Receipt (pavti)

280/2717
T esday,July 05 ,2022
12:36 PM

पावती

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

पावती क्र.: 3991 दिनांक: 05/07/2022

गावाचे नाव: बिडगांव
दस्तऐवजाचा अनुक्रमांक: कमट-2717-2022
दस्तऐवजाचा प्रकार : अविभाज्य हिश्याची पूर्ण विक्री
सादर करणाऱ्याचे नाव: डिझाईनफिल्ड्स प्रायव्हेट लिमिटेड तर्फे अधिकृत संचालक रोशन रामकिसन यादव

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1880.00
पृष्ठांची संख्या: 94	
एकूण:	रु. 31880.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:55 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, सेमपि-१
कामठी

बाजार मूल्य: रु.20910000 /-
मोबदला रु.23000000/-
भरलेले मुद्रांक शुल्क : रु. 1380000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0507202203455 दिनांक: 05/07/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0407202205708 दिनांक: 05/07/2022
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004224011202223E दिनांक: 05/07/2022
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH004224011202220E	BARCODE		Date	29/06/2022 16:29:12	Form ID	25.1

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

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1360000.00
0030063301 Registration Fee	30000.00
Total	14,10,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	DESIGNFILTRO PRIVATE LIMITED
Flat/Block No.	
Premises/Building	
Road/Street	BIDGAON
Area/Locality	KAMPTEE
Town/City/District	
PIN	4 4 1 0 0 1
Remarks (If Any)	SecondPartyName=SMT KAUSHALYABAI RAMKISAN YADAV AND OTHERS~
Amount In Words	Fourteen Lakh Ten Thousand 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.	6910333202206292089 2	2753700766
Bank Date	RBI Date	29/06/2022-16:28:39	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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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THE SEAL OF THE SUB-REGISTRAR GRADE-1 KAMPTEE

Print Date 29-06-2022 04:28:58





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SALE DEED VALUED AT RS. 2,30,00,000.00 ONLY

(RUPEES TWO CRORE THIRTY LAKH ONLY)

MARKET VALUE RS. 2,09,10,000.00 ONLY

(Page No. 1712, Item No 13.3.2 @1640 read with Rule 16(b) as per ASR 2022-23)

THIS DEED OF SALE is made and executed at KAMPTEE on this 04th Day of JULY, 2022, BETWEEN :

(1) SMT KAUSHALYABAI Wd/o LATE RAMKISAN YADAV, Aged about 73 Years, Occupation – Agriculturist & Business, Income Tax PAN BHOPY3054L, Aadhar Unique Identity No. 626887314094, Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR,

(2) MRS. GAURI W/o CHANDRASHEKHAR JIWANE (nee MISS GAURI D/o RAMKISAN YADAV), Aged about 54 Years, Occupation – Agriculturist & Business, Income Tax PAN AHJPJ3987H, Aadhar Unique Identity No. 329307998476, Cell No 8956414068, Resident of 189, PTS Quarter, Chandan Nagar, Near Gandhi Krida Mandal, Nagpur-440009, Tahsil and District – NAGPUR, the aforesaid Sr. Nos. 1 and 2 both acting through their duly constituted Attorneys **SHRI RAJESH S/o RAMKISAN YADAV**, Aged about 52 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No. 605008107814,

(3) SHRI RAJESH S/o RAMKISAN YADAV, Aged about 52 Years, Occupation – Agriculturist & Business, Income Tax PAN AANPY6112A and Aadhar Unique Identity No. 605008107814, Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR,

(4) SHRI ROSHAN S/o RAMKISAN YADAV, Aged about 49 Years, Occupation – Agriculturist & Business, Income Tax PAN ABGPY8183P and Aadhar Unique Identity No. 431309261576, Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR,

(5) SMT ANJANA Wd/o LATE NARENDRA YADAV, Aged about 53 Years, Occupation – Agriculturist, Income Tax PAN ABGPY8180Q, Aadhar Unique Identity No. 573237072127, Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR,

(6) MISS SHRADDHA D/o LATE NARENDRA YADAV, Aged about 26 Years, Occupation – Agriculturist, Income Tax PAN BCOPY2482F, Aadhar Unique Identity No.

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THE SEAL OF THE SUB-REGISTRAR KAMPTEE

239027255617, Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR.

(7) MISS NEHA D/o LATE NARENDRA YADAV (after marriage MRS. NEHA W/o VISHAL CHATURVEDI), Aged about 32 Years, Occupation – Agriculturist, Income Tax PAN CGGPC7457K and Aadhar Unique Identity No. 438026894051, All Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR.

the aforesaid Sr. Nos. 5, 6 and 7 acting through their constituted Attorney **MISS MEGHA D/o LATE NARENDRA YADAV**, Aged about 27 Years, Occupation – Agriculturist, Income Tax PAN ATNPY4295P and Aadhar Unique Identity No 636082269129, AND

(8) MISS MEGHA D/o LATE NARENDRA YADAV, Aged about 27 Years, Occupation – Agriculturist, Income Tax PAN ATNPY4295P and Aadhar Unique Identity No. 636082269129, Resident of Plot No. 360, Chandan Nagar, Near Hanuman Mandir, Nagpur-440009, Tahsil and District – NAGPUR.

hereinafter all jointly called the **VENDORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDORS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

DESIGNFILTRO PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, having Certificate of Incorporation No. U45209MH2021PTC372030, having its Registered Office at Plot No. 360, Chandan Nagar, Nagpur-440024, having Income Tax Permanent Account No. AAICD9156B and acting through its Director **SHRI ROSHAN S/o RAMKISAN YADAV**, Aged about 49 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No. 431309261576, 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, liquidators, executors, administrators and assigns OTHER PART.

WHEREAS the Vendors named hereinabove jointly own and possess the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements **1.85 Hectares, Rental Rs. 2.91 Yearly, Khate No. 887** comprising WESTERN PORTION being a portion of the entire land bearing Survey / Khasra / **Gut No. 103/1** of **MOUZA – BIDGAON, P.S.K. 33,** having total area of 3.08 Hectares, Rental Rs. 4.85 Yearly, held in Occupancy Class-1 Rights and including all Trees,

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THE SEAL OF THE SUB-REGISTRAR

Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgaon, in Tahsil – Kamptee and District – NAGPUR and more particularly described in the schedule hereunder written; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural lands bearing Survey / Khasra / Gut No. (Old) 65/3 of MOUZA – BIDGAON, P.S.K. 33, having an area of 7.65 Acres (i.e. 3.08 Hectares), Rental Rs. 4.87 Yearly, held in Occupancy Class-2 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgoan, in Tahsil and District – NAGPUR, Originally belonged to (i) Smt. Rajkumari Sarjuprasad Batho, (ii) Smt. Chandraprabha Anand Gawande, (iii) Smt. Anusayabai Vijay Chikate and (iv) Smt. Kausalyabai Ramkisan Yadav, having purchased the same by them from (i) Shri. Dawlat Shripat, (ii) Smt. Kamlabai Baburao, (iii) Mast. Doma Baburao, (iv) Mast. Gopal Baburao, (v) Miss. Kuntabai Baburao, (vi) Ku. Sukumbha Baburao, (vii) Shri. Vitthal Shripat Kachure and (viii) Smt. Sayabai Namdeo Kuthe, by a Sale Deed Dated 14-09-1981, which is duly registered at the Office of the Sub Registrar, Nagpur in Book No. 1 at Serial No. 4730 on 14-09-1981 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 53 dated 20-05-1982; AND

WHEREAS during the course of time Resurvey of the said Mouza - Bidgaon was conducted and the property held by aforesaid Owners bearing Survey / Khasra / Gut No. (Old) 65/3 of MOUZA – BIDGAON, P.S.K. 33, having an area of 7.65 Acres (i.e. 3.08 Hectares), Rental Rs. 4.87 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights is now identified as Survey/Khasra/Gut No. 103/1, having an area of 2.65 Hectares, Rental Rs. 4.25 Yearly, held in Occupancy Class–2 Rights, Khate No. 27; AND

WHEREAS the aforesaid recorded Co-owners (i) Smt. Rajkumari Sarjuprasad Batho, (ii) Smt. Chandraprabha Anand Gawande, (iii) Smt. Anusayabai Vijay Chikate and (iv) Smt. Kausalyabai Ramkisan Yadav alongwith (i) Shri. Sarjuprasad Chhotelal Batho, (ii) Shri. Anand Dashrathji Gawande, (iii) Shri. Vijay Nanaji Chikate and (iv) Shri. Ramkisan Bansilal Yadav later on partitioned their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural lands bearing Survey / Khasra / Gut No. 103/1 of MOUZA – BIDGAON, P.S.K. 33, having an area of 3.08 Hectares, Rental Rs. 4.87 Yearly, held in Occupancy Class-2 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgoan, in Tahsil – Kamptee and District –

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THE SEAL OF THE SUB-REGISTRAR

NAGPUR alongwith other property bearing Survey/Khasra/Gut No. 105/2, having an area of 2.43 Hectares in the said Mouza and Survey/Khasra/Gut No. 65/1 having an area of 1.86 Hectares & Survey/Khasra/Gut No. 50/1 having an area of 1.43 Hectares of MOUZA – TARODI (Khurd) in between them by executing a Partition Deed on 17-12-1991. In terms of the said Partition Deed 17-12-1991, the entire land bearing Survey/Khasra/Gut No. 103/1 of MOUZA – BIDGAON, P.S.K. 33, having an area of 3.08 Hectares, held in Occupancy Class–2 (Bhumidhari) Rights, Rental Rs. 4.87 Yearly and including all other easementary rights appurtenant and belonging thereto situate at Village – Bidgaon in Tahsil – Kamptee and District – NAGPUR fallen to the exclusive share of (i) Shri. Ramkisan Bansilal Yadav and (ii) Smt. Kausalyabai Ramkisan Yadav jointly, the Party No. 3 called therein absolutely forever having heritable transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 68 dated 13-01-1992; AND

WHEREAS during the course of time aforesaid land bearing Survey / Khasra / Gut No. 103/1 of MOUZA – BIDGAON, P.S.K. 33, having an area of 3.08 Hectares is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Special Land Acquisition Officer / Collector vide its Order passed in the Revenue Case No. 184/LND-18/2004-05 dated 28-12-2004 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 272. As a result therefore the aforesaid (i) Shri. Ramkisan Bansilal Yadav and (ii) Smt. Kausalyabai Ramkisan Yadav jointly have now become an exclusive, absolute and full Co-Owners of the property bearing Survey/Khasra/Gut No. 103/1 with heritable and transferable rights therein each of them having 50% undivided share and interest in the said property and the same is accordingly recorded in the Revenue Records; AND

WHEREAS during the course of time the aforesaid Shri. Ramkisan Bansilal Yadav left for heavenly abode on 11-06-2014 and consequent upon his demise, his undivided 50 percent share and interest in the aforesaid property devolved upon his widow namely Smt. Kausalyabai Ramkisan Yadav, three sons namely (i) Shri. Narendra Ramkisan Yadav, (ii) Shri. Rajesh Ramkisan Yadav and (iii) Shri. Roshan Ramkisan Yadav and only married daughter namely Mrs. Gauri Chandrashekhar Jiwane jointly being only heirs of the deceased by way of intestate succession and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1076 dated 24-09-2019. Each of them having undivided 20% share and interest out of the Undivided 50% share and interest in the said property bearing Survey/Khasra/Gut No. 103/1; AND

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THE SEAL OF THE SUB-REGISTRAR URBAN-1

WHEREAS during the course of time the aforesaid Shri. Narendra Ramkisan Yadav left for heavenly abode on 02-01-2020 and consequent upon his demise, his undivided 20 percent share and interest out of the Undivided 50% share and interest in the aforesaid property bearing Survey No. 103/1 devolved upon his widow namely Smt. Anjana Narendra Yadav and three daughters namely (i) Mrs. Neha Vishal Chaturvedi (nee name Miss. Neha Narendra Yadav), (ii) Miss. Megha Narendra Yadav and (iii) Miss. Shraddha Narendra Yadav jointly being only heirs of the deceased by way of intestate succession and same is accordingly recorded in the Revenue Records; AND

WHEREAS as per Order of the Tahsildar, Kamptee vide its Order Dated 01-04-2022 passed in the Revenue Case No. 19/S.R.V.-43/2021-22 of Mouza – Bidgaon, P. H. No. 33 Tahsil – Kamptee, the portion of land admeasuring 1.23 Hectares comprising EASTERN PORITON out of the entire land bearing Survey / Khasra / Gut No. 103/1 of MOUZA – BIDGAON, P.S.K. 33, having an area of 3.08 Hectares, Rental Rs. 4.87 Yearly, held in Occupancy Class-2 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgoan, in Tahsil – Kamptee and District – NAGPUR fallen to the exclusive share of Smt. Kausalyabai Ramkisan Yadav absolutely forever having heritable transferable rights therein. In the like manner in pursuance of the said Order Dated 01-04-2022, the portion of land admeasuring 1.85 Hectares comprising WESTERN PORITON out of the entire land bearing Survey / Khasra / Gut No. 103/1 of MOUZA – BIDGAON, P.S.K. 33, having an area of 3.08 Hectares, Rental Rs. 4.87 Yearly, held in Occupancy Class-2 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgoan, in Tahsil – Kamptee and District – NAGPUR fallen to the exclusive share of (i) Smt. Kausalyabai Ramkisan Yadav, (ii) Shri. Rajesh Ramkisan Yadav, (iii) Shri. Roshan Ramkisan Yadav, (iv) Mrs. Gauri Chandrashekhar Jiwane, (v) Smt. Anjana Narendra Yadav, (vi) Mrs. Neha Vishal Chaturvedi (nee name Miss. Neha Narendra Yadav), (vii) Miss. Megha Narendra Yadav and (viii) Miss. Shraddha Narendra Yadav, jointly absolutely forever having heritable transferable rights therein; AND

WHEREAS as a result therefore the aforesaid (i) Smt. Kausalyabai Ramkisan Yadav, (ii) Shri. Rajesh Ramkisan Yadav, (iii) Shri. Roshan Ramkisan Yadav, (iv) Mrs. Gauri Chandrashekhar Jiwane, (v) Smt. Anjana Narendra Yadav, (vi) Mrs. Neha Vishal Chaturvedi (nee name Miss. Neha Narendra Yadav), (vii) Miss. Megha Narendra Yadav and (viii) Miss. Shraddha Narendra Yadav, the Vendors named hereinabove, jointly have now becomes an exclusive, absolute and full Co-owners of the property admeasuring 1.85 Hectares comprising Western Portion out of the entire land bearing

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THE SEAL OF THE SUB-REGISTRAR

Survey/Khasra/Gut No. 103/1 with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records, AND

WHEREAS for variety of reasons and other good causes the Vendors have now decided to sell their separate property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefit of their respective family members; AND

WHEREAS the Purchaser is being interested in buying the same and having got knowledge of the intention of the Vendors to sell the said property, it offered to purchase the same for a valuable consideration; AND

WHEREAS the transaction was negotiated between the Vendors and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market, the Vendors jointly agreed to sell their aforesaid property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of agreement and in consideration of the sum of Rs 2,30,00,000/- (Rupees Two Crore Thirty Lakh) Only paid by the Purchaser to the Vendors in the manner appearing here in below the receipt whereof the Vendors acknowledge, the Vendors do hereby grant, convey and assign by way of Sale to the Purchaser, the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements **1.85 Hectares, Rental Rs. 2.91 Yearly, Khate No. 887** comprising WESTERN PORTION being a portion of the entire land bearing Survey / Khasra / **Gut No. 103/1** of **MOUZA – BIDGAON, P.S.K. 33,** having total area of 3.08 Hectares, Rental Rs. 4.85 Yearly, held in Occupancy Class-1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgaon, in Tahsil – Kamptee and District – NAGPUR and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

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THE SEAL OF THE SUB-REGISTRAR (URBAN)

MANNER OF PAYMENT :

Rs. 20,00,000=00 (Rupees Twenty Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 290385 dated 18-06-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 20,00,000=00 (Rupees Twenty Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 290386 dated 18-07-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 30,00,000=00 (Rupees Thirty Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 290387 dated 18-08-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 40,00,000=00 (Rupees Forty Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 290388 dated 18-09-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 40,00,000=00 (Rupees Forty Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 290389 dated 18-10-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 40,00,000=00 (Rupees Forty Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 290390 dated 18-11-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 37,70,000=00 (Rupees Thirty Seven Lakh Seventy Thousand) Only Paid by the Purchaser to the Vendors by Cheque No. 290391 dated 18-12-2022 drawn on Axis Bank Ltd, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 2,30,000=00 (Rupees Two Lakh Thirty Thousand) Only deducted by the Purchaser from the balance sale consideration payable to the

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THE SEAL OF THE SUB-REGISTRAR GRADE-2

Vendors towards Tax Deducted at Source (TDS) @1% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 2,30,00,000=00	(TOTAL RUPEES TWO CRORE THIRTY LAKH ONLY)

(2) THAT the VENDORS do hereby covenant with the PURCHASER as follows:-

i) THAT the Vendors undertakes and assures the Purchaser that they have good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendors do hereby assures the Purchaser that the property hereby sold to the Purchaser is their separate property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same. The Vendors further undertakes, agreed and assures the Purchaser that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

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 Vendors or any other person or persons claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Taxes, 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 Vendors

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undertake to pay the same to the Purchaser or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchaser.

v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its legal representatives, liquidators, administrators and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendors have 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.

vii) THAT the Vendors shall support any application made by the Purchaser for mutation of its 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.

viii) THAT the Vendors do hereby state and declares that their title to the said property is clear, marketable, heritable and transferable without any restriction or limitation of any nature whatsoever. 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 Vendors or any predecessor in-title or any encumbrance or charge to which this sale is not subject, the Vendors shall rectify and make good of the same out of their own cost and expenses from their other properties and shall keep the Purchaser fully indemnified against any loss/damages.

ix) THAT the Vendors are the absolute Co-Owners of the said property with unrestricted rights of alienation of the same, and that other than the Vendors, no other Person(s) have any right, title, interest and/or claim of whatsoever nature in or upon the said property and they are absolutely entitled to deal with the said property as they may deem fit without any legal impediment(s) or any other impediment(s) or disability(ies) of whatsoever nature.

x) THAT the Vendors have not alienated the said property in any manner whatsoever nor any other arrangement(s) for development or otherwise of the said property with any other person(s), nor they have 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.

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xi) THAT it is specifically agreed by and between the parties hereto that in terms of this Deed of Sale/Conveyance, the Vendors have sold the said property to the Purchaser without keeping any interest or title in the said property. They specifically further agreed that in case in future after actual measurement of the said property from Government Agencies the aforesaid area mentioned in the 7/12 Extract increases, in such eventuality the Revenue Record shall accordingly get corrected without executing any Deed of Correction and the Vendors shall not be entitled to raise any dispute about such increased land since they have sold the said property without keeping any interest or title in the said property. The Vendors shall not claim any consideration for such increased land from the Purchaser in future.

xii) 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 annul 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.

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

xiv) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion for bonafide non agricultural purpose.

xv) THAT the Vendors covenants with the Purchaser that the property hereby agreed to be sold is not under any reservation/ acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendors further Covenant that they do not hold total agricultural land more than prescribed Ceiling Limits.

xvi) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchaser.

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

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xviii) THAT the Purchaser shall hereafter pay the land revenue and all other outgoings, charge, as may be levied by the Revenue Authority on the said property and shall always keep the Vendors indemnified against the same.

xix) THAT the Purchaser shall mutate its name in revenue record as the absolute Owner of the property hereby purchased

AND THIS INDENTURE FURTHER WITNESSETH that the Vendors hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that may be made by any person or party in respect of the said property 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 borne 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 PROPERTY

(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land containing by admeasurements **1.85 Hectares, Rental Rs. 2.91 Yearly, Khate No. 887** comprising WESTERN PORTION being a portion of the entire land bearing Survey / Khasra / **Gut No. 103/1** of

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MOUZA – BIDGAON, P.S.K. 33, having total area of 3.08 Hectares, Rental Rs. 4.85 Yearly, held in Occupancy Class-1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situated at Village – Bidgaon, in Tahsil – Kamptee and District – NAGPUR and the said entire land bearing Survey No. 78 is bounded as under

ON THE EAST	-	**BY REMAINING PORTION OF SURVEY NO. 103/1,**
ON THE WEST	-	**BY SURVEY NO. 100 (PART),**
ON THE NORTH	-	**BY SURVEY NO. 104,**
ON THE SOUTH	-	**BY ROAD.**

IN WITNESS WHEREOF the VENDORS 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 KAMPTEE 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			1) **(SHRI RAJESH S/o RAMKISAN YADAV)** For self and as duly constituted Attorney for (i) SMT KAUSHALYABAI RAMKISAN YADAV & (ii) MRS. GAURI CHANDRASHEKHAR JIWANE (nee MISS GAURI D/o RAMKISAN YADAV)
02			2) **(SHRI ROSHAN S/o RAMKISAN YADAV)**

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3)

(MISS MEGHA NARENDRA YADAV)
For self and as duly constituted Attorney for
(i) SMT ANJANA NARENDRA YADAV,
(ii) MISS SHRADDHA NARENDRA YADAV &
(iii) MISS NEHA NARENDRA YADAV
(after marriage MRS. NEHA VISHAL CHATURVEDI)

VENDORS

03





FOR DESIGNFILTRO PRIVATE LIMITED

(ROSHAN RAMKISAN YADAV)
Authorised Director

PURCHASER

WITNESSES :-



(1)



Vikas Shankarrao Rokde

(2)







(3)



AMM LALIT YADAV

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94 / 28




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१६ ८४

महाराष्ट्र शासन-1

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ चातील नियम २५(१) अन्वये.)

गाव : विडगांव (535783) तालुका : कामठी जिल्हा : नागपूर

भूमापन क्रमांक व उपविभाग: 103/1

धारणा पध्दती भोगवटादार वर्ग -1 शेताचे सर्वांक नाव

एकत्रीकरण योजनेतील आकारणी	अ.क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख	फे.फा.	कूळ, खंड व इतर अधिकार
आर.ओ.आर. सी.एल.	(1)	रामकिसन नरोडीया पाटील				(1076)	कूळाची नांव व खंड
जमीन महसूल		नरेंद्र रामकिसन पाटील				(1184)	
4.88.00		श्री.कोंडबाजी रामकिसन पाटील	4.88.00	4.85		(1201)	इतर अधिकार
		कल्पना नरेंद्र पाटील				(1201)	इतर - इतर
एकूण पो.ख 0.00.00		रामकिसन नरोडीया पाटील				(1201)	बोझा कमी नो. द दिनांक 9.7.04 (252)
		मोहन नरेंद्र पाटील				(1201)	इतर - इतर
कर्ज, लोक अदालत, इतर अधिकार		मेघा नरेंद्र पाटील				(1201)	या विशेष भू अर्जन अधिकारी जीलाधीकारी (272)
		गौरी चंद्रशेखर जीवने				(1201)	पांधे रा मा क 164/एल एन डी (अ) (272)
		अंजना नरेंद्र पाटील				(1201)	2004-05 दि 28.12.04 नुसार (272)
		——सरासरी क्षेत्र——	0.00.00	0			भोग वर्ग 1 करण्यात आले (272)
एकूण पो.ख 0.00.00							दि 17.2.05 (272)
एकूण क्षेत्र 4.88.00	886	कौशल्या रामकिसन पाटील	1.23.00	1.94		(1201)	
(H-R)	887	कौशल्या रामकिसन पाटील				(1201)	प्रलंबित फेरफार : नाही.
आकारणी 4.85		मेघा नरेंद्र पाटील				(1201)	
कुळाचे नाव		नेहा नरेंद्र पाटील				(1201)	शेवटचा फेरफार क्रमांक : 1201 व दिनांक 08/04/2022
		राजेश रामकिसन पाटील				(1201)	
		रोशन रामकिसन पाटील				(1201)	
		श्रध्दा नरेंद्र पाटील				(1201)	
		गौरी चंद्रशेखर जीवने				(1201)	
		अंजना नरेंद्र पाटील				(1201)	
		——सरासरी क्षेत्र——	1.85.00	2.91			
इतर फेरफार क्र (नाही (1076) (1184))							शेरा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ चातील नियम २५)

गाव :- विडगांव (535783) तालुका :- कामठी जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 103/1

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र								
			घटक पिके व प्रत्येकाखालील क्षेत्र											
						पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*	*	*	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर चौ.मी		
2021-22	संपूर्ण वर्ष	सर्व खाते										पाणथळ	3.0800		

टीप :- * - मिश्रणाचा संकेत क्रमांक *५ - जल सिंचित, *६ - अजल सिंचित

ग्राम अधिकारी
साझा क्र 33 तालुका

-या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले.-
दिनांक :- 21/05/2022
सांकेतिक क्रमांक :- 27090000810757000052022147

(नाव :- रोजेश नारायण घोडके)
तलाठी साझा :- तलाठी (मुक्ता) :- कामठी जि :-नागपूर

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सन 2021-22

गाव नमुना आठ-अ

धारण जमिनींची नोंदवही (कृषिक)

(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव: बिडगाव तालुका: कामठी जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
							जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 886	कौशल्या रामकिसन यादव .								
व्यक्तिगत खातेदार	103/1	1.23.00	0.0000	1.23.00	1.94	0	0	0	1.94
	एकूण	**1.23.00**	**0.0000**	**1.23.00**	**1.94**	**0**	**0**	**0**	**1.94**

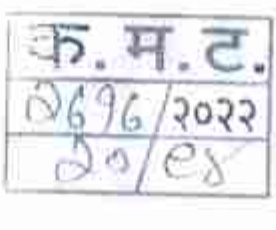
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 21/05/2022
सांकेतिक क्रमांक :- 27090008010757000052022248

(नाव :- तेजस नारायण घोडके)
तलाठी साझा :- ता :- कामठी जि :-नागपूर

ग्राम अधिकारी
साझा क 33 तालुका

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2021-22

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आसामीचार खतावणी – जमाबंदी पत्रक)

3-24-2022

गाव: बिहगांव

तालुका: कामठी

जिल्हा: नागपूर

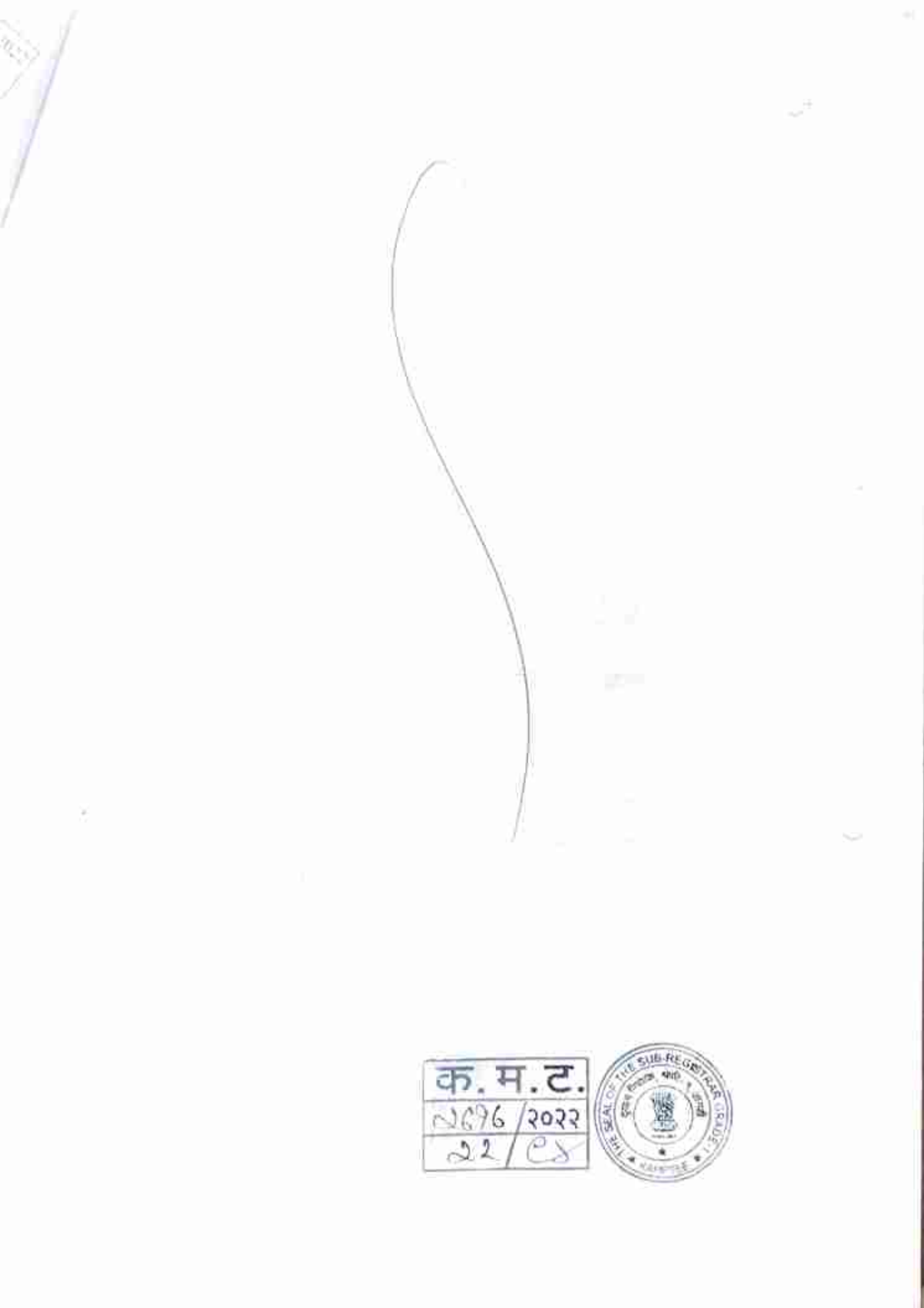
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	वसुलीसाठी स्थानिक उपकर		एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)			जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 887	अंजना नरेंद्र यादव , कौशल्या रामकिसन यादव , गौरी चंद्रशेखर जीवने , नेहा नरेंद्र यादव , मेघा नरेंद्र यादव , राजेश रामकिसन यादव , रोशन रामकिसन यादव , श्रध्दा नरेंद्र यादव .								
सामाईक खाते	103/1	1.85.00	0.0000	1.85.00	2.91	0	0	0	2.91
	एकूण	**1.85.00**	**0.0000**	**1.85.00**	**2.91**	**0**	**0**	**0**	**2.91**

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 21/05/2022
सांकेतिक क्रमांक :- 27090008010757000052022249

(नाव :- तेजस नारायण घोडके)
तलाठी साझा :- ता :- कामठी जि :-नागपूर

साझा क्र. 33

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२१ / ८४


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2676/2022
22/CS
THE SEAL OF THE SUB-REGISTRAR (GRADE-I)

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/१७३३२ दिनांक : १० /०६/२०२२

प्रति,

श्री. रोशन रामकिसन खापरे व इतर खातेदारप्रमाणे

प्लॉट नं. ३६०, हनुमान मंदिरजवळ, चंदन नगर,

हनुमान नगर, नागपूर ४४०००९

विषय :– मौजा **बिडगांव** खसरा क्र. **१०३/१**, तह. **कामठी**, जि. **नागपूर** चा भाग नकाशा व झोन दाखला मिळणेबाबत.

संदर्भ :– आपला दिनांक ०८/०६/२०२१ चा अर्ज

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एस./मवि–९, दिनांक ४५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)/डीसी/२०१६/मवि–९, दिनांक १५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(डब्ल्यू)/२०१६ नवि–९, दिनांक २२/०२/२०२१ अन्वये मंजूरीस्तव प्रसिद्ध केलेला प्रादेशिक विकास योजना मंजूर.

अ) भाग नकाशा :–



ब) झोन दाखला / प्रमाणपत्र :–

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

सेक्टर :– **East A Sector.**

झोन :– **" निवासी, 24.00 M. Wide Proposed Road, 24.00 M. Road Widening"**

टीप :– १) वर भाग नकाशावर व झोन दाखल्यावर कुठल्याही प्रकरणात परवानगी म्हणून आग्रह करता येणार नाही.

२) सदरहू झोन दाखल्यावर या मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नकाशा मध्ये दर्शवित असलेल्या सर्वे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या मालकी बाबी तपासाव्या.

४) उपरोक्त भूखंडा प्रमाणेच्याबाबत कोणतीही शंका अथवा त्याबाबतचा उद्भवल्यास मूळ मंजूर विकास योजना नकाशा तुलनात्मक प्रमाणात ग्राह्य धरण्यात येईल.

५) सदर दाखला वैधतेचा कालावधी दिनांकापासून केवळ तीन महिन्यापर्यंत ग्राह्य धरण्यात येईल.

६) अर्जदाराने सादरीत केलेली पूर्तता/नसल्यास सदर दाखला रद्द समजण्यात येईल.


क. म. ट.
२६९६ /२०२२
२४/८४

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१

फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२-२५३१४३१

दिनांक : २० / ०६ / २०२२

जा. क्रमांक :– नर/भान/नाप्रविप्रा/१७३३२

प्रति,

श्री. रोशन रामकिसन पाटील व इतर मालमत्ताधारकगण

प्लॉट नं. ३६, हनुमान मंदिरजवळ, संदल नगर,

हनुमान नगर, नागपूर ४४०००९

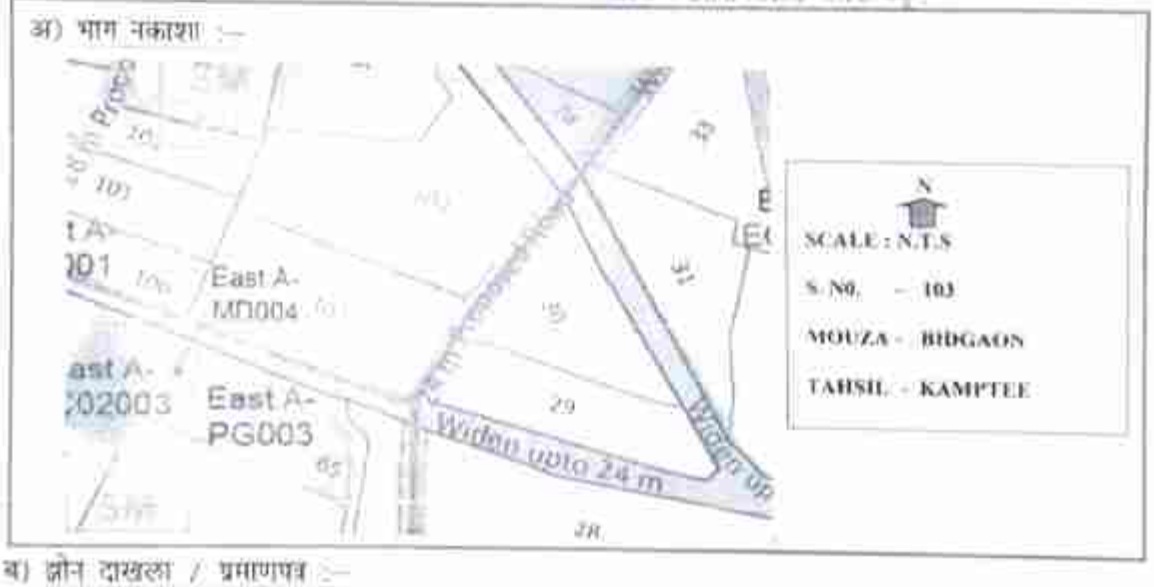
विषय :– मौजा **बिडगांव** खसरा क्र. **१०३/१**, तह. **कामठी**, जि. **नागपूर** या भाग नकाशा व झोन दाखला पूर्तविण्याबाबत.

संदर्भ :– आपला दिनांक **०८/०६/२०२१** चा अर्ज

नागपूर महानगर **प्रदेश** विकास **योजना**

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस–२४१६/प्र.क्र.१२८(अ)/२०१६/एस.एस./नवि–९, दिनांक ०५/०१/२०१८ अंतीम अधिसूचना क्र. टिपीएस–२०१६/प्र.क्र.१२८(ब)/ई.सी.–२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये शासनाने मंजूर केलेल अधिसूचना क्र. टिपीएस–२०१६/प्र.क्र.१२८(ड)/ई.सी./२०१६ नवि–९ दिनांक २१/०२/२०१९ अन्वये मंजूर केलेल्या नवीन विकास योजनेस मंजूर.

अ) भाग नकाशा :–



ब) झोन दाखला / प्रमाणपत्र :–

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे फेरभाग मंजूर नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :– **East A Sector**.

झोन :– **" निवासी . 24.00 M. Wide Proposed Road, 24.00 M. Road Widening"**

टीप :– १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

२) सदरहू झोन दाखल्या वर मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नविन/जुना प्रकरणात ज्यांच्या सर्वे क्रमांक/ह.नं. क्रमांक बाबत अर्जदार यांनी आपल्या मालकी खाली कमी.

४) प्रस्तावित भूखंडा प्रमाणेच्या क्षेत्रामध्ये तसेच अन्य तांत्रिक बाबीमध्ये मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला **कमीत** कमी जास्तीत जास्त **कालावधी** दिनांकापासून **केवळ** एक वर्षापर्यंत ग्राह्य धरण्यात येईल.

६) अर्जदाराने पुरविली **माहिती** पुर्णपणे खरी **असल्यास** सदर दाखला रद्द समजण्यात येईल.


क.म.ट.
२६९६ / २०२२
२४ / ८४
THE SEAL OF THE SUB-REGISTRAR GRADE-I

'क' प्रत

पोटनिरमा मोजणी प्रकरण (अतितातडी) मो.र.क्र. ३५२०/२२









मोजणीच्या टिपा व खुलासा

१) - - - - - - प्रस्तावित अर्जदारचे व लगतधारक यांची मोजणीसाठी एकत्रितरित्या उपस्थिती

२) ———— प्रस्तावित प्रत्यक्षात चतुःसीमाने हद्द

३) OF प्रस्तावित सौदेखाना आखीवपत्रिका काढण्या खूण दगड

४) - - - - - - मोजणीकरीता रस्ता

टिप –

सदर प्रकरणी मोजणी वरुन प्रत्यक्षिक पडताळणीअंती अस्तित्वात असलेले अमुक लगतधारकाचे क्षेत्र,अतिक्रमीत क्षेत्र व ७/१२ प्रमाणे क्षेत्र यामध्ये तफावत असल्याचे तसेच प्रस्तावित चतुःसीमा हद्दी योग्यरित्या दुरुस्त नसल्याचे अर्जदारांच्या लक्षात आणुन देण्यात आले.

मोजणी समयी हजर इसम

१) श्री दत्तात्रेय एकविरावर कदम

२) श्री संतोष भानुदास आवारी

३) श्री गणेश चंदुलाल शेटे

४) श्री रमेश बाबुराव शेटे

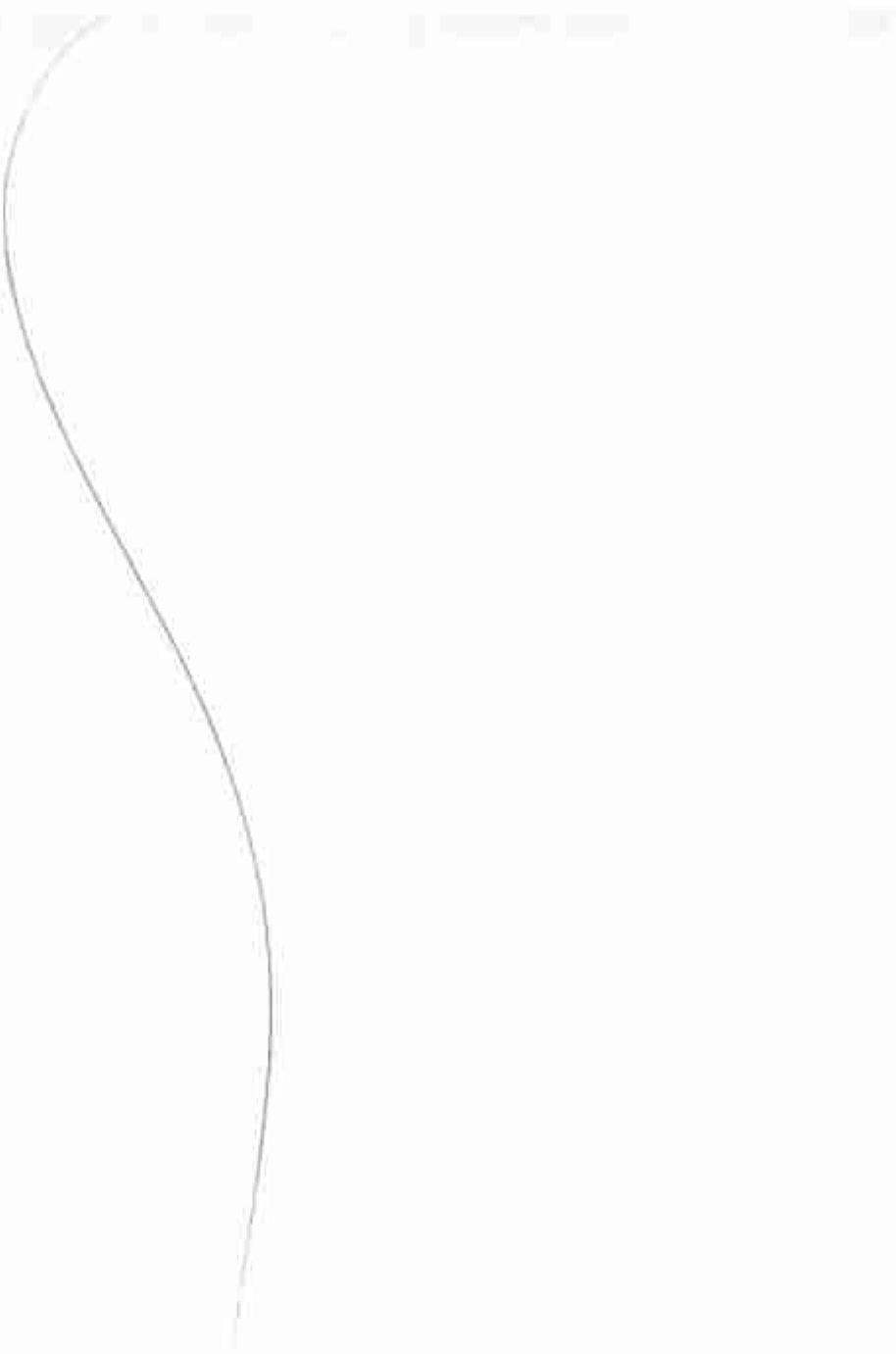
५) श्री संदीप रामकृष्ण पाटील

पोटनिरिक्षण केले

उप अधिक्षक भूमि अभिलेख
आळंदी

भूमापक (वर्ग-२)
भूमि अभिलेख
आळंदी






क. म. ट.
२६७६/२०२२
२६/९४

कोर्ट विद्यमान श्री.राजेश माळी नायब तहसिलदार (परि.नायब तहसिलदार)
कामठी यांचे कार्यालय तह-कामठी जि.नागपुर



रा.मा.क्र. 19./एस.आर.वी.- 43/2021-22
मौजा – बिडगांव प.ह.नं. 33 तह.कामठी

महाराष्ट्र जमिन महसुल अधिनियम 1966 चे कलम 85 अन्वये
आदेश
(पारित दिनांक 01/04/2022)

अर्जदार श्री राजेश रामकिसन यादव रा. यादव भवन, प्लॉट क्रमांक 360, चंदन नगर, नागपूर व इतर यांनी मौजा बिडगांव प.ह.नं. 33 येथील सर्वे क्रं. 103/1 आराजी 3.08 हे.आर वर्ग 1 या शेतजमिनीचे आपसी वाटणीपत्र करुन देण्याकरीता या कार्यालयात विनंती केल्यावरुन उपरोक्त अर्जानुसार प्रकरण पंजीबध्द करण्यात आले. प्रकरणात सर्व हितसंबधीतांना नोटीस बजावण्यात आले. अर्जदार यांची मौजा बिडगांव तह.कामठी येथे खालील वर्णनाची वडिलोपार्जीत शेतजमीन आहे.

शेत सर्वे नं.	आराजी	जमा	हक्क
103/1	3.08 हे.आर	4.85	वर्ग-1

प्रकरणातील सहहिस्सेदार अर्जा यांनी सोबत आपसी वाटणीपत्राचा लेख या कार्यालयात सादर केला आहे. तसेच अर्जदार यांनी पेशीवर हजर राहुन आपले लेखी बयान या कार्यालयास सादर केले आहे. त्यांनी आपल्या बयानात त्यांनी जे वाटप/गटविभाजन केलेले आहे ते सर्व सहधारक यांच्या संमतीने व सरस निरस मानाने केले असुन ते सर्वांना मान्य असल्याचे व त्याप्रमाणे त्याच्या स्वतंत्र वहिवाटी असल्याचे म्हटले आहे.

सदर जमिनीच्या विभाजनाबाबत दिनांक 17/03/2022 रोजी उद्घोषणा काढण्यात आली असुन याबाबत कोणतेही आक्षेप विहीत मुदतीत प्राप्त झाले नाहीत. सदर प्रकरणात तलाठी सा. क्रं. 33 यांचा अहवाल मागविण्यात आला. प्रकरणात संलग्न.

सबब मी नायब तहसिलदार, कामठी मला प्रदान करण्यात आलेल्या अधिकाराचा वापर करुन खातेदार व सहधारक यांनी आप आपसात मौजा बिडगांव येथील सर्वे क्रं. 103/1 आराजी 3.08 हे.आर वर्ग 1 या शेतजमिनीचे आपसी वाटणी पत्रानुसार वाटपास/गटविभाजनास



महाराष्ट्र जमिन महसुल अधिनियम 1966 चे कलम 85 अन्वये पुढील प्रमाणे मंजुरी प्रदान करण्यात येत आहे.

पार्टी क्र. 1- सौ. कौशल्या रामकिशन यादव यांच्या हिस्स्यावर आलेली शेती

अ. क्र.	खातेदाराचे नाव	मौजा	सर्वे नं.	एकुण क्षेत्र (हे.आर)	हिस्स्यात आलेली शेती (हे.आर)	आकारणी	भो.वर्ग
1	सौ. कौशल्या रामकिशन यादव	बिडगांव	103/1	3.08	उत्तर-दक्षिण धुरा पाडुन पुर्व कडील आराजी 1.23 हे.आर	4.85	1

पार्टी क्र. 2- श्री राजेश रामकिशन यादव, श्री रोशन रामकिशन यादव, गौरी चंद्रशेखर जीवने, अंजना नरेंद्र यादव, नेहा नरेंद्र यादव, मेघा नरेंद्र यादव, श्रध्दा नरेंद्र यादव, सौ. कौशल्या रामकिशन यादव यांच्या हिस्स्यावर आलेली शेती

अ. क्र.	खातेदाराचे नाव	मौजा	सर्वे नं.	एकुण क्षेत्र (हे.आर)	हिस्स्यात आलेली शेती- (हे.आर)	आकारणी	भो.वर्ग
1	राजेश रामकिशन यादव, रोशन रामकिशन यादव, गौरी चंद्रशेखर जीवने, अंजना नरेंद्र यादव, नेहा नरेंद्र यादव, मेघा नरेंद्र यादव, श्रध्दा नरेंद्र यादव, सौ. कौशल्या रामकिशन यादव	बिडगांव	103/1	3.08	उत्तर-दक्षिण धुरा पाडुन पश्चिमे कडील आराजी 1.85 हे.आर	4.85	1

वा प्रकरणी वाटणी पत्रामुळे तुकडेबंदी कायदयाचा भंग होत नाही. यामुळे उपरोक्त शेतीच्या वाटपाची मंजुरी खालील विशिष्ट शर्तीस राहुन देण्यात येत आहे.

आदेश

1. सदर प्रकरणी अर्जदार व इतर सहहिस्सेदार यांच्या वाटणीपत्रास महाराष्ट्र जमिन महसुल अधिनियम 1966 चे कलम 85 नुसार वर तक्त्यात नमुद तपशीलानुसार मंजुरी प्रदान करण्यात येत आहे.
2. वाटणी केलेल्या शेत जमिनीच्या पोट हिस्स्याबाबत मोजणी उपअधिक्षक भुमी अभिलेख कार्यालय कामठी यांच्याकडुन सर्व खातेदार यांनी स्वखर्चांनी करुन " क " प्रत व कमोजास्त पत्रक या कार्यालयास सादर करावे.
3. उपरोक्त पोट हिस्स्याबाबत कार्यवाही झाल्यानंतर संबंधित तलाठी यांनी अभिलेख दुरुस्तीची कार्यवाही नियमान्वये करावी.
4. केलेले वाटप तुकडेबंदी – तुकडेजोड कायदयातील तरतुदीस पात्र राहुन मंजुर करण्यात येत आहे.
5. इतर हक्कातील बोजे व शेरे उपगटावर जसेच्यातसे ठेवावे.

(राजेश माळी)
नायब तहसिलदार,
कामठी

प्रतिलीपी :-

1. उप अधिक्षक तालुका भुमी अभिलेख, कामठी यांना नियमानुसार कार्यवाही करण्याबाबत अग्रेषीत.
2. मंडळ अधिकारी, तरोडी (बु) यांना आदेशाप्रमाणे पुढील कार्यवाही करण्याबाबत अग्रेषीत.
3. तलाठी सा.क्र. 33 यांना आदेशाप्रमाणे पुढील कार्यवाही करण्याबाबत अग्रेषीत.
4. अर्जदार श्री राजेश रामकिसन यादव रा. यादव भवन, प्लॉट क्रमांक 360, चंदन नगर, नागपूर व इतर यांना माहिती करीता अग्रेषीत.

(राजेश माळी)
नायब तहसिलदार,
कामठी

क.म.ट.
०९९६/२०२२
२९/९४


क.म.ट.
२६९६/२०२२
३०/८४