

1. released

पावती

Original/Duplicate

Monday, November 12, 2012

नोंदणी क्र.: 39म

3:14 PM

Regn.: 39M

पावती क्र.: 5761 दिनांक: 12/11/2012

गावाचे नाव: बेलतरोडी

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-5662-2012

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्री. अजय कपूर वल्द अविनाशचंद्र कपूर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 560.00

आपणास हा दस्तऐवज अंदाजे 3:34 PM ह्या वेळेस मिळेल आणि सोवत थंबनेल प्रत व CD घ्यावी.

NGR10

नगन मूल्य: रु. 13320000/-

भरलेले रद्दांक शुल्क: रु. 100/-

DELIVERD

मौबदल: रु. 1250000/-

1) देयवाचा प्रकार: By Cash रक्कम: रु 460/-

देयवाचा प्रकार: By Cash रक्कम: रु 100/-

Ajay K. K.

11/12/2012

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

GH-273691

6 NOV 2012

5: 100334 01/12/2012

9001

SHRI. SUNIT S/O
JAMNADAS
Vendor
Teh. Nagpur,
Gadchiroli.

Name: श्री. सुनील अशोकदास उमादे

L.No. 11/2001
Jsc: 10/11/2012

22/11/12

SALE DEED VALUED AT RS. 1,12,50,000.00 ONLY

(RUPES ONE CRORE TWELVE LAC FIFTY THOUSAND ONLY)

MARKET VALUE RS. 1,33,20,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 09th Day of NOVEMBER, 2012, BETWEEN : SHRI. SUNIT S/o JAMNADAS UNADKAT, Aged about 45 years, Occupation - Business, (Income Tax PAN AACPU-7314-H), Resident. of Chamarshi Road, Rampuri Ward, Gadchiroli, (M.S.), hereinafter called the VENDOR, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said VENDOR, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

नगन-दा-१०

100334/2092

22



AND

Contd.

नवम-वर्ग-१०	
५६६३	२०९२
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(1) MR. AJAY KAPOOR S/o MR. AVINASH CHANDRA KAPOOR, Aged 40 Years, Occupation – Business, (Income Tax PAN ACSPK-0814-E), (2) MR. RAJAT KAPOOR S/o MR. AVINASH CHANDRA KAPOOR, Aged 37 Years, Occupation – Business, (Income Tax PAN ACSPK-0815-F), Both Residents of 54-61, Pioneer Residency Park, Somalwada, Nagpur, Tahsil and District – NAGPUR hereinafter called the PURCHASERS, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASERS, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

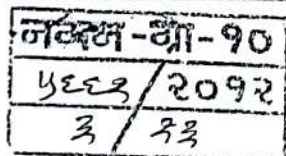
WHEREAS originally ALL THAT Peace and Parcel of agricultural land bearing Khasra No. 20 (Old No. 49/2) of M. DUZA – BELTARODI, P.H. No. 38, containing by admeasurement 4.80 Acres (i.e. 1.94 Hectare) Land Revenue Rs. 8.70, held in Occupancy Class – 2 Rights situated within the limits of Grampanchayat Besa, in Tahsil Nagpur (Rural) and District – NAGPUR, belonged to (i) Shri. Prabhakar Shravanji Dhage, (ii) Shri. Khushal Shravanji Dhage, (iii) Shri. Ashok Shravanji Dhage, (iv) Smt. Sumanbai Vitthalrao Itankar, (v) Smt. Shashikala Sheshrao Mahajan and (vi) Smt. Mandabai Ghanshyam Bawankar, the same being their ancestral property devolved upon them consequent to the demise of their father Late Shri. Shravanji Dhage and Mother Late Smt. Chandrabhagabai Shravanji Dhage; AND

WHEREAS the aforementioned Joint/Co-owners later on partitioned the aforesaid property amongst themselves by a Deed of Partition dated 11-01-1993, which is duly registered in the Office of Sub-Registrar Nagpur (Rural) in Book No. 1 at Serial No. 20 on 11-01-1993. In terms of the said Deed of Partition Smt. Sumanbai Vitthalrao Itankar, Smt. Shashikala Sheshrao Mahajan and Smt. Mandabai Ghanshyam Bawankar jointly acquired a portion of land admeasuring 1.40 Acre and the remaining portions were allotted to other co-owners namely Shri. Prabhakar Shravanji Dhage, Shri. Khushal Shravanji Dhage and Shri. Ashok Shravanji Dhage; AND

WHEREAS during the course of time the said Mrs. Sumanbai Vitthalrao Itankar, left for heavenly abode on dated 10-12-1993, and consequence of her death her share in the said property devolved upon her two daughters Mrs. Malutai W/o Bhaskarrao Talmale, and Smt. Shalutai W/o Vitthalrao Itankar, being the only legal heirs of the deceased; AND

WHEREAS though the said land was partitioned amongst the family members, separate 7/12 extracts were not prepared for their individual holdings and the Revenue Department continued to record the names of owners in the said Khasra No. 20/1; AND

WHEREAS the Regional Development Plan modified and sanctioned in the Year 2000, and the aforesaid land in the revised development plan is shown in the Residential



Contd.

WHEREAS the aforesaid owners namely Smt. Shashikala Sheshrao Mahajan and others entrusted the entire work of development of the aforesaid land Admeasuring 0.566 Hector (OR 1.40 Acres) to M/s. Bhusampada Builders & Developer, by an Agreement of Development dated 20-10-2005, which is duly registered in the Office of Sub-Registrar Nagpur (Rural) at Serial No. 6298 on 20th day of October 2005, AND

WHEREAS Smt Shashikala Sheshrao Mahajan and others along with the other Co-owners of entire land bearing Khasra No. 20/1 filed a return Under Section 8(2) of the Urban Land (Ceiling and Regulation) Act, 1976 for the aforesaid land bearing Khasra No. 20/1, total land admeasuring 18900.00 Sq. Mtrs. of MOUZA – BELTARODI, P H No. 38, situated within the limits of Grampanchayat Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR on 30-01-2006, the returns filed by them was registered as U.L.C. Case No. 21/2006, and after scrutiny of the returns filed by the Original Land Owners and other Landowners, the Competent Authority U.L.C. Nagpur vide its Order Under vide its Order Under Section 8(4) passed on dated 2-2-2006 allowed 6000 Sq. Mtrs. Retainable Land i.e. 4 retainable shares in the name of 1) Mrs. Shashikala W/o Sheshrao Mahajan, 2) Mrs. Manda W/o Ghanshyam Bawankar, 3) Mrs. Malutai W/o Bhaskarrao Talmale, 4) Smt Shalutai W/o Vitthalrao Itankar, and an area admeasuring 12900 Sq. Mtrs. was declared as Surplus Vacant Land, and directed the Original Land Owners to file a Scheme on the Surplus Vacant Land Under Section 20(1) (a) of the Urban Land (Ceiling and Regulation) Act, 1976, on the patter of Talegaon – Dabhade Scheme within a period of 60 days from the date of passing of the Order Under Section 8(4); AND

WHEREAS the Smt. Shashikala Sheshrao Mahajan and others accordingly submitted a scheme Under Section 20(1) (a) of the Urban Land (Ceiling and Regulation) Act, 1976, on the Surplus land on 18-01-2006, for providing plots and/or construction of tenements and considering the same Additional Collector and Competent Authority U.L.C. Nagpur by his Order passed in Case No. ATP/U.L.C /TD (670)/Beltarodi/2006/29 Dated 08-02-2006 and granted exemption to the said Vacant Surplus land from the provision of Chapter – III of the said Act; AND

WHEREAS aforesaid entire land admeasuring 1.89 Hector bearing Khasra No. 20/1 of MOUZA – BELTARODI, P.H. No. 38, situated within the limits of Grampanchayat Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR has been converted for Non Agricultural (Residential) use by the Hon'ble Collector, Nagpur vide his order Dated 25-04-2006 passed in Revenue Case No. 244/NAP-34/2005-2006; AND

WHEREAS the Original Land Owners with the consent of the said M/s. Bhusampada Builders & Developer sold the entire retainable land admeasuring 6000.00 Sq Mtrs. to (i) Sai-Sungam Gruhanirman Sahakari Sanstha Maryadit, and (ii) Sai-Kalpa

नमूना-गै-१०
५६६३/२०१२
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Gruhanirman Sahakari Sanstha Maryadit, by a Sale Deed dated 18-12-2006, which is duly Registered in the Office of Sub-Registered Nagpur (Rural) at Serial No. 991/2006 on 18-12-2006; AND

WHEREAS (i) Sai-Sangam Gruhanirman Sahakari Sanstha Maryadit, and (ii) Sai-Kalpa Gruhanirman Sahakari Sanstha Maryadit Nagpur alongwith (i) M/s. Bhusampada Builders & Developer, and (ii) M/s. Sai-Sankalp Builders & Developers later on transferred the Retainable land admeasuring 6000 Sq. Mtrs. in favour of (1) Shri. Dilip Jaisukhlal Doshi (2) Shri. Sunit Jamnadas Unadkat, by a Sale Deed dated 21-10-2009, which is duly registered at the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Sr. No. 7066 on even date; AND

WHEREAS the lay-out carved out on the said land is also duly sanctioned and approved by the Asstt. Director, Town Planning, Nagpur vide its Order No. Sasnag/3445 Dated 20-6-2008 and the Collector, Nagpur; AND

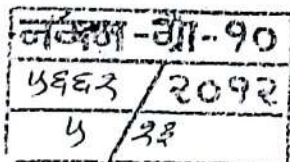
WHEREAS (1) Shri. Dilip Jaisukhlal Doshi (2) Shri. Sunit Jamnadas Unadkat later on Partitioned the aforesaid Property in between them by a Deed of Partition dated 12-08-2011 and in term of which the land admeasuring 2219.96 Sq. Mtrs. - came in the share of Shri. Dilip Jaisukhlal Doshi, and land admeasuring 2219.96 Sq. Mtrs. alongwith Amenity space admeasuring 616.22 Sq. Mtrs. came in the share of Shri. Sunit Jamnadas Unadkat the Vendor named hereinabove, which is duly registered at the office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5763 on even date; AND

WHEREAS for variety of reasons and other good causes the Vendor has decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in his best interests and for the benefit of his family members; AND

WHEREAS the Purchasers being interested in buying the same and having got knowledge of the intention of the Vendor to sell the property, they offered to purchase the same for a valuable consideration; AND

WHEREAS the transaction was negotiated between the Vendor and the Purchasers and the price offered by the Purchasers being fair, reasonable and according to the current market rate, the Vendor by an Agreement to Sell dated 5-5-2012 agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchasers for a total consideration of Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lac) Only upon several terms and conditions contained therein; AND

WHEREAS the Nagpur Improvement Trust has sanctioned and released the said Plot No. 1 vide Letter No. EE(South)/350 dated 17-07-2012 and as per the said Release Letter Plot No. 1 admeasures 4439.92 Sq. Mtrs.; AND



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WHEREAS considering the request of Owners for Sub-division of said Plot No. 1 into 4 Sub-Plots, the Assistant Engineer (Metro-I), Nagpur Improvement Trust, sub-divided Plot No. 1 into 4 sub-plots and were given separate identity as Plot Nos. 1A, 1B, 1C and 1D, each containing by admeasurement 1109.98 Sq. Mtrs. vide his Letter No. A.E./Metro-1/4473 dated 16-08-2012; AND

WHEREAS the Plot of land agreed to be sold to the Purchasers, having recognized as Plot Nos. 1A and 1B, the parties hereto have executed ^{Registered} a Deed of Correction on 12-11-2012 which is duly registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. at Registration No. 5661 on even date; AND

WHEREAS the Purchasers having paid the entire agreed sale consideration to the Vendor, this Deed of Sale for Plot No. 1B is separately executed upon following terms and conditions.

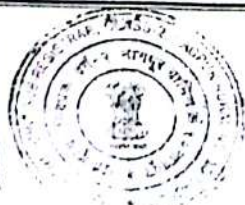
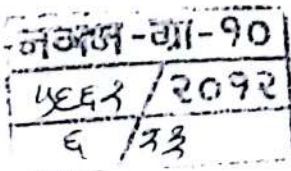
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 1,12,50,000/- (Rupees One Crore Twelve Lac Fifty Thousand) Only paid by the Purchasers to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the full and absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the Purchasers ALL THAT piece and parcel of Land bearing Plot No. 1B out of the sanctioned layout by Nagpur Improvement Trust containing by admeasurement 1109.98 Sq. Mts. being a portion of the entire land bearing Kh. No. 20/4 of MOUZA – BELTARODI, P.H. No. 38, including all other easementary rights appurtenant and belonging thereto, situate at Village – Betarodi in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASERS as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Grampanchayat Taxes, Cesses, and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT:

Rs. 50,00,000=00 (Rupees Fifty Lac) Only paid by the Purchasers to the Vendor by R/S dated 28-05-2012, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 62,50,000=00 (Rupees Sixty Two Lac Fifty Thousand) Only paid by the Purchasers to the Vendor by Cheque No. 467224 dated 09-11-2012 drawn on



Rajat Kanoo

Contd

Rajat Kanoo

ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

RS. 1,12,50,000=00

(TOTAL RUPEES ONE CRORE TWELVE LAC FIFTY THOUSAND ONLY)

(2) THAT the VENDOR does hereby covenant with the PURCHASERS as follows :-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and he has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchasers absolutely forever.

ii) THAT the Vendor further assures the Purchasers that the Property hereby sold is the separate and self acquired property belonging to him alone having purchased the by him exclusively out of his own earnings and savings and that none except him has acquired any manner of right, title and/or interest whatsoever in respect of the same.

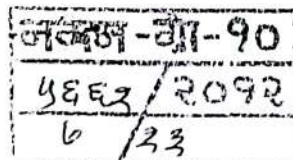
iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchasers without any interruption or disturbance by the Vendor or any person claiming through or in trust for him and without any lawful interruption or disturbance by any other person who-so-ever.

iv) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any way on whereby he is debarred from transferring the same by way of sale to the Purchasers. The Vendor further declares that there is no legal impediment of what-so-ever nature for transfer of the said property by him in favour of the Purchasers.

v) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers and their heirs, successors and assigns etc. as may reasonably be required.

vi) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchasers always indemnified against such payments.

vii) THAT the Vendor has this day delivered the actual physical possession of the entire property to the Purchasers in vacant condition at the time of Registration of this Sale Deed.



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viii) THAT the Vendor will support any application made by the Purchasers for mutation of names in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchasers in all relevant records.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and, in the event of any mis-statement, error or omission being discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

x) THAT in case the Purchasers are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchasers by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

xi) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchasers at the time of Registration of this Sale Deed.

xii) THAT full Stamp Duty of Rs. 12,37,500/- only and Registration Fees of Rs 30,000/- Only is already paid at the time of Registration of Agreement to Sell dated 05-05-2012, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-7 at Serial No. 2502 on even date.

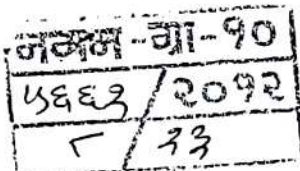
(3) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

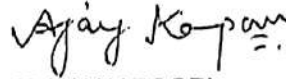
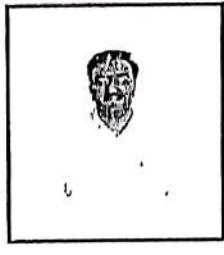
ALL THAT piece and parcel of Land bearing Plot No. 1B out of the sanctioned layout by Nagpur Improvement Trust containing by admeasurement 1109.98 Sq. Mts. being a portion of the entire land bearing Kh. No. 20/4 of MOUZA – BELTARODI, P.H. No. 38, including all other easementary rights appurtenant and belonging thereto, situate at Village – Betarodi in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded over as under:-

ON THE EAST	-	BY PLOT NO. 1C	✓
ON THE WEST	-	BY PLOT NO. 1A	✓
ON THE NORTH	-	BY 9.00 MTRS WIDE ROAD	✓
ON THE SOUTH	-	BY KHASRA NO.20/2	✓

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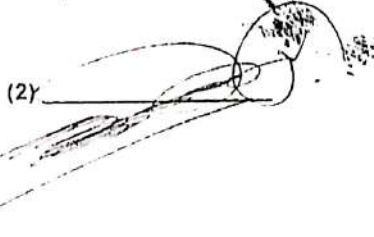


IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabovenamed have set their respective hands and signed this DEED OF SALE at NAGPUR in the presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (SUNIT JAMBHADAS UNADKAT) <u>VENDOR</u>
02			1)  (AJAY KAPOOR)
03			2)  (RAJAT KAPOOR) <u>PURCHASERS</u>

WITNESSES :

(1) 

(2) 

नमूना-ग्रा-९०
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९/३३



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नं. १०-१०	
५६६३	२०९२
१०	१३



मांव नमुना सात (अधिकार अभिलेख पत्र)

मा. २३ जमीन महारूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुसंक्षिप्त देवणे) नियम ११/५१ यातील नियम ३, ४, ५, ७)

गांव येसतमडी प.स. उरु तालुका जामापुर (वा.) जिल्हा जामापुर

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भू-धारण पद्धती	भोगवटदाराचे नांव	स्थाने क्रमांक
2015	1/2/2-9 व	आ-9	मुनीत भाग्यादार पुनर्वाट	कुळाचे नांव
शेताचे स्थानिक नांव				
लागवडी योग्य क्षेत्र	हेक्टर	आर		
१) जिरायत जमीन	S			
२) यागायत जमीन				
३) भात जमीन				
एकूण	११००.८८			
पाटखराब (लागवडी योग्य नसलेले)	S			
वर्ग अ)				
वर्ग ब)				
एकूण	११००.८८			
आकारणी	रु.	पैसे		
जुडी किंवा विशेष आकारणी	५५.००			

हजरत अधिकारी सा. मंगल स्वनाका
मंगलपुर पोस्ट डि. १६११०१२
पार्क - ४६६३ डा. डि. १६११०१२
मुद्रा. (माल) विभाजन
कलकत्ता जाली, पु. ११२६०१२

मा. जिल्हाधिकारी नागपूर यांचे
भादेश रा.मा.क.२६/१११.ए.पी
३४/०५-०६ आ.दि.२५/०५/१९८०
निवाची अकृषिक करण्यात आले
१५/०५/८०

गांव नमुना सीत-वाय (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदव्यवस्था (तयार करणे व संचितीत ठेवणे) १९७१ यातील नियम २९)

हं गाम		पिकाखालील क्षेत्राचा नमुना							लागवडीसाठी उपलब्ध नसलेली जमीन		जलसंचयनचे साधन	जमीन कुरणाच्या जमीन	शेरा		
		मित्र पिकाखाली क्षेत्र			पिकाखाली क्षेत्र				स्थळ	क्षेत्र					
		मित्राचा संकेत क्रमांक	जलसिंचित	अजलसिंचित	घटक पिके व प्रत्येकी खालील क्षेत्र			पिकाचे नांव			जल सिंचित	अजलसिंचित			
					पिकाचे नांव	जल सिंचित	अजल सिंचित								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६

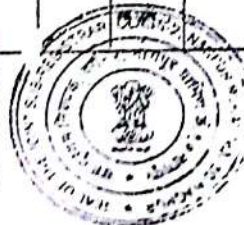
सत्यप्रति

वस्ती सं. २

तह नागपूर (ग्रामिण)

सत्यप्रतिलिपी
१०/१७१८
वैष्णवी सा. २८८
तह नागपुर (ग्रामिण)

070401-011-90
4862 / 2092
79 / 12



नंका-का-१०
५६६३ / २०१२
१३ / १३



4562/2092
73/23



Approved subdivision of Plot on Retainable Land bearing Plot No. 38 in approved layout
it is on the basis of the following conditions:-
1) Separate Building Plan of subdivided plot shall be obtained from concerned
department.
2) Automobile RSI on subdivided plot shall be as per Dec 2000 (as per plot area).
3) Building plans on subdivided plot shall have to be approved.
4) The applicant shall not be having any objection for laying sewer/water
lines through the marginal spaces.
5) The existing construction if any, not fit in Dec- will have to be demolished.

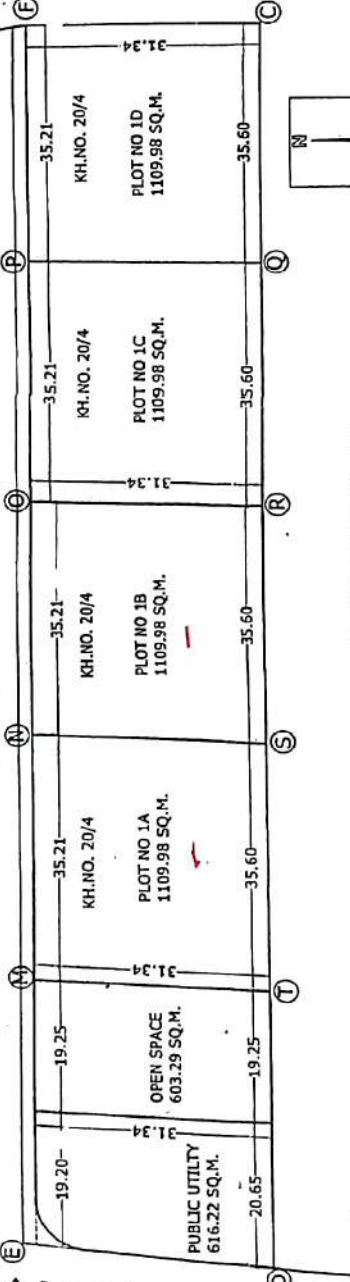
KH.NO. 20/1(PART)
As per Engineer (Nagpur)
13/06/2009

MOUZA CHINCHOLI WADIA
SHIV PANDAN

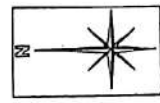
SANCTIONED SURPLUS LAND
VIDE LETTER NO. 1795/ADTP/NGP. DATED 03/06/09

KH.NO. 20/3

<<<< 9,000 M. WIDE ROAD >>>>



LAYOUT PLAN
SCALE - 1:500



Project:
REVISED RESIDENTIAL LAYOUT PLAN ON RETAINABLE LAND BEARING KH.NO. 20/4(NEW), P.H.NO. 38,
MOUZA - BELTARODI,
TAL. NAGPUR (GRAMIN), DIST. - NAGPUR.
BELONGING TO :- (1) SHRI. DILIP S/O JAISUKHLAL DOSHI,
(2) SHRI. SUNIT S/O JAMNADAS UNADKAT.

AREA STATEMENT

- (1) AREA UNDER TOTAL LAND OF KH.NO.20/4 (ABCD) = 18,900.00 SQ.M
- (2) AREA UNDER SURPLUS LAND (ABEF) = 12,900.12 SQ.M
- (3) AREA UNDER RETAINABLE LAND (EFGD) = 06,000.00 SQ.M
- (4) AREA UNDER SCHEME (HGCD) = 10,521.81 SQ.M
- (5) AREA UNDER PREVIOUSLY SANCTIONED (EFGH) = 04,521.81 SQ.M
- (6) AREA UNDER LAYOUT (EFGD) = 06,000.00 SQ.M
- (7) AREA UNDER PUBLIC UTILITY = 00,516.22 SQ.M
- (8) AREA UNDER OPEN SPACE = 00,603.29 SQ.M
- (9) AREA UNDER PLOT NO.1A (MNST) = 01,109.98 SQ.M
- (10) AREA UNDER PLOT NO.1B (NORS) = 01,109.98 SQ.M
- (11) AREA UNDER PLOT NO.1A (OPOR) = 01,109.98 SQ.M
- (12) AREA UNDER PLOT NO.1B (PFCO) = 01,109.98 SQ.M
- (13) AREA UNDER PLOTS = 00,340.57 SQ.M

CONVENIENCE SHOPPING AREA STATEMENT

2% TO 5% OF TOTAL LAND UNDER LAYOUT WILL BE KEPT RESERVED
FOR CONVENIENCE SHOPPING IN PLOT NO.1



LOCATION PLAN
1:5000

PREVIOUS T.P. SANCTION NO. - J 3445 DATE 4/9/2010
PREVIOUS COLLECTOR SANCTION NO. KY/56906R.M.N525NAP/3405-06
DATE 24/04/2010

DATE -

OWNER SIGNATURE

ARCHITECT SIGNATURE



SHRI. SUNIT S/O JAMNADAS
UNADKAT.

SHRI. DILIP S/O JAISUKHLAL
DOSHI.

ਨੰਬਰ-ਗਾ-੧੦	
੫੬੬੩	੨੦੧੨
੭੪	੩੩



Nagpur Improvement Trust

Station Road, Sadar, Nagpur.

No.: A.E./Metro-1// 4473

Nagpur, dt./6/8/2012

To,

Shri Dilip Jaisukhlal Doshi & Shri Sunit Jamnadas Unadkat
At. Ramdashpeth, Nagpur

Subject: Sanction to the proposal of subdivision of plot no. 1 on land bearing
Kh. No. 20/4, Mouza Beltarodi.

Reference: Your application dt. 18/7/2012

With reference to the subject cited above please find enclosed herewith a
copy of approved plan of subdivision of plot no. 1 on land bearing Kh. No. 20/4,
Mouza Beltarodi

Each subdivided Plot will have separate identity as Plot No. 1A, 1B, 1C &
1D. The Plot No. 1 in Kh. No. 20/4 Mouza Beltarodi is subdivided as under

Plot No.	Area.
1A	1109.98 Sq..mt
1B	1109.98 Sq..mt
1C	1109.98 Sq..mt
1D	1109.98 Sq..mt

The boundaries and description of plotparts are as per Sanctioned
Subdivision Plan. (Attached herewith)

The subdivision of plot No. 1 is approved on the following conditons.

1. Separate Aakhiv Patrika of subdivided Plots from concerned department to be obtained.
2. Allowable FSI on subdivided Plot shall be as per DCR 2000 & as per plot area.
3. Building plans on subdivided Plots shall have to be got approved prior construction.
4. The applicants shall not be having any objection for laying sewer/ water line through the marginal spaces.
5. The existing construction if any, not fit in DCR will have to be demolished soon

Encl:-

- As above.

Copy submitted to

Superintending Enginner (Metro) NIT.

Copy forwarded to:-

Building Engineer (Metro-1), N.I.T.

Assistant Engineer (Metro-1)
Nagpur Improvement Trust

नगर-गा-१०
५६६३/२०९२
१५/३३



Sd/-
Assistant Engineer (Metro-1)
Nagpur Improvement Trust

જાહેરાત-ગા-૧૦
૫૬૮/૨૦૧૨
૧૬/૪૩



आदेश पत्रांक.प्रस्तूत/जिल्हाधिकारी/कायि-561/2006
मौजा-बेलतरोडी, तहसिल-नागपूर गा.
रा.भा.क्र. 244/एनएपी-34/2005-2006
जिल्हाधिकारी, नागपूर यांचे कार्यालय,
नागपूर, दिनांक 25 एप्रिल, 2006.

वाचले : 1. श्रीमती. शेखी शेषराव द्यो व इतर तर्फे श्री. निलेश श्रीरंग केळकर व श्री. सुनिल केशवराय
मोहर, राहणार-306, रचनाआंगण अपार्टमेंट, सुभाषनगर, नागपूर
आराख्द जमीन महसूल अधिनियम 1966 चे कलम 44(1) आणि कलम 123 सह

आदेश

श्रीमती. शेखी शेषराव द्यो व इतर तर्फे श्री. निलेश श्रीरंग केळकर व श्री. सुनिल केशवराय
मोहर, राहणार-306, सुभाषनगर, नागपूर यांना मौजा-बेलतरोडी, तहसिल-नागपूर गा., राखे नंबर 20/1
आराख्द 189 हे.आर. म्हणजेच 18500 चौ.मी. ला निवासी वापरास अकृषिक परवानगी
मिळण्यासाठी अर्ज सादर केला. त्या अनुषंगाने संबंधित विभागांचे ना हरकत प्रमाणपत्र मागविण्यांत
आले आहे. त्याप्रमाणे काढण्यांत आला. कोणाचेही उजर आक्षेप विहित कालावधीत प्राप्त झालेले नाहीत.

प्रकरणांत खाली नमुद केलेल्या विभागांचे ना हरकत प्रमाणपत्र प्राप्त झालेले आहे.

1. सहाय्यक संचालक, नगर रचना, नागपूर.
2. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ना.जा.क.धा, नागपूर
3. ग्रामपंचायत, सालईगोधनी, तहसिल-नागपूर गा.
4. जिल्हा आरोग्य अधिकारी, जि.प. नागपूर.
5. कार्यकारी अभियंता, बांधकाम विभाग, नागपूर
6. तहसिलदार, नागपूर ग्रामीण.
7. प्रभारी अधिकारी, भूसंपादन, नागपूर
8. जिल्हा पुनर्वसन अधिकारी, नागपूर
9. कार्य. अभियंता, अ.उ.दा.तारमार्ग बांधकाम विभाग, म.रा.वि.म., नागपूर
10. उपविभागीय अधिकारी, नागपूर

अर्जदारांनी गाय नमुना 7/12 वा उतारा, तलाठी अभिन्यास, अधिकार अभिलेख पंजी,
मोजणी लकाशा, व अभिन्यास केलेले आहे. तसेच वरील सर्व विभागांनी अकृषिक परवानगी देण्यास
हरकत नाही असे कळविलेले आहे.

अर्जदारांस विषयांकीत प्रकरणी निवासी वापरास अकृषिक परवानगी मंजूर करावयाची असल्यामुळे
अकृषिक सा-या 18900 चौ.मि. ला रुपये 0.02 न.पै. प्रति चौ.मि प्रमाणे रुपये 378/-, ग्राम पंचायत
सेस अकृषिक सा-या एवढा रु. 378/-, जिल्हापरिषद सेस अकृषिक सा-यावर रु. 3.80 प्रमाणे रु.
1437/-, परवर्तीत सारा अकृषिक सा-याचे 5 पट रु. 1890/-असे एकूण रुपये 4083/- अर्जदारांने
दि. 1/2/2006, ला चालान क्र. अन्वये खजिना दाखल. *कायि*

नक्ष-वा-90	
4883	2092
76	33



नं. १०-१०
५६६३ २०९२
१८/१३



वरील बाबी विचारात घेता महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियम १९६९ या अंतर्गत तरतुदीस अधिन राहून महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ (१) अन्वये अर्ज सादर केल्यामुळे महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये असलेल्या अधिकारास अनुसरून मी जिल्हाधिकारी, नागपूर खालील अटीस अधिन राहून अर्जदार श्रीमती. शेणै शेषराव यांना व इतर तर्फे श्री. निलेश श्रीरंग केळकर व श्री. सुनिल केशवराव भोयर, राहणार ३०६, रचना आर्गन्य अपार्टमेंट, सुभाषनगर, नागपूर यांना, मौजा-बेलतरोडी, तहसिल-नागपूर या., सर्व्हे नंबर २०/१, आराजी १.८९ हे.आर. म्हणजेच १८९०० चौ.मी. ला निवासी वापरास अकृषिक परवानगी मिळण्याबाबत खालील अटीवर देण्यास मान्यता देत आहे.

ज्या प्रयोजनासाठी अकृषिक वापरास परवानगी दिली आहे त्या खेरीज जिल्हाधिकारी यांचे पूर्व परवानगीशिवाय इतर वापर अनुज्ञेय नाही.

२. अनुज्ञाही यांनी निवासी वापरास सुरुवात केल्यापासून एक महिन्याचे आत तलाठी यांचे मार्फत तहसिलदार यांना वापर सुरु केल्याचा दिनांक कळविला पाहिजे.

३. अनुज्ञाही यांनी निवासी अकृषिक वापरास परवानगी मिळाल्याचे दिनांका पासून दर साल प्रचलित ०.०२ न.पै.प्रति चौ.मि. दराने आकारणी दराने वेळेवेळी अंमलात येणारा अकृषिक दर पुर्वलक्षी पध्दतीने जरी हमी कालावधी संपुष्टात आला नसला तरी लागू झाल्यास तो भरण्यास बंधनकारक राहील.

४. वरील अट क्रमांक ३ मध्ये नमूद केलेल्या अकृषिक आकारणीचा दर हा अनुज्ञेय असून शासनाच्या मंजूरीप्रमाणे पूर्वलक्षी पध्दतीने बदलण्यास पात्र राहील. या व्यापारिक क्षेत्रात उपकर भरणेही बंधनकारक आहे.

५. या आदेशातील कोणत्याही अटीचा भंग झाल्याचे निदर्शनास आल्यास जिल्हाधिकारी, नागपूर दंडनिय कारवाई करू शकतील. व अशा प्रकारे केलेला दंड हा जमीन महसुलाची शकबाकी समजून वसूल करण्यांत येईल.

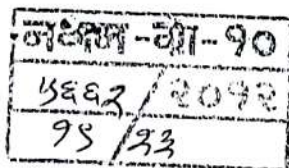
६. अनुज्ञाही यांनी महाराष्ट्र जमीन महसूल अधिनियम (जमीनीच्या वापरास बदल व अकृषिक आकारणी) नियम १९६९ नुसार वर नमूद केलेल्या आदेशातील अटी/शर्ती मान्य असल्याबद्दल विहीत नमुन्यात बंधपत्र लिहून दिले पाहिजे.

७. अकृषिक परवानगीच्या अनुषंगाने अभिन्यास मंजूर झालेल्या दिनांकापासून एक वर्षात जमीनीचा अकृषिक वापर सुरु न केल्यास अकृषिक परवानगी रद्द होईल.

विषयांकित जागेवर बांधकाम सुरु करण्यापूर्वी बांधकाम नकाशे सक्षम प्राधिकरणाकडून, तसेच जिल्हाधिकारी कार्यालया मार्फत नगर रचना विभागाकडून मंजूर करून घ्यावे. सदर अभिन्यासाची तालुका निरीक्षक भूमी अभिलेख, यांचेकडून जागेवर आराखणी करून घ्यावी. अभिन्यासाप्रमाणे आराखणी करीत असतांना सभोवतातील मंजूर अभिन्यासातील रस्त्यांशी योग्यरितीने समन्वय साधणे आवश्यक आहे. विषयांकित जमीनीसाठीच्या प्रस्तावि पावरस्ता मोजणी करून तो मोजणी नकाशावर दर्शवावा आराखणीनंतर काही फरक आढळून

आल्यास जागेवर आखणी कोल्याप्रमाणे किंवा फरक असल्यास जागेवर आखणी कोल्यानुसार सदर कोल्यासामा जोवणी नकाशासह आखणी अभिन्यासाच्या धारदुशाखेच्या सहीने चार प्रतीत जिल्हाधिकारी जागहिर नगर रचना कार्यालयास भेजलीसतच या कार्यालयाकडे सादर कराव्या.

10. अभिन्यासाच्या जागेवर प्रत्यक्ष आखणी कोल्यानंतर अभिन्यासातील सार्वजनिक उपयोगाकरिता असून कोल्या खुल्या जागेचे क्षेत्रफळ अभिन्यासाखालील जागेच्या एकूण क्षेत्रफळच्या 10 टक्के (दहा टक्के) पेक्षा कमी असू नये.
11. सार्वजनिक उपयोगाकरिता प्रस्तावित कोलेल्या भुजंकाचे क्षेत्रफळ एकूण क्षेत्रफळच्या 10 टक्के असाणे आवश्यक आहे.
12. अभिन्यासातील जागेत वृक्ष असल्यास भुजंका आखतांना ते नष्ट न करता विद्यमान स्थितीत राखणे गरजेचे आहे. तसेच रस्त्याच्या दुतर्फा व बांधकाम परिसरातील भोकळ्या जागेत जास्तीत जास्त वृक्ष रोवून त्याची देखभाल स्वयंचालित करावी लागेल.
13. विद्यमान जुने/नवीन सर्व प्रयत्नांचे इमारत बांधकाम नागपूर म.न.पा. ला लागू असलेल्या इमारत उपविधी व नियंत्रण नियमावलीनुसार सांभासिक अंतरात येत असल्यास पाहून टाकावे लागेल.
14. विषयांकित जमिनीतून जाणा-या विद्युत वाहिनीपासून सांभासिक अंतर हे अहवालात इंधियन स्टॅण्डार्ड्स कोड व दुरुस्ती, तसेच म.रा.विद्युत मंडळाच्या अध्यापत नियमानुसार असावे.
15. विषयांकित जागेतून उच्च दाबाची विद्युत वाहिनी किंवा दुरध्वनी जात असेल तर ती रस्त्याचे कडेला स्थानांतरित कोल्याशिवाय त्यावर कोणत्याही प्रकारचे बांधकाम करू नये.
16. प्रस्तावित बांधकाम हे रेल्वे लाईनच्या हद्दीपासून 30 मी. अंतराचे आत नसावे.
17. विषयांकित जमिनीतून पाण्याचे स्त्रोत असल्यास संबंधित विभागाचे (उदा पाटबंधारे/ जलसिंचन विभाग) आवश्यक ते ना हरकत प्रमाणपत्र घ्यावे लागेल. विषयांकित जमिनीस पोच असणे आवश्यक आहे.
18. भविष्यकात सदर भुजंकाचे विभाजन करता येणार नाही.
19. इतर सार्वजनिक प्राधिकरणाचे नियमांचे पालन करावे.
20. प्रस्तावित ले-आऊटचे सांडपाणी वाहून नेण्याची व्यवस्था व सिफरलाईनचे काम आवेदकास स्वयंचालित करावे लागेल. तसेच उपरोक्त परिसरातील सांडपाणी रस्त्यावर वाहून येणार नाही याची दखल घ्यावी लागेल.
21. इमारत व पा- रस्त्याचे मध्ये रेषे पासून दोन्ही बाजूचे अंतर 15.00 मिटर असावे.
22. नियंत्रण रेषा - रस्त्याचे मध्ये रेषे पासून दोन्ही बाजूचे अंतर 30.00 मिटर असावे.
23. रस्त्यावर कोणत्याही प्रकारचे कॉसींग (सी.डी. वॉक्स) इत्यादी पुर्व परवानगी शिवाय करण्यात येत नये.
24. रस्त्याची हद्दी पासून लेआऊटवर जाण्या येण्या करिता 12.00 मि. रुंदीचा समांतर सेवा रस्ता असावा.



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH31 2010022757 DOI: 22-02-2010
 Valid Till: 21-02-2030 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 22-02-2018

DOB: 10-07-1988 BG:

Name: AKASH KHARE
 S/DW of: AMRUT KHARE
 Add: PLOT NO. 883, NEHRU NAGAR, HANDANVAN,
 NAGPUR

PIN: 911004
 Signature & ID of
 Issuing Authority: MH31 2010144

FORM 7
 RULE 14 (2)

Signature/Thumb
 Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH31 20080012490 DOI: 06-02-2008
 Valid Till: 01-07-2024 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 06-02-2008

DOB: 02-07-1974 BG:

Name: RUPESH S JADHAV
 S/DW of: SUDHAKAR JADHAV
 Add: 21, GANDHI GA. E MARG,
 KOTHI ROAD, MAHA, NAGPUR.

PIN: 471004
 Signature & ID of
 Issuing Authority: MH31 200883

FORM 7
 RULE 14 (2)

Signature/Thumb
 Impression of Holder

गणपति-जी-१०

५६६३ / २०९२

११ / १३



Summary 1 (Dastgoshwara bhag 1)

नमस्कार, 12 नोव्हेंबर 2012 3:14 म.नं.

दस्त गोषवारा भाग-1

नगन(ग्रा)

दस्त क्रमांक: 5662/2012

दस्त क्रमांक: नगन(ग्रा) /5662/2012

बाजार मुल्य: रु. 1,33,20,000/-

मोबदला: रु. 1,12,50,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

डु. नि. सह. डु. नि. नगन(ग्रा) यांचे कार्यालयात

अ. क्र. 5662 वर दि.12-11-2012

रोजी 3:12 म.नं. वा. हजर केला.

पावती:5761

पावती दिनांक: 12/11/2012

सादरकरणाराचे नाव: श्री. अजय कपूर वल्द अविनाशचंद्र कपूर .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

Ajay K. P.

दस्त हजर करणाऱ्याची सही:

एकुण: 560.00

99m
NGR 10 ग्रामीण निबंधक वर्ग-2
नागपूर ग्रामीण क्र १० नागपूर



22/11/12
सह दुय्यम निबंधक वर्ग-2
नागपूर ग्रामीण क्र 10 नागपूर

दस्तावा प्रकार: अभिहस्तांतरणपत्र

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

शिक्रा क्र. 1 12 / 11 / 2012 03 : 13 : 22 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 12 / 11 / 2012 03 : 14 : 47 PM ची वेळ: (फी)

5662 /2012