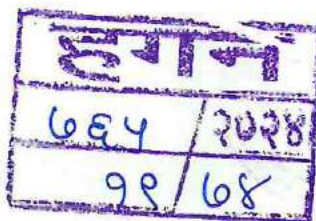
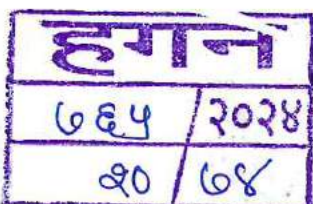


- Additional Land and to relinquish and transfer all its right, title and interest therein in favour of the Purchaser;
- iii. The title and possession of the Vendor to the Additional Land is clear and marketable and free from all Encumbrances;
  - iv. The Vendor nor any one on their behalf have committed or omitted any act, deed, matter or thing whereby its holding of the Additional Land and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Additional Land and other rights and benefits in respect thereof have or may become or have or may be prejudicially affected or encumbered in any manner whatsoever;
  - v. The Vendor has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the Additional Land and no other person or party has any right, title or interest, claim or demand into or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same is free from all encumbrances and there is no pending litigation of any kind whatsoever;
  - vi. The Vendor has been in unfettered and continuous peaceful possession and enjoyment of the Additional Land and on execution hereof have handed over the quiet, vacant, and peaceful possession of the Additional Land to the Purchaser;
  - vii. The Additional Land is Occupancy Class-I land and falls under Residential Zone and shall at all times continue to remain under Residential Zone as per Applicable Laws;
  - viii. The Vendor has not received any notice of demand or acquisition or otherwise from any authorities and/or Government Authority whatsoever which is subsisting in respect of the Additional Land;
  - ix. The Additional Land is not subject to any notice or notification or proceedings under Acquisition or Requisition laws or any other laws presently in force;



- x. The Vendor nor anyone on its behalf have entered into any agreement with any other person for sale, tenancy nor created any third party rights nor has it or its predecessors-in-title deposited the originals of the title deeds with any persons or person or with any financial institution with intention to create any security or lien in respect of the Additional Land or entered into any agreement/arrangement of whatsoever nature concerning or affecting the Additional Land, which may affect the marketability or title of the Additional Land. The Vendor or anyone on their behalf has not stood or given any personal guarantee or surety to any bank, financial institution or to any person or persons which if invoked will affect the transaction herein or the Vendor's title to the Additional Land. The Vendor has not obtained any loans and/or advances from any person or persons, banks, financial institutions or any other third party by mortgaging the Additional Land and/or against collateral security thereof nor given any guarantee whereby the rights of the Vendor to the Additional Land are adversely or prejudicially affected in any manner whatsoever;
- xi. The Vendor or anyone on its behalf has not offered the Additional Land as security for payment of any money or for performance of any obligation, whatsoever on its behalf or on behalf of any company or firm or any other person and that the same is free from all encumbrances whatsoever;
- xii. That no notices or proceedings under the Income Tax Act, 1961 or the Wealth Tax Act or Service tax or VAT or the Good and Service Tax Act and/or other statutory act/law and/or before Government Authority are either initiated and/or pending against the Additional Land and /or against the Vendor and there is no outstanding amount due nor has any notice, claim or demand in respect to the Additional Land or against the Vendor.
- xiii. All rents, rates and assessments/outgoings including but not limited to any nazrana, premium, tax and all other charges and amount due or payable to the concerned authorities in respect of the Additional Land



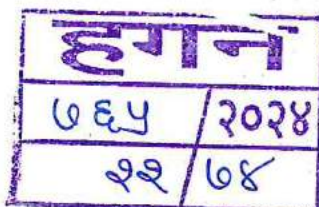
for the period upto the date of registration of this Deed have been duly paid. The Vendor hereby declares that there is no loan/charge outstanding against the Additional Land of whatsoever nature;

- xiv. There is no subsisting prohibitory or attachment order issued by any Court/s, any taxing and/or revenue authority or State or Central Government against the Vendor which jeopardise their rights in respect to the Additional Land and/or against the Additional Land and/or part thereof and there is no suit pending in any Court of Law wherein the title of the Vendor to the Additional Land is in dispute and/or prohibiting the Vendor from selling the Additional Land transferring the Additional Land or any part thereof and/or the right, title and interest therein;
- xv. There is no pending or subsisting attachment or notice/s from the Central or State Government or any other local body or authority under any Municipal Act or any other Acts or any Schemes or Legislative Enactment, Collector or any lis-pendens or notice of lis-pendens against the Vendor, Government Ordinance, Order or Notification including Notice/ Proceedings for Acquisition/ Requisition and that the Additional Land or part thereof are not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Goods and Service Tax Act and other indirect taxes, Public Demands Recovery Act or any other Act or statute, law or regulation;
- xvi. The Vendor has full right and absolute authority to enter into this Deed to sell the Additional Land to the Purchaser;
- xvii. All information in relation to the transaction contemplated herein which would be material to the Purchaser for the purposes of consummating the said transaction has been made available and disclosed to the Purchaser and the same is not misleading in any manner. The Vendor has not omitted to disclose to the Purchaser any facts and documents in respect of the Additional Land. The Vendor is not in possession of any other document and do not have knowledge of



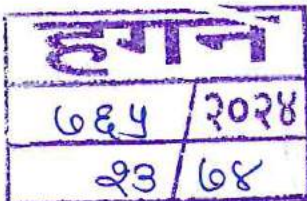
any facts and/or information and/ or circumstances and/or documents in respect to the Additional Land, other than those disclosed herein;

- xviii. The Additional Land is reflected as capital asset in the books of accounts and statutory records of the Vendor;
- xix. The Vendor have not received any notice/claim nor they has any knowledge of such notice/claim from any third party, Government Authority which may prejudicially affect the right, title and interest of the Purchaser to the Additional Land or any part thereof;
- xx. The Additional Land or any part thereof is not affected by any reservations, notice for setback, notice of acquisition or requisition for any public purpose and there are no claims, demands and requisitions from Government Authority with respect to the Additional Land or any part thereof;
- xxi. The Additional Land is contiguous and is completely bounded/fenced and there are no disputes as regards the demarcation and boundary/ies of the Additional Land;
- xxii. The Additional Land and/or any part thereof is not waterlogged and there are no water bodies on the Additional Land save and except the waterbodies as disclosed to the Purchaser;
- xxiii. The Additional Land is clear and vacant land and there are no structures standing on the Additional Land including but not limited to any place/s of worship, religious structures, etc.;
- xxiv. Save and except the D.P (Development Plan) road(s) as per sanctioned Development Plan of Nagpur Metropolitan Regional Development Authority dated 5<sup>th</sup> January 2018, there are no other restrictions/road network/proposed roads to be provided on the Additional Land. The Vendor declares and confirms that the New Land is contiguous to the Project and situated completely on the left side of the abovementioned road.
- xxv. The Additional Land is connected by motorable 24 mts. wide public access road (Maharashtra Airport Development Corporation Road) which further connects Mumbai – Kolkata highway road for accessing

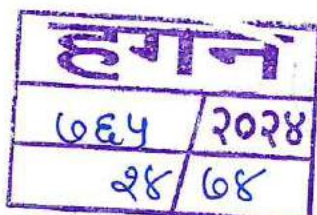


the Additional Land and the aforesaid is delineated and marked in blue color zebra lines in the layout plan and annexed at **Annexure "B"**

- xxvi. The Additional Land is not being put to use for any manufacturing purposes. There are no hazardous chemicals, materials stored on the Additional Land or any part thereof which could affect the construction and development by the Purchaser;
- xxvii. The said Property is not affected by provisions of the Maharashtra Agriculture Land (Ceiling on Holding) Act, 1961 and no proceedings are pending under the Maharashtra Agriculture Land (Ceiling on Holding) Act, 1961 with respect to the Additional Land or any part thereof nor the Government Authorities have sought possession of any part of the Additional Land and no part of the Additional Land has been committed/handed over to the authorities under the said Act;
- xxviii. There are no restrictions affecting the Additional Land which may prevent/affect/restrict development of the Additional Land including but not limited to any nallas, gas and/or water pipeline, quarries, High Tension Line/s, Low Tension Line, village road reservation etc;
- xxix. Neither the Additional Land nor part thereof fall under zone of influence, wetlands, eco sensitive zone, forest area, conservation site, archaeological/historical site, etc.
- xxx. There are no amounts/liabilities due and/or outstanding on Vendor towards Goods and Service Tax ("GST") and Income Tax. However, in case of any demand towards liability/interest/penalty (if applicable) arises in future (pertaining to period upto execution and registration hereof) or pertaining to any event or non-compliance upto the date of registration hereof) against the Vendor and/or against the Additional Land under GST Law then the Vendor shall bear and pay the same to the authorities and furnish return with respect to the same within prescribed timeline;
- xxxi. There are no winding up notices against the Vendor which are pending to be settled no winding up petition is filed against the Vendor.



- xxxii. Neither a provisional liquidator nor a court receiver has been appointed with respect to the Additional Land or any part thereof.
- xxxiii. Neither any notice has been received by the Vendor nor any proceedings are pending under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of the Additional Land or any part thereof.
- xxxiv. The transaction as envisaged under this Deed is not ultra vires of the memorandum of association/ articles of association/LLP Deed/ constitutional documents of the Vendor;
- xxxv. The Vendor and all the predecessors-in-title, of the Additional Land (i) has obtained all the necessary permissions, orders and approvals as required under Applicable Laws for effectuating transfer of the Additional Land, (ii) has not breached any terms and conditions as stated under any orders/ approvals/ permissions, if any, in respect of the Additional Land, or any other law, and (iii) all transfers affecting the Additional Land by the predecessors in title of the Vendor have been made in compliance with the Applicable Laws;
- xxxvi. The Purchaser shall not be liable and / or required to pay to the Vendor or to any other person or persons claiming through or under them any sum or any compensation for any reason whatsoever except the Consideration to the Vendor as set out in this Deed and any claims from any person/s shall be dealt with by the Vendor at its sole costs;
- xxxvii. There are no past liabilities in respect of any transactions, chain-of-title instruments and/or any documents/writings in relation to devolution of title of the Additional Land whether by way of intestate succession, partition, dissolution or otherwise including but not limited to consideration payable in respect thereof, stamp duty, registration charges and/or any other amounts, statutory or otherwise, payable under any head to any person/authority and the Vendor further confirm that the aforementioned devolution of title has been valid and in accordance with law with no residuary title/ claim outstanding;



xxxviii. The Purchaser confirms that sources of funds for acquisition of the Additional Land are genuine and legitimate.

xxxix. The Vendor also confirms that sources of funds for acquisition of the Additional Land are genuine and legitimate.

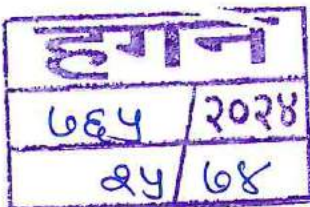
5.2 The representations and warranties stated herein are true, accurate, complete, valid, subsisting and not misleading in any manner.

## 6. INDEMNITY

The **First Part** (referred to as "**Indemnifying Party**") hereby indemnify and agree to keep indemnified, defend and hold harmless the Purchaser, its officers, directors, partners, and agents for the time being and their successors ("**Indemnified Party**") from and against any and all losses, claims, damages, actions, assessments, taxes, costs and reasonable expenses, including interest, penalties, costs and disbursement in connection therewith suffered or incurred by the Indemnified Party, arising out of, resulting from, or may be payable by virtue of: (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the Indemnifying Party under this Deed; and/or (ii) any of the representation or warranties provided by Indemnifying Party hereunder being untrue, wrong, inaccurate, or misleading; and/or (iii) any Title Risks, Encumbrances, defect, claims, demands, suits, litigation and proceedings of any nature arising in respect of title or possession or any matter connected with the Additional Land; and/or (iv) any false and/or non- disclosure by the Vendor of all known facts or documents affecting the title or the right of the Vendor to the Additional Land. (v) any impediment of the Additional Land, which hampers the development of the Additional Land including construction or sale/ marketing of the project on the Additional Land;

## 7. DISPUTE RESOLUTION AND ARBITRATION

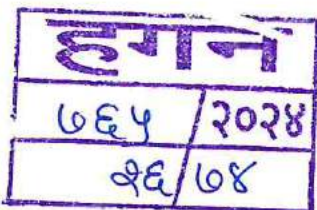
In the case of any dispute, controversy or claim arising out of or in connection with this Deed including any questions regarding its existence, validity, interpretation, breach, between any of the Parties then such Parties



shall attempt to first resolve such dispute or claim through discussions between managers or representatives of the disputing the Parties. If the dispute is not resolved through such discussions within 30 (thirty) days after one disputing Party has served a written notice on the other disputing Party requesting the commencement of discussions, such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof. The seat and venue of arbitration shall be at Mumbai and the language of the arbitration proceedings shall be English. The arbitral tribunal shall consist of 1 (one) Sole arbitrator, to be appointed by the Parties mutually in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the amendments made thereto from time to time as may be applicable. If the parties fail to appoint a Sole Arbitrator mutually then Sole Arbitrator shall be appointed by taking recourse to Section 11(6) of the Arbitration & Conciliation Act, 1996. Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Deed. The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal. Any decision of the arbitral tribunal shall be final and binding on the Parties.

#### 8. NOTICES

Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Deed shall be given in writing by personal delivery or by sending the same by speed post/ registered post addressed to the Party concerned at the address stated below, or any other address subsequently notified to the other Party for the purposes of this Clause, and, shall be deemed to be effective in the case of personal delivery or delivery by speed post/ registered post at the time of delivery:



**If to the Vendor:**

Name: Mr. Vivek Ramteke

Address: 201, VishwananakCHSL, Chakal Road, Opp Hindustan Lever,  
Andheri East, Mumbai

Email Id: risipl\_cs@rohitsteel.in

**If to the Confirming Party:**

Name: Mr. Rohit Agrawal

Address: 54, Small Factory Area, Bhandara Road, Bagadganj, Nagpur

Email Id: mail@rohitsteel.in

**If to Purchaser:**

Name: Mr. Chirag Akruwala

Address: Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway,  
Vikhroli, Mumbai 400079

Email ID: notice@godrejproperties.com

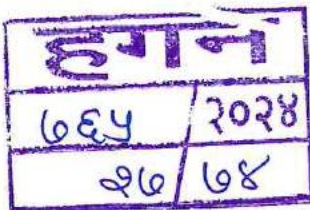
**9. SUPERSEDE**

This Deed shall supersede all prior agreements and understandings between the Parties.

**10. TAXES, STAMP DUTY AND REGISTRATION CHARGES**

All incidental expenses including the stamp duty and registration charges, if any, on this Deed shall be borne and paid by the Purchaser save and except as agreed between the Parties.

Each Party shall be responsible for their respective direct & indirect tax liabilities, such as Income-tax and/or Capital Gains Tax and/or all other applicable statutory taxes, if any, arising out of or as a result of this Deed.



## SCHEDULE I

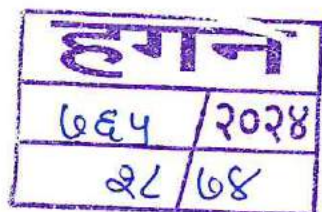
(Description of the Additional Land)

All that pieces and parcels of Occupant Class I/Bhumiswami lands measuring in the aggregate **01 Hectares 21.36 Ares equivalent to 10213.65 Square meters**, thereabout along with the development potential arising out of the Additional Lands situate at Village Sumthana, Taluka Hingana, with Occupancy Class I/Bhumiswami Rights District Nagpur and more particularly described herein below:

| Sr. No | Name of the Owner | Kh. Nos. | Area in Sq. mtrs. | Area (Hectors)                         | East                              | West           | North                 | South                 |
|--------|-------------------|----------|-------------------|----------------------------------------|-----------------------------------|----------------|-----------------------|-----------------------|
| 1.     | Shrivan           | 123/2/1  | 4905.13           | 00 Hectors<br>49.05 Ars<br>(00.49.05)  | Kh.No.<br>121                     | 24 Mts<br>Road | Khasra No.<br>123/3/1 | Khasra No.122/1       |
| 2.     | Shrivan           | 123/3/1  | 5308.52           | 00 Hectares<br>53.08 Ars<br>(00.53.08) | Part Of<br>Kh.No.<br>126 &<br>121 | 24 Mts<br>Road | Kh.No.<br>126         | Khasra No.<br>123/2/1 |

Together with all appurtenances attached thereto.

*Signature page follows*



IN  
DE  
SIG

FOR SHRIVAN ESTATES LLP

Paula



A purple ink fingerprint, showing a clear pattern of ridges and valleys. The ink is a vibrant purple color, and the ridges are well-defined against a light background.

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09-01-2024

In the presence of:

1. *[Signature]*

2. *[Signature]*

**For Roll Iron & Steel (I) Pvt. Ltd.**

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| ७६५ | २०२४ |
| २९  | ७४   |



2. spkalsi

**SIGNED AND DELIVERED** by  
the within named Purchaser

**Dream World Landmarks LLP**  
Signatory

Mr. Rupesh Verma

duly authorized by a resolution passed at the  
meeting of the Partners held on )  
4<sup>th</sup> January 2024)

In the presence of:

1. Amun Sam

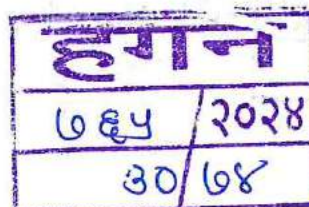
2. spkalsi



) Rupesh  
)



)through its Authorized





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- सुमठाणा त.सा.क्र. ७२ (५३६०७३)

तालुका :- हिंगणा

जिल्हा :- नागपूर



ULPIN : 26276774063

मुमापन क्रमांक व उपविभाग १२३/२/१

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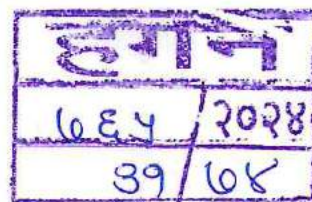
| मुधारणा पद्धती भोगवटादार वर्ग -१  |           | येताचे स्थानीक नाव :                                                        |         |      |       |            |                                                                                      |
|-----------------------------------|-----------|-----------------------------------------------------------------------------|---------|------|-------|------------|--------------------------------------------------------------------------------------|
| क्षेत्र, एकक व आकारणी             | खाते क्र. | भोगवटादाराचे नाव                                                            | क्षेत्र | आकार | पो.ख. | फेरफार क्र | कुल, खंड व इतर अधिकार                                                                |
| क्षेत्राचे एकक ह.आर.पो.मी         | ८५५       | मे श्रीवन ईस्टेट एल एल पी तर्फे अधिकृत स्वाक्षरीकर्ता विवेक बालकदास रामटेके | ०.६९.५३ | २.११ |       | (९१८)      | कुलचे नाव व खंड                                                                      |
| अ) लागवड योग्य क्षेत्र            |           |                                                                             |         |      |       |            | इतर अधिकार                                                                           |
| जिराघत                            | ०.६९.५३   |                                                                             |         |      |       |            | इतर                                                                                  |
| बागायत                            | -         |                                                                             |         |      |       |            | फेरफार क्र. ६८३ आदेशानुसार (९१८)                                                     |
| एकुण                              |           |                                                                             |         |      |       |            | फेरफार क्र. ८७८ खरेदी (९१८)                                                          |
| ला.पो. क्षेत्र                    | ०.६९.५३   |                                                                             |         |      |       |            | मा. उपअधिकार भूमी अभिलेख, हिंगणा यांचे कार्यालय आदेश क्र./भुसंपादन                   |
| क) पोटखराब क्षेत्र (लागवड अयोग्य) |           |                                                                             |         |      |       |            | क.जा.प./मौ.सुमठाणा/२०२३ जा.क्र. ३३७८ दि. २०/१०/२०२३ नुसार दुरुस्ती करण्यात आली (९१८) |
| वर्ग (अ)                          | -         |                                                                             |         |      |       |            | प्रलंबित फेरफार : नाही.                                                              |
| वर्ग (ब)                          | -         |                                                                             |         |      |       |            | शेवटचा फेरफार क्रमांक : ९१८ व दिनांक : ०७/१२/२०२३                                    |
| एकुण                              |           |                                                                             |         |      |       |            |                                                                                      |
| पो.ख.क्षेत्र                      | ०.००.००   |                                                                             |         |      |       |            |                                                                                      |
| एकुण क्षेत्र (अ+ब)                | ०.६९.५३   |                                                                             |         |      |       |            |                                                                                      |
| आकारणी                            | २.११      |                                                                             |         |      |       |            |                                                                                      |
| जुडी किंवा विशेष आकारणी           |           |                                                                             |         |      |       |            |                                                                                      |
| मुने फेरफार क्र :                 |           |                                                                             |         |      |       |            | सीमा आणि मुमापन चिन्हे :                                                             |



हा गाव नमुना क्रमांक ७ दिनांक २७/१२/२०२३ ३:४९:५७ PM पोली विजिटल हस्ताक्षरित केला आहे व गाव नमुना क्रमांक १२ वा डेटा संपादनानिष्ठ असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही माही विकसनाची आवश्यकता नाही.

७/१२ जाहणपोड दि.: २८/१२/२०२३ : १२:३१:३७ PM. वेबसाईटावरील <https://digitalsatara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 0911100001200830 स क्रमांक वाचता.

पृष्ठ क्र. १/२



**गाव नमुना बारा (पिकांची नोंदवही)**

**[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]**

गाव :- सुमठाणा त.सा.क्र.७२ (५३६०७३)

तालुका :- हिंगणा

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग

१२३/२/१

|         |              |              | पिकाखालील क्षेत्राचा तपशील |             |             |             |                  | लागवडीसाठी उपलब्ध नसलेली जमीन |             | शेरा |
|---------|--------------|--------------|----------------------------|-------------|-------------|-------------|------------------|-------------------------------|-------------|------|
| वर्षे   | हंगाम        | खाते क्रमांक | पिकाचा प्रकार              | पिकांचे नाव | जल सिंचित   | अजल सिंचित  | जल सिंचनाचे साधन | रसरूप                         | क्षेत्र     |      |
| (१)     | (२)          | (३)          | (४)                        | (५)         | (६)         | (७)         | (८)              | (९)                           | (१०)        | (११) |
|         |              |              |                            |             | हे.आर.चौ.मी | हे.आर.चौ.मी |                  |                               | हे.आर.चौ.मी |      |
| २०२३-२४ | संपूर्ण वर्ष | -१*          |                            |             |             |             |                  | चराई पड                       | ०.६९५३      |      |

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महा भूमि

हंगान

|     |      |
|-----|------|
| ७६५ | २०२४ |
| ३२  | ७४   |



# नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

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

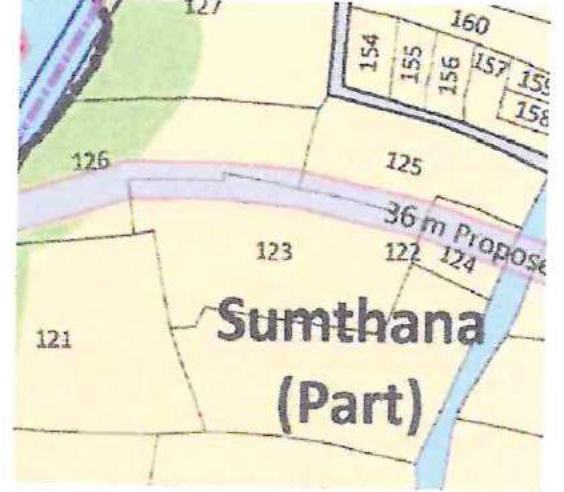
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर आणि शासन निर्णय क्र. टिपीएस-२४२२/१८६९/प्र.क्र. २७/२०२३/नवि/-९ दिनांक ०५/०९/२०२३ अन्वये सुधार योजना रद्द.

झोन दाखला / प्रमाणपत्र :-

भाग नकाशा :-

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

|                                   |                                                             |
|-----------------------------------|-------------------------------------------------------------|
| 01. DP Sheet Number               | : 110                                                       |
| 02. Tahsil Name                   | : Hingna Tahasil                                            |
| 03. Mouza                         | : Sumthana (Part)                                           |
| 04. Khasra No                     | : 123                                                       |
| 05. Land Use as DP                | : South A-Sector, Residential, 36.00 M. Wide Proposed Road. |
| 06 Road as per Improvement Scheme | : 24.00 M. Wide I.S. Road.                                  |
| 07. Sanctioned EP                 | : -                                                         |
| 08. Sanctioned SM                 | : -                                                         |



Date : 13-09-2023



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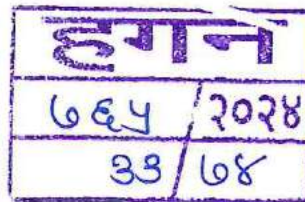
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नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
- २) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
- ३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
- ४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.
- ५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
- ६) सदर भाग नकाशा हा प्रमाणात नाही.
- ७) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल

Prepared By : AATAYWADE







महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- सुमठाणा त.सा.क्र.७२ (५३६०७३)

तालुका :- हिंगणा

जिल्हा :- नागपूर



ULPIN : 23543273774

भुमापन क्रमांक व उपविभाग

१२३/३/१

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| भुधारणा पद्धती                       | भोगवटादार वर्ग -१ | शेताचे स्थानीक नाव :                                                           |         |      |                  |                                                      |
|--------------------------------------|-------------------|--------------------------------------------------------------------------------|---------|------|------------------|------------------------------------------------------|
| क्षेत्र, एकक व आकारणी                | खाते क्र.         | भोगवटादाराचे नाव                                                               | क्षेत्र | आकार | पो.ख. फेरफार क्र | कुल, खंड व इतर अधिकार                                |
| क्षेत्राचे एकांक हे.आर.चौ.मी         | ८५५               | मे श्रीवन ईस्टेट एल एल पी तर्फे अधिकृत<br>स्वाक्षरीकर्ता विवेक बालकदास रामटेके | ०.७०.५३ | २.१५ | (११८)            | कुलाचे नाव व खंड                                     |
| अ) लागवड योग्य क्षेत्र               |                   |                                                                                |         |      |                  | इतर अधिकार                                           |
| जिरायत                               | ०.७०.५३           |                                                                                |         |      |                  | इतर                                                  |
| वागायत                               | -                 |                                                                                |         |      |                  | फेरफार क्र. ६८३ आदेशानुसार (११८)                     |
| एकुण                                 |                   |                                                                                |         |      |                  | फेरफार क्र. ९०९ खरेदी (११८)                          |
| ला.यो. क्षेत्र                       | ०.७०.५३           |                                                                                |         |      |                  | प्रलंबित फेरफार : नाही.                              |
| ब) पोटखराब क्षेत्र<br>(लागवड अयोग्य) |                   |                                                                                |         |      |                  | शेवटचा फेरफार क्रमांक : ११८ व दिनांक :<br>०७/१२/२०२३ |
| वर्ग (अ)                             | -                 |                                                                                |         |      |                  |                                                      |
| वर्ग (ब)                             | -                 |                                                                                |         |      |                  |                                                      |
| एकुण                                 |                   |                                                                                |         |      |                  |                                                      |
| पो.ख.क्षेत्र                         | ०.००.००           |                                                                                |         |      |                  |                                                      |
| एकुण क्षेत्र                         | ०.७०.५३           |                                                                                |         |      |                  |                                                      |
| (अ+ब)                                |                   |                                                                                |         |      |                  |                                                      |
| आकारणी                               | २.१५              |                                                                                |         |      |                  |                                                      |
| जुडी किंवा विशेष<br>आकारणी           |                   |                                                                                |         |      |                  |                                                      |
| जुने फेरफार क्र :                    |                   |                                                                                |         |      |                  | सीमा आणि भुमापन चिन्हे :                             |



हा गाव नमुना क्रमांक ७ दिनांक २७/१२/२०२३ ०३:५०:४४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा उपलब्धनाशित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सुटी किंवा रात्री आपल्याला नाही, ७/१२ डाउनलोड दि. : २८/१२/२०२३ : १३:३८:११ PM. वेळता पत्रकळीसाठी <https://digitalsathesamahabhumi.gov.in/dlr/> या संकेत स्थळावर जाऊन 0911100001200833 टा क्रमांक वाचता.

पृष्ठ क्र. १/२

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| <p>गाव नमुना बारा ( पिकांची नोंदवही )</p> <p>[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]</p> <p>गाव :- सुमठाणा त.सा.क्र. ७२ (५३६०७३) ता.नु.का :- हिंगणा जिल्हा :- नागपूर</p> <p>भूमापन क्रमांक व उपविभाग १२३/३/१</p> |              |              |               |            |             |             |                  |                               |             |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|---------------|------------|-------------|-------------|------------------|-------------------------------|-------------|------|
| पिकाखालील क्षेत्राचा तपशील                                                                                                                                                                                                                                                         |              |              |               |            |             |             |                  | लागवडीसाठी उपलब्ध नसलेली जमीन |             | शेरा |
| वर्षे                                                                                                                                                                                                                                                                              | हंगाम        | खाते क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित   | अजल सिंचित  | जल सिंचनाचे साधन | स्वरूप                        | क्षेत्र     |      |
| (१)                                                                                                                                                                                                                                                                                | (२)          | (३)          | (४)           | (५)        | (६)         | (७)         | (८)              | (९)                           | (१०)        | (११) |
|                                                                                                                                                                                                                                                                                    |              |              |               |            | हे.आर.चौ.मी | हे.आर.चौ.मी |                  |                               | हे.आर.चौ.मी |      |
| २०२३-२४                                                                                                                                                                                                                                                                            | संपूर्ण वर्ष | -१*          |               |            |             |             |                  | चराई पड                       | ०.७०५३      |      |

टीप : \*\* सदरची नोंद भोवदल ऑफ हारर घेणेत आलेली आहे

ई महा भूषि

हंगान  
७६५ २०२४  
३५ ७४



# नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

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

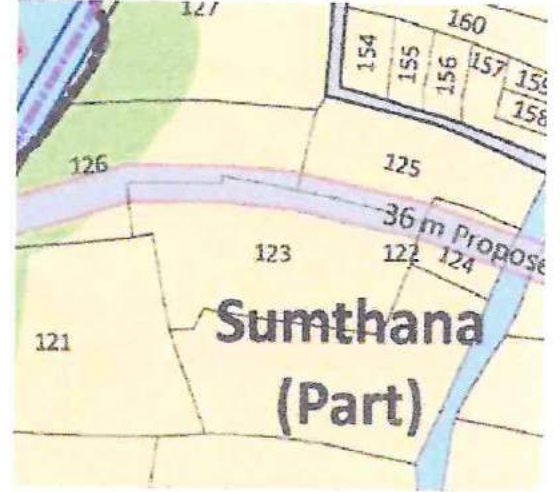
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर आणि शासन निर्णय क्र. टिपीएस-२४२२/१८६९/प्र.क्र. २७/२०२३/नवि/-९ दिनांक ०५/०९/२०२३ अन्वये सुधार योजना रद्द.

झोन दाखला / प्रमाणपत्र :-

भाग नकाशा :-

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

|                                   |                                                             |
|-----------------------------------|-------------------------------------------------------------|
| 01. DP Sheet Number               | : 110                                                       |
| 02. Tahsil Name                   | : Hingna Tahasil                                            |
| 03. Mouza                         | : Sumthana (Part)                                           |
| 04. Khasra No                     | : 123                                                       |
| 05. Land Use as DP                | : South A-Sector, Residential, 36.00 M. Wide Proposed Road. |
| 06 Road as per Improvement Scheme | : 24.00 M. Wide I.S. Road.                                  |
| 07. Sanctioned EP                 | : -                                                         |
| 08. Sanctioned SM                 | : -                                                         |



Date : 13-09-2023



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नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण, नांगपूर

- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.  
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.  
३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.  
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.  
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.  
६) सदर भाग नकाशा हा प्रमाणात नाही.  
७) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

Prepared By : AATAYWADE

