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AALFR2940R
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	RACHANA DEVELOPERS
Location	NAGPUR		
Year	2016-2017 One Time	Flat/Block No.	KH. NO.22/1,2,3/3
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	6525000.00	Road/Street	MOUZA BORGAON
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	
		PAN2=AAFTS2717R~SecondPartyName=SHRI PANCHAMURTI SHIKSHAN SANSTHA~CA=87000000~MarketVal=53570000	
Total	65,55,000.00	Amount In Words	Sixty Five Lakh Fifty Five Thousand Rupees Only

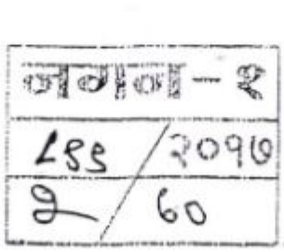
Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942017021800319	61410223
Cheque/DD No.		Date		18/02/2017-11:23:56	
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850411894

दस्त क्र. — ९
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SEAL OF THE JOINT SUB-REGISTRAR CLASS-1, NAGPUR CITY NO.1

Print Date 18-02-2017 11:22:57


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585 / 2096
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SALE DEED

For Rs. 8,70,00,000.00

(Rupees Eight Crore Seventy Lakhs Only)

Market Value Rs. 5,35,70,000.00

(Agricultural Land bearing Kh. Nos. 22/1,2,3/3 (old No. 22/2) **Mouza Borgaon, CTS No. 652**, Sheet No. 1/30, Nagpur City in Tahsil and Dist. Nagpur)
As per Ready Reckoner Item No. 14.252/1/30 & 14.252/1/30 Page Nos. 550 & 554
2000 Sq. Mtrs. x 5,600 = Rs. 1,12,00,000/-
2.23 Hectares x 1,90,00,000 = Rs. 4,23,70,000/-

Rs. 5,35,70,000/-

THIS SALE DEED is made and executed at NAGPUR on this 18th. Day of February 2017 BETWEEN : SHRI PANCHAMURTI SHIKSHAN SANSTHA, a Public Charitable Trust, P.T.R. No. F-742 (N) (Income Tax Permanent Account No. AAFTS2717R), Registered under the Trust Act, bearing Registration No. Maharashtra/154/65 (Nagpur), having its Registered Office at Behere Shaikshanik Parisar, Pandit Nehru High School, Makardhokada, Jagdish Nagar, Katol Road, Nagpur and acting through its

1. **President Smt. PRABHA BEHERE w/o Shri. HARIRAMJI BEHERE** aged about 65 yrs., Occ: Retired (Permanent Account No. AIZPB 2409 B) and Adhar Unique Identity No. 2985 1987 9626 r/o Mahal, Nagpur
2. **Secretary Shri. SHRIRAM S/o NARAYANRAO BEHERE,** aged about 68 yrs., Occupation - Trustee, (Permanent Account No. ABKPB 1614 Q) and Aadhar Unique Identity No. 6102 9791 6531, r/o of N-62, Nagomali Layout, Reshimbagh, Nagpur, Tahsil and District – NAGPUR,
3. **Joint Secretary Shri. JAIRAM s/o NARAYANRAO BEHERE,** aged about 60 yrs., Occ: Retired, (Permanent Account No. ABOPB 3945 J) and Adhar Unique Identity No. 5866 4314 1618 r/o Mahal, Nagpur,

(who have been authorized to sign, execute and register this document for an on behalf of the Trust vide Resolution passed by the Trustees on 15.02.2017, copy of which is annexed hereto) the hereinafter called the VENDOR, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said TRUST and its TRUSTEES as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART (PARTY NO. 1).

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AND

M/s. RACHANA DEVELOPERS, (Income Tax Permanent Account No. AALFR-2940-R) A Partnership firm duly registered under the Partnership Act, 1956, having its Registered Office at "Lotus", 4th Floor, Plot No. 5, Gorepeth Layout, West High Court Road, Dharampeth, Nagpur – 440 010, and acting through its Authorised Partner SHRI. SHISHIR S/o SHANKARRAO DIOTE, Aged about 51 Years, Occupation – Business, (Income Tax Permanent Account No. AANPD-1177-C and Aadhar Unique Identity No. 6841-5087-8427), Resident of 153/B, Shivajinagar, Nagpur-440 010, Tahsil 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 PARTNER, as well as, its legal representatives,

executors, liquidators, administrators, successors and assigns of the OTHER PART (PARTY NO. 2).

WHEREAS the Vendor hereinabovenamed is an exclusive, absolute and full Owner in possession of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey / Gut No. 22/1,2,3/3 (Old No. 22/2), having an area of 4.05 Hectares (OR 10.00 Acres), Rental Rs. 10/- held in Occupancy Class - 1 Rights of Mouza - BORGAON, P.S.K. 8A, including all other easementary rights appurtenant and belonging thereto, situated at Borgaon, Nagpur City, within the limits of the Nagpur Municipal Corporation / Nagpur Improvement Trust in Tahsil and District - NAGPUR; AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra / Survey / Gut Nos. 22/1, 22/2 and 22/3, having an area of 7.14 Hectares, 5.99 Hectares and 4.04 Hectares respectively, thus total area of 17.17 Hectares, Rental Rs. 20/- Yearly, held in Occupancy Class – 2 Rights of Mouza – BORGAON, P.S.K. 8A, including all other easementary rights appurtenant and belonging thereto, situate at Borgaon, Nagpur City, within the limits of the Nagpur Municipal Corporation / Nagpur Improvement Trust, Nagpur City in Tahsil and District – NAGPUR, originally belonged to Shri. Marotrao Krishnarao Dumre and he was the recorded Owner of the said property as per Jamabandi Records for the year 1954-55; AND

WHEREAS the aforesaid Shri. Marotrao Krishnarao Dumre left for heavenly abode on 07-06-1977 and consequent upon his death/demise, his aforesaid entire property devolved upon his Widow Smt. Janabai Dumre, only son Shri Manohar Dumre and 2 daughters namely (i) Mrs. Anusayabai @ Malti Manohar Bujade and (ii) Mrs. Shakuntala @ Rekha Gajanan Gajapure jointly by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS the aforesaid legal heirs of Late Shri Marotrao Krishnarao Dumre namely (1) Smt. Janabai Marotrao Dumre, (2) Shri Manohar Marotrao Dumre, (3) Mrs. Anusayabai @ Malti Manohar Bujade and (4) Mrs. Shakuntala @ Rekha Gajanan Gajapure lateron by a Deed of Partition Dated 31-05-1978, partitioned their immoveable properties left by Late Shri Marotrao Krishnarao Dumre in between them and in terms of which the aforesaid property comprising Khasra / Survey / Gut No. 22/1,22/2 and 22/3 having a total area of 17.17 Hectares (i.e. 42.42 Acres), Rental Rs. 29.50 Yearly held in Occupancy Class-2 Rights of Mouza – Borgaon, situated at Borgaon, Nagpur City in Tahsil and District – NAGPUR was allotted to the exclusive share of Shri Manohar Marotrao Dumre and his son Shri Ramkrishna Manohar Dumre jointly absolutely forever with heritable and transferable rights therein and the said Partition Deed is duly registered at the Office of the Joint Sub Registrar-2, Nagpur in Book No. 1 at Sr. No. 843 on even date; AND

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

WHEREAS the aforesaid Shri Manohar Marotrao Dumre and Shri Ramkrishna Manohar Dumre lateron in their turn jointly transferred/sold a Piece of Agricultural Land having an area of 4.05 Hectares (i.e. 10.00 Acres) comprising the Southern Portion of the entire land bearing Khasra / Survey / Gut No. 22/2 having an area of 5.99 Hectares (i.e. 14.80 Acres), Rental Rs. 10.15 Yearly, held in Occupancy Class-2 Rights of Mouza – Borgaon, situated at Borgaon, Nagpur City in Tahsil and District – Nagpur by way of sale to Shri Panchamurti Shikshan Sanstha, Itwari, Nagpur, the Vendor Trust abovenamed, by a Sale Deed Dated 08-04-1981, which is duly registered at the Office of the Joint Sub Registrar-2, Nagpur in Book No. 1 at Sr. No. 611 dated 10-04-1981. As a result therefore the said Shri Panchamurti Shikshan Sanstha, Itwari, Nagpur has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also on 7/12 Extract (as per new Khasara Nos. 22/1,2,3/3); AND

WHEREAS for various cogent reasons and good causes the Vendor has now decided to sell ALL THAT Piece and Parcel of Agricultural land having an **area of 2.43 Hectares** (i.e. 6.00 Acres) (on the northern portion marked as **ABCDEFGHI** in the plan annexed hereto) out of the total extent of 4.05 Hectares (i.e. 10.00 Acres) of land to any interested buyer and to utilize the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor being thus desirous of selling the **said 2.43 Hectares (6.00 acres)** of property, published a Public Tender Notice in the local daily, calling for Offers from prospective purchasers, AND

WHEREAS the Offer of the Purchaser being the highest, the Vendor accepted the Purchaser's Offer, and after detailed discussions and negotiations has now agreed to sell the same to the Purchaser for a total consideration of **Rs. 8,70,00,000.00 (Rupees Eight Crore Seventy Lakhs Only)** which would be inclusive of the cost of construction of the School Building to be constructed by the Purchaser for the Vendor on the amenities space as per the plans got sanctioned by the Vendor at their own cost, AND

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WHEREAS Occupancy Class 1 has been obtained vide Sub Divisional Officer (Nagpur City)'s Order under Revenue Case bearing No. 12/LND-18/2015-16 dated 17.06.2016 AND

WHEREAS accordingly the Vendor has also obtained the permission of Hon'ble Jt. Charity Commissioner, Nagpur for this Sale Transaction **vide Permission bearing application No. 98/2016 and order passed on 14.02.2017** under Section 36 of the Bombay Public Trust Act, copy of which is annexed to this Deed, AND

WHEREAS the Purchaser has personally verified all relevant maps such as the map prepared by the Survey Department and map available with the Revenue Department, after going through the description of the property in the Sale Deed of the

Vendor and after getting the confirmation about boundaries and location of the property in transaction, the Purchaser has agreed to purchase the property and hence this Deed; **AND**

WHEREAS the Vendor and Developer party have decided to reduce to writing this sale transaction by and between them upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

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(1) THAT the VENDOR will SELL and the PURCHASER will BUY ALL THAT Piece and Parcel of Agricultural land having an area of **2.43 Hectares (i.e. 6.00 Acres)** comprising the Northern Portion (marked as ABCDEFGHI in the plan annexed hereto) of the entire land bearing Khasra / Survey / Gut No. 22/1,2,3/3, having a total area of 4.05 Hectares (OR 10.00 Acres), Rental Rs. 10/- held in Occupancy Class - 1 Rights of Mouza - BORGAON, P.S.K. 8A, CTS No. 652, Sheet No. 1/30, including the present structures standing thereon, all other easementary rights appurtenant and belonging thereto, situated at Borgaon, Nagpur City, within the limits of the Nagpur Municipal Corporation / Nagpur Improvement Trust in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is **Rs. 8,70,00,000.00 (Rupees Eight Crore Seventy Lakhs Only),** which the Purchaser has specifically agreed to pay to the Vendor in the following manner :-

MANNER OF PAYMENT :

Rs. 5,00,000.00 (Rupees Five Lakhs Only) Only paid by the Purchaser to the Vendor as Earnest Money by Pay Order No. 06615 dated 16.03.2016 Drawn on IDBI Bank, Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,24,37,500.00 (Rupees One Crore Twenty Four Lakhs Thirty Seven Thousand Five Hundred Only) Only paid by the Purchaser to the Vendor by Cheque No. 249944 dated 16.02.2017 Drawn on IDBI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,24,37,500.00 (Rupees One Crore Twenty Four Lakhs Thirty Seven Thousand Five Hundred Only) Only paid by the Purchaser to the Vendor by Cheque No. 249945 dated 16.02.2017 Drawn on IDBI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

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Rs. 2,04,90,486.00 (Rupees Two Crore Four Lakhs Ninety Thousand Four Hundred Eighty Six Only) Only paid by the Purchaser to the Vendor by Cheque No. 249948 dated 16.02.2017, Drawn on IDBI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 2,04,90,485.00 (Rupees Two Crore Four Lakhs Ninety Thousand Four Hundred Eighty Five Only) Only paid by the Purchaser to the Vendor by Cheque No. 249949 dated 16.02.2017 Drawn on IDBI Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 8,70,000.00 (Rupees Eight Lakhs Seventy Thousand Only) being Tax Deducted at Source out of the total payment by the Purchaser as per provisions of the Income Tax Act, the Certificate for which shall be issued by the Purchaser to the Vendor in due course of time.

Rs. 1,97,74,029.00 (Rupees One Crore Ninety Seven Lakhs Seventy Four Thousand Twenty Nine Only) Only agreed to be adjusted towards cost of construction of the proposed school Building to be constructed by the Purchaser for and on behalf of the Vendor in the proposed amenities space (marked as BJFEDC in the Plan annexed hereto). The plans for the School Building shall however be got sanctioned by the Vendor at its own cost.

Rs. 8,70,00,000.00 (TOTAL EIGHT CRORE SEVENTY LAKHS ONLY).

(3) THAT the Vendor assures the Purchaser that the property hereby agreed to be sold is its self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Corporation Taxes on the property hereby agreed to be sold and payable by the Vendor only upto the date of Registration of the Sale Deed.

(5) THAT the Vendor hereby covenant(s) 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, nor is the same belongs to Adivasi community.

(6) THAT the Vendor shall answer all the reasonable requisitions on the title to be made by the Purchaser and shall establish good, valid and marketable title to the property hereby agreed to be sold.

(7) THAT all clearances and regularizations as may be required for getting the Layout sanctioned, shall be obtained by the Purchaser at their own cost.

(8) THAT the property hereby agreed to be sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any misstatement, error or omission shall be discovered, the same shall not annul this Contract/Agreement, but all the same such misstatement, error or omission will always be subject to correction by the Parties hereto.

(9) THAT it is agreed that the proposed amenities space (marked as BJFEDC in the plan annexed hereto) out of entire land property (marked as ABJFGHI in the plan annexed hereto) shall be retained by the Vendor and the Purchaser has agreed to construct a School Building on this amenities space for the Vendor as per the plans which the Vendor agrees to get sanctioned at its own cost from the concerned competent authorities. Cost of construction of the proposed School Building shall be incurred by the Purchaser. The estimated cost of **Rs. 1,97,74,029.00** has been agreed to be adjusted towards part of the value consideration of the property hereby sold by the Vendor. In case there is any difference in the final bill of actual costs incurred, then the same shall be paid by the Vendor or refunded by the Purchaser as the case may be.

(10) THAT the Vendor has delivered the actual physical possession of the property hereby agreed to be sold to the Purchaser or its nominee(s) in vacant condition at the time of Registration of the Sale Deed. The Purchaser shall be at liberty to obtain final sanctioned layout plan for the portion marked as ABJFGHI in the plan annexed hereto and utilize the same for further development. The Purchaser shall enjoy unconditional and irrevocable rights over this portion of the property with all rights to get plans sanctioned for development, release of the said layout and all other development, inheritable and transferable rights without referring back to the Vendor.

(11) THAT all future FSI on the said property or TDR receivable from any portion of the said property on any account shall always belong to the Purchaser only and the Vendor shall have no claim on the sanctioned FSI or available TDR over the property.

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(12) THAT the Vendor shall deliver all the Original/Relevant documents relating to the aforesaid property to the Purchaser at the time of Registration of the Sale Deed.

(13) THAT the Vendor shall also extend all required cooperation and assistance to the Purchaser in the matter relating to mutation of name of the Purchaser in all relevant records.

(14) THAT this Sale Deed is subject to the Jurisdiction of the Competent Civil Court at Nagpur.

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(15) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

(16) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Purchaser.

(17) THAT TDS as applicable shall be deducted by the Purchaser from the total value consideration before execution of Sale Deed and necessary TDS Certificate shall be issued to the Vendor by the Purchaser.

(18) THAT to ensure smooth flow of development work in future on the said property, and, for acts of liaison relating to obtaining of various mutations, regularizations, sanctions, permissions, NOCs, approvals etc., the Vendor unconditionally and irrevocably authorizes the Purchaser or its authorized person/s to approach the concerned competent authorities for making applications to obtain approval and sanction of various matters relating to development of the property referred to in the schedule hereunder written including the development on the Amenities Space marked as BJFEDC in the plan annexed here and to be retained by the Vendor, and, to get the layout plans, building plans sanctioned from the concerned competent authorities for the entire property as per the prevailing development control regulations, to make application for revision in plans if required. The Purchaser is authorized to make payment of requisite fee to the concerned authorities for such sanctions and to take refund in their name if such situation arises.

(19) This land is Agricultural land and the same is in Agricultural use/possession of the Vendor.

(20) THAT the Vendor further unconditionally and irrevocably authorizes the Purchaser to do every act and deed in all matters relating and pertaining to the said property and also to execute, sign and get registered the documents including deed/s of correction to this Deed, if any, with concerned competent authorities.

(21) THAT in due course of time the Purchaser shall submit to the concerned competent authorities, a layout plan for final sanction on the said property for an area admeasuring 26431.44 Sq.Mtrs, and, a portion out of the same admeasuring 2117.95 Sq. Mtrs and marked as BJFEDC in the plan annexed hereto shall be shown as the amenities area which shall be retained by the Vendor after sanction of the layout and this portion shall always belong to the Vendor with heritable and transferable rights. The portion marked as ABCDEFGHI in the plan annexed hereto admeasuring 2.43 hectares (6.00 acres or 24313.49 Sq. Mtrs) shall be the final area of proposed and approved layout available with the Purchaser for its future use.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land having an **area of 2.43 Hectares (i.e. 6.00 Acres)** on the northern portion (marked as **ABCDEEGHI** in the plan annexed hereto) out of the entire land bearing Khasra / Survey / Gut No. 22/1,2,3/3, having a total area of 4.05 Hectares (OR 10 Acres), Rental Rs. 10/- held in Occupancy Class - 1 Rights of Mouza - BORGAON, P.S.K. 8A, CTS No. 652, Sheet No. 1/30, with other easementary rights appurtenant and belonging thereto, situated at Borgaon, Nagpur City, within the limits of the Nagpur Municipal Corporation / Nagpur Improvement Trust in Tahsil and District – NAGPUR and bounded as under :

ON THE EAST	-	**REMAINING PORTION OF LAND OF SHRI PANCHAMURTI SHIKSHAN SANSTHA & 18 MTR. DP ROAD BEYOND**
ON THE WEST	-	**SLUM**
ON THE NORTH	-	**EXISTING ROAD AND SLUM**
ON THE SOUTH	-	**REMAINING LAND OF SHRI PANCHAMURTI SHIKSHAN SANSTHA, KH/SURVEY/GUT No. 22/1,2,3/3 (Old No. 22/2).**

IN WITNESS WHEREOF the VENDOR and the PURCHASER herèinabove 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.	(THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR SHRI PANCHAMURTI SHIKSHAN SANSTHA (PRABHA HARIRAMJI BEHERE) PRESIDENT VENDOR 1/PARTY NO. 1
			(SHRIRAM NARAYANRAO BEHERE) SECRETARY VENDOR 2/PARTY NO. 1

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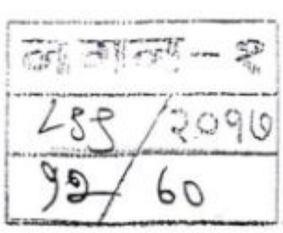


			(JAIRAM NARAYANRAO BEHERE) JT. SECRETARY VENDOR 3/PARTY NO. 1
02			FOR M/S. RACHANA DEVELOPERS (SHISHIR SHANKARRAO DIOTE) PARTNER PURCHASER/PARTY NO. 2
03			WITNESS 1 (Sanjay R. Fale)
			WITNESS 2

DRAFTED BY:- Mr. PRAKASH R. RAUT. as per Instructions and documents submitted by parties hereto.

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-1, NAGPUR CITY NO.1 ★ सह दुय्यम निबंधक वर्ग-१, नागपूर शहर क्र. १


585/2016
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SEAL OF THE JOINT SUB-REGISTRAR CLASS-1, NAGPUR CITY NO.1

R.V. 24 m.

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव ओरगांव तालुका नागपूर

भूमापन क्रमांक	भूमापन क्रमांकाचा पोटविभाग	क्षेत्रफळ एकक
२२/१-२-३ मो.चराई	२	

प्रत्यक्षे स्थानिक वाप

आकारणीचा तपशील: पंचमुर्ती शिक्षण संस्था इतवारी नागपूर तर्फे सेक्रेटरी हरिराम नारायण बेहरे, रा. नागपूर.

भागवडीयोग्य क्षेत्र	हेक्टर	आर
.....	४	०५
.....		/
.....		
एकूण	४	०५

पोटखराब (भागवडीयोग्य नसलेले):-
वर्ग (अ)
वर्ग (ब)
एकूण

	रु.	पै.
आकारणी	१०	०८
जुडी किंवा विशेष आकारणी		
	१०	८०

सातबारा क्रमांक ४५६

वृक्षांचे वाप झाड रु. पै.

४२०
२१/४/८५

इतर अधिकार
सहा.जिल्हाधिकारी अधिकारी नागपूर (ग्रा.) यांचे आदेशान्वये (J.E.No: 12/LND-18/2025-26) मो.पर्या.२ मधून मो.पर्या १ मध्ये चराचतीत केले. ९/७/२०१६

सातबारा आणि भूमापन चिन्हे

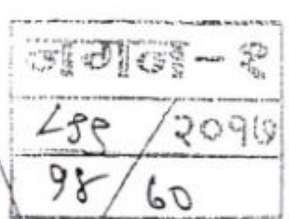
गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१]

वर्ष	हंगाम	विकास्पदासाठी संदर्भाचा तपशील: विधी विकासपदनाम क्रमांक	विधी विकासपदनाम क्षेत्र	विधी विकासपदनाम आकार	पोट-खराबा व पुनरावृत्ती-योग्य क्षेत्र: हेक्टर	पोट-खराबा व पुनरावृत्ती-योग्य क्षेत्र: आर	विकास्पद क्षेत्र: हेक्टर	विकास्पद क्षेत्र: आर	विकास्पद आकार	जल सिंचनाची साधने	पीक पाहणी	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३
			हे. आर.	रु. पै.								
२००४-०५	—	—	—	—	—	—	—	—	—		पडीत १.०५	पंचमुर्ती शिक्षण संस्था
२००५-०६	—	—	—	—	—	—	—	—	—		पडीत ४.०५	— ५ —
२००६-०७	—	—	—	—	—	—	—	—	—		-११- ४.०५	— ५ —
२००७-०८	—	—	—	—	—	—	—	—	—		-११- ४.०५	— ५ —
२००८-०९	—	—	—	—	—	—	—	—	—		-११- ४.०५	— ५ —
२००९-१०	—	नागपूर-२									-११- ४.०५	— ५ —
२०१०-११	—	२४२/२०१७									-११- ४.०५	— ५ —
२०११-१२	—	१३-/६०									-११- ४.०५	— ५ —

THE JOINT SUB-REGISTRAR CLASS-I NAGPUR

११/२०१७




SEAL OF THE JOINT SUB-REGISTRAR