GRAS FAR

GRN	[illegible]	Date	[illegible]

Department	Inspector General of Registration
	Stamp Duty
Type of Payment	Registration Fee
Office Name	[illegible]
Location	[illegible]
Year	2022-2023 One Time

Account Head Details	Amount in Rs.
[illegible] Stamp Duty	[illegible]
[illegible] Registration Fee	[illegible]
Total	[illegible]

Payment Details	CANARA BANK
Cheque/DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

Payee Details	
PAN No.(If Applicable)	
Full Name	[illegible]
Flat/Block No.	[illegible]
Premises/Building	
Road/Street	[illegible]
Area/Locality	[illegible]
Pin	[illegible]
Remarks (If Any)	
	[illegible]
Amount In Words	[illegible] Only

FOR USE IN REGISTRATION DEPT			
Book 1 No.	Doc. No.	[illegible]	[illegible]
Book 1 Date	SRO Date	[illegible]	[illegible]
Book 1 Remark:		[illegible]	
Serial No. Date		[illegible]	

Department ID
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.

[illegible]

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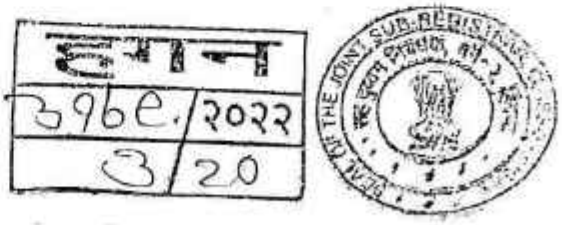
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DEED OF RELINQUISHMENT/RELEASE DEED
(WITHOUT CONSIDERATION)

THIS DEED OF RELIQUISHMENT/RELEASE DEED is made and executed at Nagpur on this 25th day of May 2022 BETWEEN :- 1. **PRITI D/O ISHWAR GANVIR @ MRS PRITI W/o PANKAJ HADKE** Aged:- 33 years AADHAR no. 680810548374 Occ: Housewife R/o Plot no. 421, Near F.C.I. Godown, Old Ajni Nagpur 440015 2. **SUMITA D/O ISHWAR GANVIR @ SUMITA W/O NARESH GAJGHATE** **Aged:- 43 years** AADHAR NO. 440559558990 R/o Plot no. 12, Sarvatra nagar, Narendra nagar Nagpur 440015 3. **Ku MEGHA D/O ISHWAR GANVIR** Aged:- 35 Occ: Service AADHAR NO. 619976648711 R/o Shivangaon Nagpur 440006 4. **ARPANA D/O ISHWAR GANVIR @ MRS ARPANA W/O MANGESH SALVATKAR** Aged:- 37 years Occ: household PAN NO. NUVPS4717N AADHAR NO. 779750322579 R/o Parsodi (Gokhale) Butibori Nagpur 5. **SHOBHA WD/O ISHWAR GANVIR** aged:- 59 years AADHAR no. 773693997543 R/O Shivangaon Nagpur hereinafter called the **RELEASORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **RELEASORS**, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

SHRI ASHISH S/O ISHWAR GANVIR Aged:- 41 AADHAR NO. 919229938753 R/o Shivangaon Nagpur 440005, hereinafter all jointly called the **RELEASEE**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **RELEASEE**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.



WHEREAS All that piece and parcel of land bearing Khasra no. 13/1/B, Patwari Halka no. 46, Jama 1.60 admeasuring 1 Hectare (2.47 Acres) Bhogwatdar 1 at Village Issasani Mouza Issasani Tahsil Hingna District Nagpur is the ancestral property of the Releasors and Releasee.

WHEREAS the Releasors no. 1 to 4 are the Sisters of the Releasee and Releasor no. 5 is the Mother of Releasee. AND

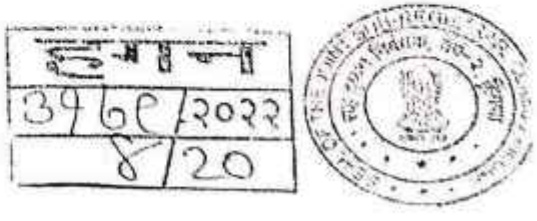
WHEREAS the Releasors are happy in their lives and they are also well placed; AND

WHEREAS now due to some legitimate and cogent reasons, the Releasors are not interested in retaining their variable, proportionate and undivided, right, title share and interest in the aforesaid property and therefore they have now voluntarily and consciously decided to renounce / relinquish / release their variable, proportionate and undivided, right, title share and interest in the aforesaid property in favour of the Releasee, absolutely and forever upon the following terms and conditions :-

NOW THIS RELEASE DEED WITNESSETH AS FOLLOWS :-

(1) THAT the Releasors hereby assure and affirm the Releasee that they have legitimate right and valid title of their variable and undivided, right, title, share and interest in the aforesaid property and they also affirm that they have absolute legal right and full authority to renounce/relinquish/release their right, title share and interest in the aforesaid property comprising all that piece and parcel of land bearing Khasra no. 13/1/B, Patwari Halka no. 46, Jama 1.60 admeasuring 1 Hectare (2.47 Acres) Bhogwatdar 1 at Village Issasani Mouza Issasani Tahsil Hingna District Nagpur and more particularly described in the Schedule hereunder written in favour of /unto the Releasee, absolutely and forever.

(2) THAT the Releasors hereby assure and affirm the Releasee that their variable proportionate and undivided, right, title share and interest in the aforesaid property, belongs to them exclusively and none except them are entitled to claim any right, share, title or partition in her share in the aforesaid property.



WHEREAS All that piece and parcel of land bearing Khasra no. 13/1/B, Patwari Halka no. 46, Jama 1.60 admeasuring 1 Hectare (2.47 Acres) Bhogwatdar I at Village Issasani Mouza Issasani Tahsil Hingna District Nagpur is the ancestral property of the Releasors and Releasee.

WHEREAS the Releasors no. 1 to 4 are the Sisters of the Releasee and Releasor no. 5 is the Mother of Releasee. AND

WHEREAS the Releasors are happy in their lives and they are also well placed; AND

WHEREAS now due to some legitimate and cogent reasons, the Releasors are not interested in retaining their variable, proportionate and undivided, right, title share and interest in the aforesaid property and therefore they have now voluntarily and consciously decided to renounce / relinquish / release their variable, proportionate and undivided, right, title share and interest in the aforesaid property in favour of the Releasee, absolutely and forever upon the following terms and conditions :-

NOW THIS RELEASE DEED WITNESSESTH AS FOLLOWS :-

(1) THAT the Releasors hereby assure and affirm the Releasee that they have legitimate right and valid title of their variable and undivided, right, title, share and interest in the aforesaid property and they also affirm that they have absolute legal right and full authority to renounce/relinquish/release their right, title share and interest in the aforesaid property comprising all that piece and parcel of land bearing Khasra no. 13/1/B, Patwari Halka no. 46, Jama 1.60 admeasuring 1 Hectare (2.47 Acres) Bhogwatdar I at Village Issasani Mouza Issasani Tahsil Hingna District Nagpur and more particularly described in the Schedule hereunder written in favour of /unto the Releasee, absolutely and forever.

(2) THAT the Releasors hereby assure and affirm the Releasee that their variable proportionate and undivided, right, title share and interest in the aforesaid property, belongs to them exclusively and none except them are entitled to claim any right, share, title or partition in her share in the aforesaid property.

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(3) THAT the Releasors hereby assure and affirm the Releasee that the property hereby renounced / relinquished / released by them is not encumbered in any manner which may cause or create any defect in title of the Releasors or create any charge or lien on the said property by way of agreement, sale, gift, mortgage, lease, inheritance, civil suit, attachment, encroachment or otherwise.

(4) THAT the Releasors hereby, voluntarily, willingly and unconditionally renounce / relinquish / release their variable, proportionate and undivided, right, title, share and interest in the aforesaid property in favour of / unto the Releasee, without receiving any kind of monetary or fictitious consideration from the Releasee.

(5) THAT the Releasee hereby, voluntarily, willingly and unconditionally accepts the Releasors variable, proportionate and undivided, right, title, share and interest in the aforesaid property without passing any kind of monetary or fictitious consideration to the Releasors.

(6) THAT the Releasors shall not claim any amount or compensation from the Releasee in future in lieu of renouncing / relinquishing / releasing her variable, proportionate and undivided, right, title, share and interest in the aforesaid property.

(7) THAT by virtue of this Release Deed, the Releasors have renounced / relinquished / released their variable, proportionate and undivided, right, title share and interest in the aforesaid property, hence after registration of this Release Deed, the Releasee shall become sole and absolute owner of the Releasor's share in the aforesaid property, with all heritable and transferable rights therein.

(8) THAT herein afterwards the Releasee shall pay all taxes and Other statutory dues payable in respect of her share in the aforesaid property to concerned departments and authorities and they shall always indemnify the Releasors against payment of all such taxes, revenue assessments and other statutory dues etc. in future.

(9) THAT herein afterwards the Releasee shall has right and authority to peacefully enter upon, occupy, possess and enjoy their share in the aforesaid property appurtenances and receive the rents and profits thereof



for her use and benefit, without any suit, lawful eviction, interruption, claim and demand, whatsoever from the Releasors or by any person/s claiming or to claim, form, under or in trust for her.

(10) THAT the Releasors shall support all applications made by the Releasee for mutation of her names in respect of their share in the property hereby renounced / relinquished / released and they shall give No Objection letters for obtaining mutation in respect thereof in favour of the Releasee in the records of City Survey, Nagpur Improvement Trust, Nagpur Municipal Corporation and other relevant record of the government.

(11) THAT by virtue of this Release Deed, the Releasors hereby confirms that they has delivered and the Releasee hereby confirm to has received, vacant and peaceful possession of the Releasors variable, proportionate and undivided, right, title, share and interest in the aforesaid property.

(12) THAT all expenses incurred on account of registration of this Release Deed including payment of Stamp Duty, Registration charges and Lawyer's fees has be borne and paid by the Releasors.

(13) THAT the Releasors and the Releasee hereby declare that they has fully examined the contents of this Release Deed personally and thereafter the Releasor and the Releasee has signed this Release Deed without any coercion, undue influence, threat, intoxication and misrepresentation of any kind and the Releasors and the Releasee is fully satisfied with the contents of this Release Deed.

SCHEDULE OF PROPERTY REFERRED HEREINABOVE (RELEASED BY RELEASORS IN FAVOUR OF RELEASEE)

All that piece and parcel of Agricultural land bearing Khasra no. 13/1/B, Patwari Halka no. 46, Jama 1.60 admeasuring 1 Hectare (2.47 Acres) Bhogwatdar I at Village Issasani Mouza Issasani, Tahsil Hingna District Nagpur and bounded as under :-

ON THE EAST	-	Khasra no. 13/1/A
ON THE WEST	-	Khasra no. 13/1/C
ON THE NORTH	-	Khasra no. 10,11
ON THE SOUTH	-	Khasra no. 14,15

IN WITNESS WHEREOF the RELEASORS and the RELEASEE hereinabove named have hereto set their respective hands and signed this

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D OF RELINQUISHMENT/RELEASE at NAGPUR in presence of the attesting witnesses signing as h on the day first above written. Drafted by Adv. V. K. Kolte.



Phadke
Phadke

1. PRITI D/O ISHWAR GANVIR@
PRITI W/O PANKAJ HADKE



S.N. Gajghate



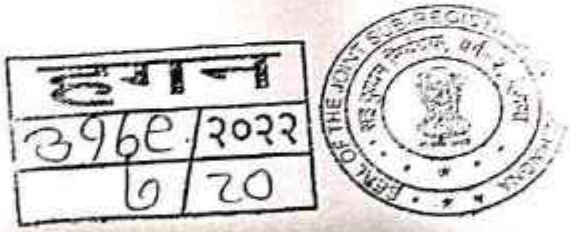
2. SUMITA D/O ISHWAR GANVIR@
SUMITA W/O NARESH GAJGHATE



M.I Ganvir



3. Ku. MEGHA D/O ISHWAR GANVIR







4. ARPANA D/O ISHWAR GANVIR
ARPANA W/O MANGESH SALVATKAR



5. SHOBHA WD/O ISHWAR GANVIR
RELEASORS



ASHISH S/O ISHWAR GANVIR
RELEASES

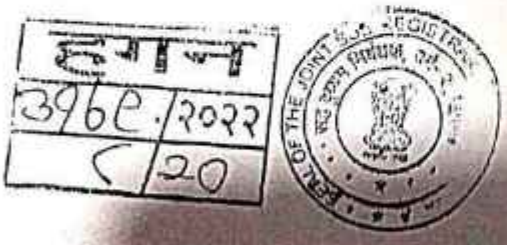
WITNESS

(1)

(2)







महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम क्रमांक अधिनियम] [नमुना क्रमांक व अधिनियम कलम] नियम, १९५९ कलम ६,७,८ अन्वये]

गाव : इसासनी ह.मा.क्र. 46 अ (536128) तालुका : हिंगणा जिल्हा : नागपूर

भूमापन क्रमांक व उपविभाग : 13/1/ब

1-धारणा पध्दती : भोगवटादार वर्ग -1

शेतजमीन अकृषिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	चौ.मी.	पै. पा.	कर्ज, बोजा व इतर अधिकार
शेतजमीन एकक हे.आर.चौ.मी	778	अपसती इंद्रा गजाधिया				(6982)	कुळाचा नाव व पत्ता
अ) लागवड योग्य क्षेत्र		अनिरुध्द इंद्रा गजाधिया				(6982)	
जिरायत 1.00.00		विनोद इंद्रा गजाधिया				(6982)	इतर अधिकार
बागायत -		संजय इंद्रा गजाधिया				(6982)	
एकूण अ) क्षे. 1.00.00		इतरात कि. इंद्रा गजाधिया				(6982)	पूर्वापिक परवाना : नाही
ब) पोट-खराब क्षे. (लागवड अयोग्य)		अनिरुध्द इंद्रा गजाधिया				(6982)	शासनाचा परवाना क्रमांक 6982 दिनांक 18/04/2018
पाणी [अ] -		------सरासरी दर------	1.00.00	1.60			
वने [ब] -							
एकूण ब) क्षे. 0.00.00							
एकूण क्षे.(अ+ब) 1.00.00							
आकारणी 1.60							
पूर्वी किती सिंचित -							
आकारणी							शीत अधिकार व्यवस्था दिनांक
क्षेत्र फेरफार क्र.							

तालुका अधिकारी कार्यालय ह.मा.क्र. 46 अ हिंगणा

(तालुका अधिकारी यांच्यासाठी)

[महाराष्ट्र जमीन महसूल अधिनियम] [नमुना क्रमांक व अधिनियम कलम] नियम, १९५९ कलम ६,७,८ अन्वये]

गाव :- इसासनी ह.मा.क्र 46 अ (536128) तालुका :- हिंगणा जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 13/1/ब

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध असलेली जमीन		जल सिंचनाचे साधन	शेरा
						मिश्र पिकाखालील क्षेत्र			निव्वळ पिकाखालील क्षेत्र					
						घटक पिक व प्रत्यक्षाखालील क्षेत्र								
			*४	*५	*६	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			
(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		
												खरीप पड	1.0000		
												खरीप पड	1.0000		
2017-18	खरीप											पडई पड	1.0000		
2018-19	खरीप														
2019-20	खरीप														

टीप *४ - सिंचनाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

गाव अधिकारी .....
ह.मा.क्र .....
ता.हिंगणा, जि. नागपूर.

"या उपरोक्त दस्तीमाती की सकूल ₹५/- रुपये मिळाले."

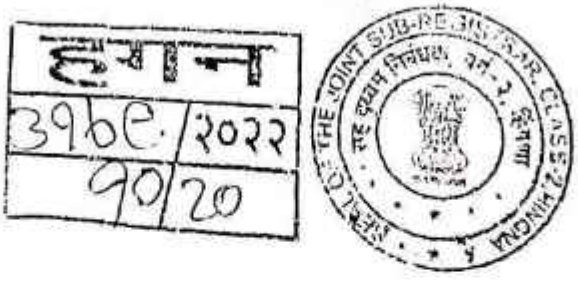
दिनांक :- 12/04/2022
आर्केडिक क्रमांक :- 27090011011025490004202211 1

(गाव :- या कार्यालय कार्यालय गाव)
तलाठी साझा :- इसासनी ह.मा.क्र.46 अ :- हिंगणा जि :-नागपूर

हंगाम
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SEAL OF THE JOINT SUB-REGISTRAR

12-04-2022


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OF THE JOINT SUB-REGISTRAR CLASS-2, HINGNA

गाव नमुना सहा

फेरफारांची नोंदवही (फेरफार पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम १०)

गाव: कुशावली तालुका: [illegible] जिल्हा: [illegible]

फेरफाराचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	साक्षांकन करणाऱ्या अधिकाऱ्याची आद्याक्षरी व दिनांक
(१८६)	फेरफाराचा नोंदणी दिनांक 20/6/09 ; वाटपाचा दिनांक 20/6/09 ; वारसाची नोंद मयत - [illegible] [illegible] [illegible] [illegible] दिनांक [illegible] वारस मुले - १) अनिलकुमार वय ४८ मुली - २) कु. [illegible] वय ७८ ३) कु. अर्चना वय ७२ ४) कु. मेघा वय ७० ५) कु. [illegible] वय [illegible] विधवा पत्नी ६) श्रीमती [illegible] [illegible] [illegible] [illegible] टिप - वारसाना पंजी [illegible] [illegible] हितसंबंधितांना फेरफाराची 20/6/09 सूचना दिल्याची ता. फेरफार सूचना फलकावर 20/6/09 प्रसिद्ध केल्याची ता. नोंद [illegible] [illegible] [illegible] दिल्याची सूचना दिली.	[illegible]	[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] 2/9/09

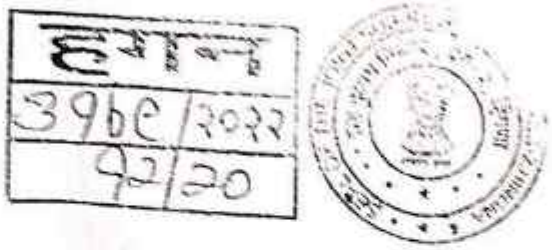
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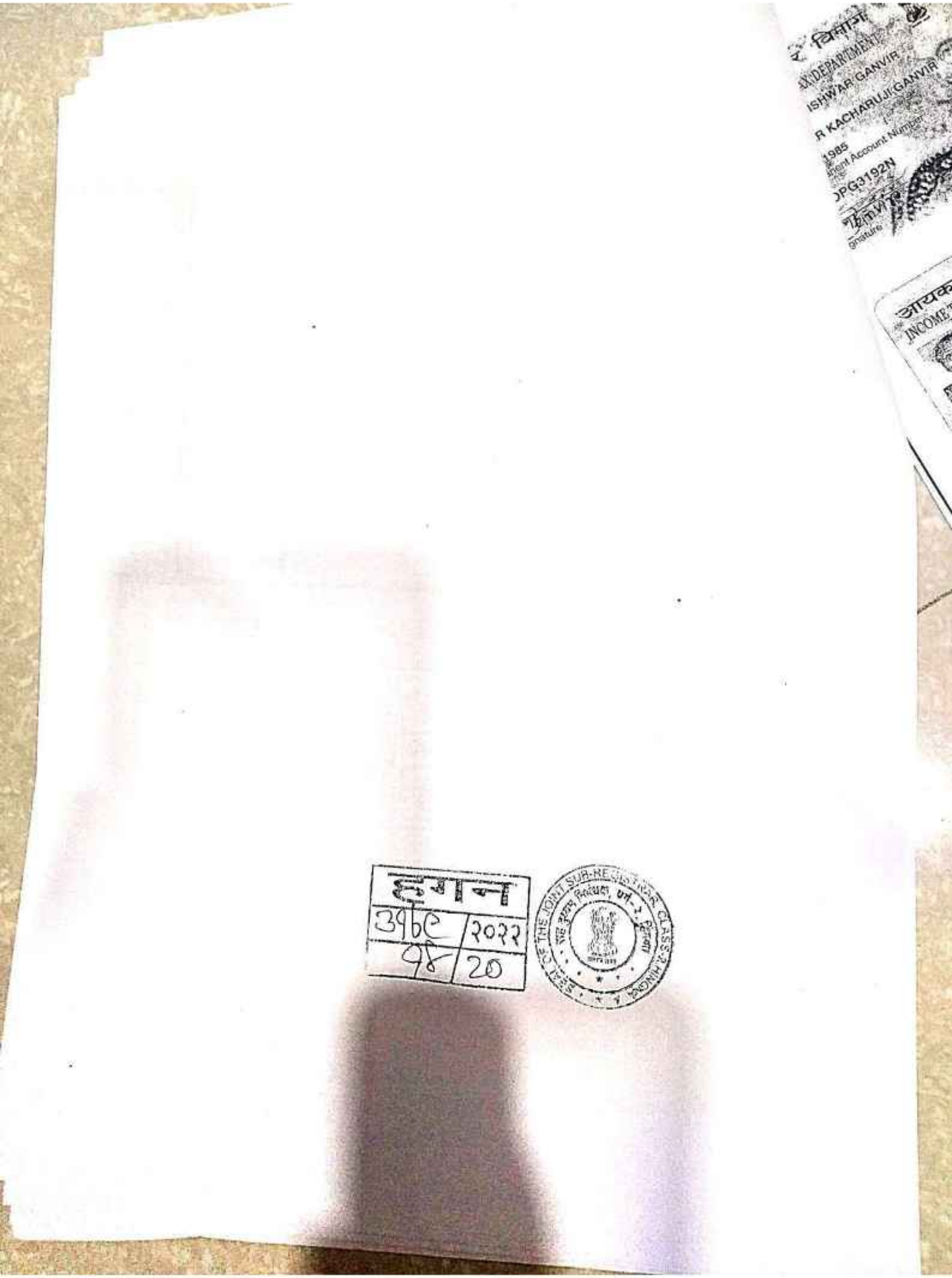
11/4/22

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SEAL OF THE JOINT SUB-REGISTRAR



(1)	(2)	(3)	(4)	(5)	(6)


DEPARTMENT
ISHWAR GANVIR
R KACHARUJI GANVIR
1985
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SEAT OF THE JOINT SUB-REGISTRAR CLASS-3 HAVELI


TAX DEPARTMENT
GOVT. OF INDIA
A ISHWAR GANVIR
AR KACHARUJI GANVIR
/1985
manent Account Number
EOPG3192N
Signature

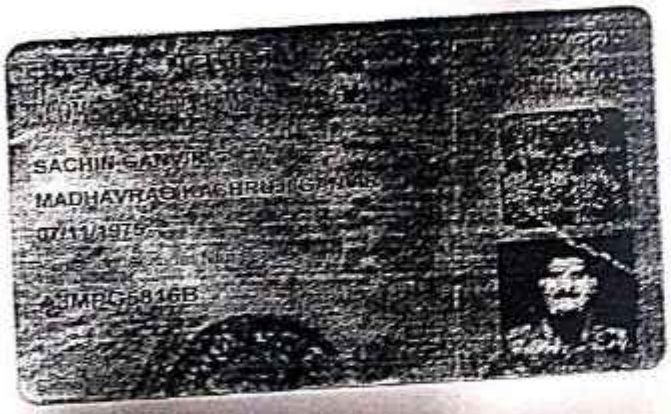

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AGZPG6034H
21/08/1978

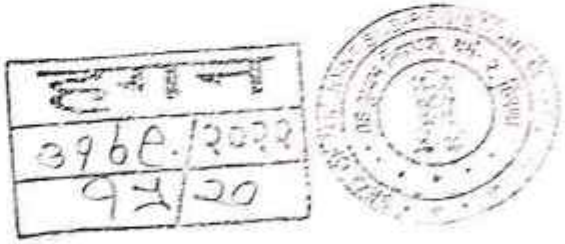

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
NUVPS4717N
ARPANA MANGESH SALVATKAR
ISHWAR KACHRUJI GANVIR
Date of Birth
14/04/1983


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AOPPG4322E
13/03/1981


PRIYANKAJ HADKE
ISHWAR GANVIR
01/01/19


भारत सरकार
GOVT. OF INDIA
SHOBHA ISHWAR GANVIR
BADIRAMJI MOTIRAMJI FULZELE
01/05/1969
BEOPG3191R


SACHIN GANVIR
MADHAVRAO KACHRUJI GANVIR
07/11/1975
ASMPG5816B


दाखल
396/2022
92/20

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक / Enrolment No.: 1190/10398/40240

To,

Sumita Naresh Gajghate

सुमिता नरेश गजघाटे

Plot No. 12 Sarvatra Nagar, Narendra Nagar

Nagpur Nagpur

Maharashtra 440015

25/10/2011

UC 03038421 6 IN

Ref No.4E2B3F9X-3038421

आपला आधार क्रमांक / Your Aadhaar No. :

4405 5955 8990

आधार – सामान्य माणसाचा अधिकार

भारत सरकार

GOVERNMENT OF INDIA

सुमिता नरेश गजघाटे

Sumita Naresh Gajghate

जन्म वर्ष / Year of Birth : 1979

स्त्री / Female

4405 5955 8990

आधार – सामान्य माणसाचा अधिकार

हगन

396 / २०२२

९६ / २०

CHALLAN

MTR Form Number-6

MH002324328202223E	BARCODE	Date 25/05/2022-10:18:51	Form ID 52(a)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	SHRI ASHISH ISHWAR GANVIR
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	SURVEY NO 13/1B
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	200.00	Road/Street	ISSASANI
0030063301 Registration Fee	750.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 3
		Remarks (If Any)	SecondPartyName=MRS PRITI ISHWAR GANVIR~
950.00		Amount In Words	Nine Hundred Fifty Rupees Only
Total	950.00		

Payment Details	CANARA BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	02400412022052500114	10825052022024001l4
Cheque/DD No.		Bank Date	RBI Date	25/05/2022-10:05:54	Not Verified with RBI
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. , Date		43 , 26/05/2022	

Department ID : Mobile No. : 9822200828

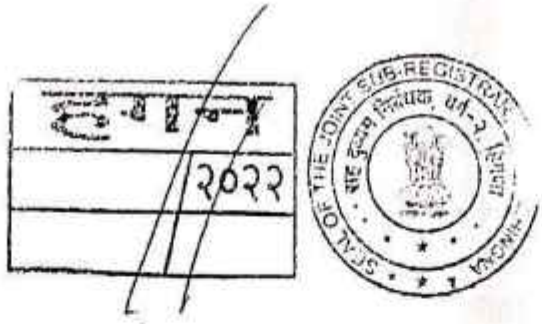
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सह दुय्यम निबंधक कार्यालय हिंगणा करावयाचा दस्त नोंदणी करण्यासाठी

396e 20 96 20

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-273-3179	0001274165202223	26/05/2022-16:45:07	IGR392	200.00
2	(S)-273-3179	0001274165202223	26/05/2022-16:45:07	IGR392	750.00
			Total Defacement Amount		950.0

Print Date 26-05-2022 04:53:39


2022
SEAL OF THE JOINT SUB-REGISTRAR

दस्त गोषवारा भाग-1

हगन 9E/20
दस्त क्रमांक: 3179/2022

179
.26 मे 2022 4:45 म.नं.

दस्त क्रमांक: हगन /3179/2022

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.200/-

नोंदणी फी माफी अंमल्याम नपशिल :-

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

दु. नि. सह. दु. नि. हगन याचे कार्यालयात

अ. क्र. 3179 वर दि.26-05-2022

रोजी 4:40 म.नं. वा. हजर केला.

पावती:4047 पावती दिनांक: 26/05/2022

सादरकरणाराचे नाव: आशिष ईश्वर गणविर

नोंदणी फी	रु. 500.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकुण	900.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
हिंगणा

सह दुय्यम निबंधक हगन२
हिंगणा

दस्ताचा प्रकार: हक्कसोडपत्र

मुद्रांक शुल्क: *(52-अ) दाव्याची किंमत 2500 च्या खाली असेल तर

शिक्का क्र. 1 26 / 05 / 2022 04 : 40 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 26 / 05 / 2022 04 : 41 : 51 PM ची वेळ: (फी)

हगन
3796/2022
9E/20

OFFICE OF THE JOINT SUB-REGISTRAR सह दुय्यम निबंधक, वर्ग-२, हिंगणा

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRI ASHISH ISHWAR GANVIR	eChallan	024094120220525000114	MH002324329202223E	200.00	SD	00012741652022223	26/05/2022
2		DHC		26052022223050	60	RF	26052022230500	26/05/2022
3		DHC		26052022222276	320	RF	26052022222760	26/05/2022
4	SHRI ASHISH ISHWAR GANVIR	eChallan		MH002324329202223E	750	RF	00012741652022223	26/05/2022

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

3179 /2022

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हवेली
396E/2022
20/20

396E
नंदराचे दुकाचे
नंदरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण ...पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
हिंगणा
दिनांक ...सन २०२२

Nagpur Metropolitan Region Development Authority

Letter No. E.E./NMRDA/ DPC/RL/999 Nagpur, Date:29 /08/2022

To,

Smt. Aparna Ishwar Ganvir & Other Five
Through P.O.A. Shri. Ashish Ishwar Ganvir,
R/o. CRPF Camp road, Near Corporation School,
Shivangaon, Milind Nagar, Airport,
Nagpur-440005

Subject :- Release of Plots in Layout on Land bearing Kh. No. 13/1/B of Mouza Isasani, Tah. Hingna, Dist. Nagpur.

Reference :- 1) Your application dated 23/08/2022.
2) Development Agreement dated 13-07-2022.

With reference to above following 06 (Six) Nos. of Plots are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from approved layout plan as per of Hon'ble Metropolitan Commissioner orders dt.12/04/2022 & Hon. Superintending Engineer orders dt. 29/08/2022.

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (inSqm.)	Deduction for Tan. (in Sqm.)	Net area of each plots (in Sqm.)	No. Of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(6)			(7)
1.	11,12	12.250 x 16.00	196.00	-	196.00	03	588.000
2	14	0.5(10.50+14.092) x 16.00	196.736	-	196.736	01	196.736
3	18	7.62x 17.024	129.723	-	129.723	01	129.723
4	19	0.5(8.50+11.973) x 17.024	174.266	-	174.266	01	174.266
TOTAL						06	1088.725

Total plot area released = 1088.725Sq.m.

[Approved by Hon. Superintending Engineer (NMRDA)]

29/08

Executive Engineer
Nagpur Metropolitan Region Development Authority

N.B. :-

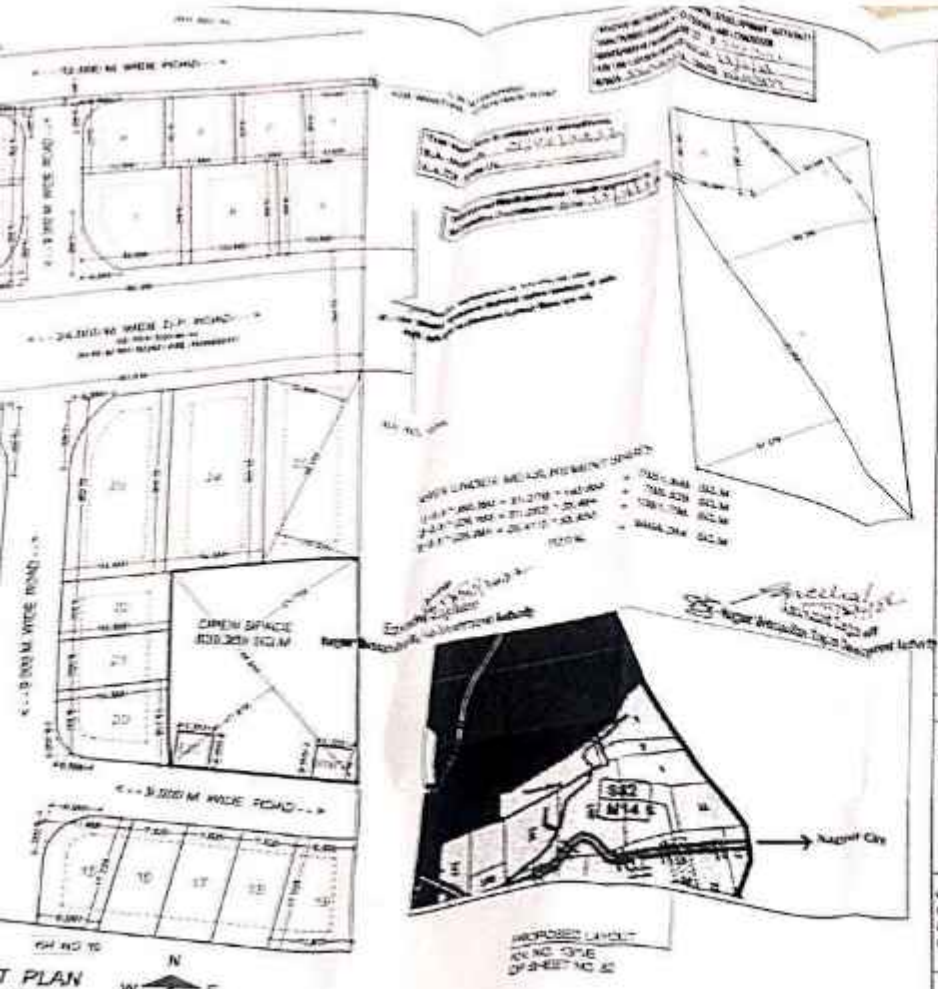
1) The Plots are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between **Smt. Aparna Ishwar Ganvir & Other Five Through P.O.A. Shri. Ashish Ishwar Ganvir, R/o. CRPF Camp road, Near Corporation School, Shivangaon, Milind Nagar, Airport, Nagpur-440005 and NMRDA.**

2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement dated 13-07-2022.

Copy to :-

1. Executive Engineer -2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (West), N.M.R.D.A., Near NIT Swimming Pool on North Ambazari Road, Nagpur

Sd-
Executive Engineer
Nagpur Metropolitan Region Development Authority



T PLAN
:500

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN OF T.P. SCHEME NO. 1 (VIP. P.NO. 46 , MOUZA - BARAM
OWN - OWNING UNIT - KANSWM
BELONGING TO :-
1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA ISHWAR GANVIR
5) MS. SNOBHA ISHWAR GANVIR
6) MS. SUMITA ISHWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

AREA STATEMENTS

1	AREA OF LAND (SUBJECT TO ACQUISITION) A) AS PER OWNERSHIP DOCUMENT / 7/12 EXTRACT) B) AS PER MEASUREMENT SHEET) C) AS PER SITE	= 13000.000 SQ.M = 8000.294 SQ.M = 8000.294 SQ.M
2	DEDUCTIONS FOR: A) PROPOSED 15 M D.P. ROAD (ANY KIND AREA, SERVICE ROAD / HIGHWAY WIDENING) (NOT IN D.P. ROAD) B) ANY D.P. RESERVATION AREA TOTAL A+B	= 1033.000 SQ.M = 0.000 SQ.M = 1033.000 SQ.M
3	BALANCE AREA OF PLOT (1-2)	= 6967.294 SQ.M
4	AMENITY SPACE A) REQUIRED B) ADJUSTMENT OF 2(A) if any C) BALANCE PROPOSED	= 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M
	NET PLOT AREA (3-4C)	= 6967.294 SQ.M
6	RECREATIONAL OPEN SPACE A) TO BE GIVEN B) PROPOSED	= 696.729 SQ.M = 30.369 SQ.M = 666.360 SQ.M
7	INTERNAL ROAD AREA	= 0.000 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
9	PLOTABLE AREA	= 6967.294 SQ.M
10	SPACE FOR E.S.S. & WWTP	= 1.000 SQ.M
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/6)	= 1.046

OPEN SPACE	D.P. ROAD WIDENING AREA
0.5 * (17.818 + 21.750) * 44.944 = 889.239 SQ.M	0.5 * (60.293 + 67.810) * 24.0
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	
DEDUCTION OF WWTP = 5 * 5 = 25.000 SQ.M	
TOTAL = 839.239 SQ.M	

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.12.2020 AND
OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT T
IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTME

OWNER (S) NAME AND SIGNATURE

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA ISHWAR GANVIR
5) MS. SNOBHA ISHWAR GANVIR
6) MS. SUMITA ISHWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Ar. Dhawal S. Patole
SMRDA Lic. No. A-41
NIT Lic. No. [illegible]
Tel. No. 91[illegible]

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (A-C)	NO. OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FS FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
	B	C	D	E	F	G	H	I	J
)*25.025	150.801	0.000	150.801	1	150.801	215.496	12.000	1.100	237.044
)*21.000	165.536	0.000	165.536	1	165.536	236.579	12.000	1.100	260.237
*21.000	166.095	0.000	166.095	1	166.095	237.349	12.000	1.100	261.084
12.500	182.756	7.720	181.036	1	181.036	258.701	12.000	1.100	284.571
5.709	240.789	7.720	233.069	1	233.069	333.042	12.000	1.100	366.347
8.500	254.789	14.920	275.369	1	275.369	393.213	24.000	1.100	439.140
	322.842	14.920	307.922	1	307.922	440.021	24.000	1.100	484.023
	263.250	0.000	263.250	1	263.250	376.164	24.000	1.100	413.803
00	263.923	0.000	263.923	1	263.923	377.146	24.000	1.100	414.860
0	522.952	14.920	508.032	1	508.032	725.978	24.000	1.100	798.576
	196.000	0.000	196.000	3	588.000	840.252	9.000	1.100	924.277
	196.736	0.000	196.736	1	196.736	281.136	9.000	1.100	309.249
	170.206	7.720	162.486	1	162.486	232.192	9.000	1.100	255.412
	129.723	0.000	129.723	3	389.169	556.122	9.000	1.100	611.734
	174.266	0.000	174.266	1	174.266	249.026	9.000	1.100	273.929
76.351	7.720	168.631	1	168.631	240.974	9.000	1.100	265.071
4.000	7.000	124.000	1	124.000	177.196	9.000	1.100	194.916
1.900	0.000	151.900	1	151.900	217.065	9.000	1.100	238.772
.220	14.920	453.300	1	453.300	647.765	24.000	1.100	712.541
095	0.000	459.095	1	459.095	656.047	24.000	1.100	721.651
29	0.000	454.229	1	454.229	663.383	24.000	1.100	729.721
TOTAL			25	5850.854	8360.870				9196.957

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGIS LIC. EN
06-01-2022	LAY-02	1:500	DHAWAL		

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE NRAVENT
ENGINEERS , DEVELOPERS CO
flat no.G-6,Chheena Ar.Chinchwa
Near Ajni[illegible] Nagpur-44

FINAL DEMARCATED RESIDENTIAL LA
TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :-

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA ISHWAR GANVIR
5) MS. SHOBHA ISHWAR GANVIR
6) MS. SUMITA ISHWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

	AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	= 10000.000 SQ.M
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 9999.264 SQ.M
	B) AS PER MEASUREMENT SHEET	= 9999.264 SQ.M
	C) AS PER SITE	
2	DEDUCTIONS FOR :	= 1633.296 SQ.M
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING (24.00 M D.P. ROAD)	= 0.000 SQ.M
	B) ANY D.P. RESERVATION AREA	= - 1633.296 SQ.M
	TOTAL A+B	= 8365.968 SQ.M (100 %)
3	BALANCE AREA OF PLOT (1- 2)	
4	AMENITY SPACE :	= 0.000 SQ.M
	A) REQUIRED	= 0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 8365.968 SQ.M (100%)
	NET PLOT AREA (3- 4C)	
6	RECREATIONAL OPEN SPACE :	= 836.596 SQ.M (10%)
	A) REQUIRED	= 839.239 SQ.M (10.03%)
	B) PROPOSED	= 1625.875 SQ.M (20.04%)
7	INTERNAL ROAD AREA	= 000.000 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 5850.854 SQ.M (69.93%)
9	PLOTABLE AREA	= 50.000 SQ.M. (0.60%)
10	SPACE FOR E.S.S. & W.W.T.P.	= 1.429
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	

OPEN SPACE	D.P. ROAD WIDENING AREA
0.5 * (17.816 + 21.755) * 44.944 = 889.239 SQ.M	0.5 * (66.290 + 67.818) * 24.000 = 1633.296 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	
DEDUCTION OF WWTP = 5 * 5 = 25.000 SQ.M	
TOTAL = 839.239 SQ.M	

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) MS. APARNA ISHWAR GANVIR
2) MR. ASHISH ISHWAR GANVIR
3) MS. PRITI ISHWAR GANVIR
4) MS. MEGHA IHSWAR GANVIR
5) MS. SHOBHA IHSWAR GANVIR
6) MS. SUMITA IHSWAR GANVIR
THROUGH POA
MR. ASHISH ISHWAR GANVIR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

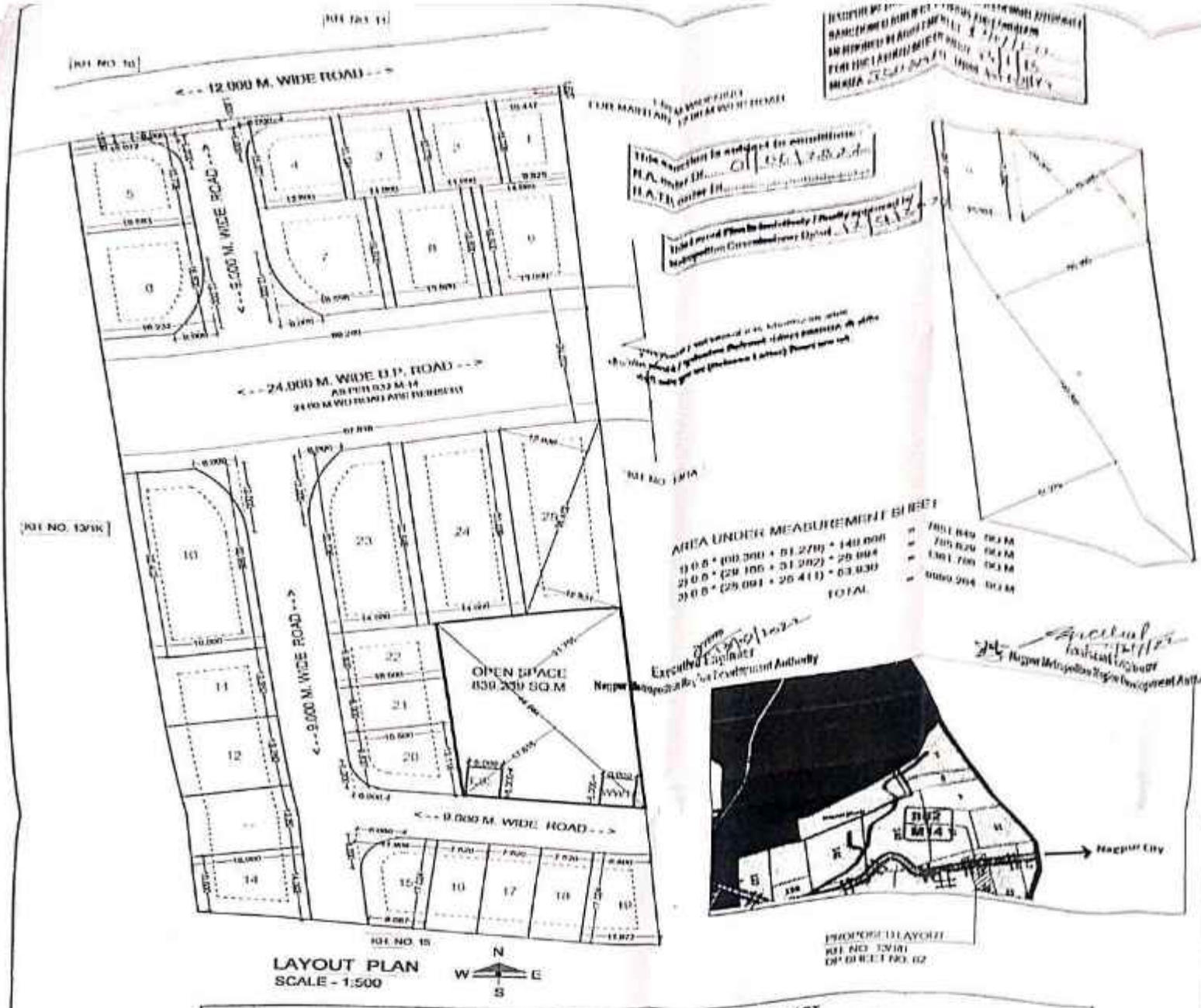
A.E. Dhawal S. Thakre
MHRDA Lic. No. 441
NIT Lic. No. [illegible]
Mob. No. [illegible]

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
06-01-2022	LAY-02	1:500	DHAWAL		

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS , DEVELOPERS , CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq Nagpur-440003



STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT										
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(10.447 + 9.625)*15.026	150.801	0.000	150.801	1	150.801	215.495	12.000	1.100	237.044
2	0.5*(15.026 + 15.075)*11.000	165.556	0.000	165.556	1	165.556	236.579	12.000	1.100	260.237
3	0.5*(15.124 + 15.075)*11.000	166.095	0.000	166.095	1	166.095	237.349	12.000	1.100	261.084
4	0.5*(15.124 + 15.077)*12.500	188.756	7.720	181.036	1	181.036	258.701	12.000	1.100	284.571
5	0.5*(15.072 + 15.583)*15.709	240.780	7.720	233.060	1	233.060	333.042	12.000	1.100	366.347
6	0.5*(15.583 + 16.232)*18.500	294.289	14.920	279.369	1	279.369	399.218	24.000	1.100	439.140
7	16.556 * 19.500	322.842	14.920	307.922	1	307.922	440.021	24.000	1.100	484.023
8	13.500 * 19.500	263.250	0.000	263.250	1	263.250	376.184	24.000	1.100	413.803
9	0.5*(14.069 + 13.000)*19.500	263.923	0.000	263.923	1	263.923	377.146	24.000	1.100	414.860
10	0.5*(32.403 + 32.966)*16.000	522.952	14.920	508.032	1	508.032	725.978	24.000	1.100	798.576
11,12,13	12.250 * 16.000	196.000	0.000	196.000	3	588.000	840.252	9.000	1.100	924.277
14	0.5*(10.500 + 14.092)*16.000	196.736	0.000	196.736	1	196.736	281.136	9.000	1.100	309.249
15	0.5*(11.909 + 8.087)*17.024	170.206	7.720	162.486	1	162.486	232.192	9.000	1.100	255.412
16,17,18	7.620 * 17.024	129.723	0.000	129.723	3	389.169	556.122	9.000	1.100	611.734
19	0.5*(8.500 + 11.973)*17.024	174.266	0.000	174.266	1	174.266	249.026	9.000	1.100	273.929
20	0.5*(9.637 + 13.118)*15.500	176.351	7.720	168.631	1	168.631	240.974	9.000	1.100	265.071
21	15.500 * 8.000	124.000	0.000	124.000	1	124.000	177.196	9.000	1.100	194.916
22	15.500 * 9.800	151.900	0.000	151.900	1	151.900	217.065	9.000	1.100	238.772
23	0.5*(32.036 + 32.546)*14.500	468.220	14.920	453.300	1	453.300	647.765	24.000	1.100	712.541
24	0.5*(32.546 + 33.039)*14.000	459.095	0.000	459.095	1	459.095	656.047	24.000	1.100	721.651
25	0.5*(12.939 + 12.531)*36.453	464.229	0.000	464.229	1	464.229	663.383	24.000	1.100	729.721
		TOTAL			25	5850.854	8360.870			9196.957