

CHALLAN
MTR Form Number-6

3762



QRN	MH001011548202425E	BARCODE	Date 23/04/2024-11:27:11		Form ID	25.1
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	PUJA SINGH RAMPRATAP LALLAN SINGH			
Location	NAGPUR	Flat/Block No.	APARTMENT NO. 305			
Year	2024-2025 One Time	Premises/Building	MOUZA WAGDARA			
Account Head Details		Amount In Rs.	Area/Locality	NAGPUR		
0030048401	Stamp Duty	120000.00	Road/Street			
0030053301	Registration Fee	20000.00	Town/City/District			
			PIN	4 4 1 1 1 0		
		Remarks (If Any)				
		SecondPartyName=MOHIT KRUSHNARAO KHEDIKAR-				
		Amount In	One Lakh Forty Thousand Rupees Only			
Total		1,40,000.00	Words			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572024042347084	CK000AUUVS7	
Cheque/DD No.		Bank Date	RBI Date	23/04/2024-11:24:28	Not Verified with RBI	
Name of Bank		Bank-Branch	STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

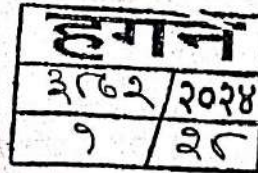
Department ID :

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

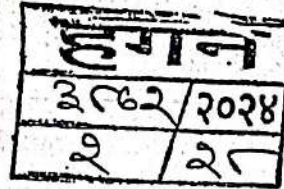
Mobile No. : 7350314937

खदर चमन केवल दृश्यन निवेद्यक कार्यालयीय नोदणी करवायाच्या दस्तावादी लागू आहे. नोदणी न करवायाच्या दस्तावादी खदर चमन लागू नाही.

Pujasingh



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424236004341	Date 23/04/2024
Received from Puja Singh, Mobile number 9999999999, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.	
Payment Details	
Bank Name WIBMOPG	Date 23/04/2024
Bank CIN 10004152024042304102	REF No. 2232819
This is computer generated receipt, hence no signature is required.	



SALE DEED

SALE CONSIDERATION RS. 20,00,000/-

MARKET VAULE RS. 19,79,000/-

Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as **MAPLE ENCLAVE PHASE -I** Plot No. 51,52,53,70,71, and 72 of Mouza Wagdhara kh No. 18/4/A, Tahsil -Nagpur Gramin and District -Nagpur.

Item No. 2.2.1 Page No.1410

Rate of land Rs. 32000/- Per Sq. mtrs

Stamp duty of Rs. 1,20,000/-and

Registration fees of Rs. 20,000/- are duly paid herewith .

THIS SALE DEED is made and executed at Nagpur on this 23rd Day of April 2024.

BETWEEN

1.SHRI MOHIT KRUSHNARAO KHEDIKAR Aged about -36 years, Occupation: Service **PAN NO BRCPK8466Q** **Aadhar NO. 342585650241 9140 CELL NO 9970854467**

R/o Flat No. 305 Maple Enclave, Plot No. 73, Wagdhara Issasani ,Lata Mangeshkar Hospital, Wadhdhara, Wanadongri, Nagpur Maharashtra 441110. 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 respective heirs, legal representatives, executors, administrators, successors and assigns of the FIRST PART.

AND

Miss PUJA SINGH D/O RAMPRATAP LALLAN SINGH Aged about - 35 years, Occupation: Event Manager **PAN NO BPOPS0929C** **Aadhar NO.682462216561 Cell No. 7350314887** **R/o. C/o Mohit Khedikar, Flat No. 305 Maple Enclave, Plot No. 73, Wagdhara Issasani ,Lata Mangeshkar Hospital, Wadhdhara, Wanadongri, Nagpur Maharashtra 441110. hereinafter called the "PURCHASER", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as, her respective heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART.**

WHEREAS, all the Piece and Parcel of land bearing Plot No. 50 admeasuring 154.36 Sq. Mtrs or 1661.53 Sq ft being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 situated at Grampanchayat Issasani Tahsil Hingna and District Nagpur Previously belonged to Shri Laxman Devidas Patole having purchased the same by him from Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, and Shri Sidharth Gholuji Gajbhiye jointly by a Sale Deed Dated 03/09/2011 which is duly Regd. at Sr. No. 4617, Book No. 1 in the office of Sub -Registrar Hingna.

हस्ताक्षर



WHEREAS, likewise, all the Piece and Parcel of land bearing Plot No. 51,52,53,70,71, and 72 admeasuring 135 Sq. Mtrs each total admeasuring 8718.84 Sq. ft or 810 Sq. Mtrs being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 situated at Grampanchayat Issasani Tahsil Hingna and District Nagpur Previously belonged to Shri Laxman Devidas Patole having purchased the same by him from Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, and Shri Sidharth Gholuji Gajbhiye jointly by a Sale Deed Dated 03/09/2011 which is duly Regd. at Sr. No. 4618, Book No. 1 in the office of Sub -Registrar Hingna.

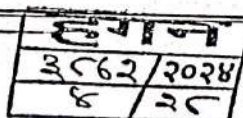
WHEREAS,, likewise, all the Piece and Parcel of land bearing Plot No. 73 admeasuring 155.02 Sq. Mtrs or 1668.635 Sq. ft being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 situated at Grampanchayat Issasani Tahsil Hingna and District Nagpur Previously belonged to Shri Laxman Devidas Patole having purchased the same by him from Smt. Krishna Gautam Gajbhiye, Shri Prashant Kamaldas Gajbhiye, and Shri Sidharth Gholuji Gajbhiye jointly by a Sale Deed Dated 02/09/2011 which is duly Regd. at Sr. No. 4606 Book No. 1 in the office of Sub -Registrar Hingna.

WHEREAS, thereafter, said Shri Laxman Devidas Patole sold Plot Nos 50,51,52,53,70,71, 72 and 73 admeasuring 154.36 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs, 135 Sq. Mtrs and 135 Sq. Mtrs, 155.02 respectively total area of 1119.38 Sq. Mtrs or 12049 Sq. ft being the portion of entire land bearing Survey No. 18/4/A of Mouza- Wagdara P.S.K 46 to M/s Shanti Constructions and Developer by a Sale Deed dated 20/12/2012 which is duly Regd. at Sr. No. 5352 Book NO. 1 in the office of Sub Registrar Hingna on 21/12/2012. And the name of M/s Shanti Constructions and Developer is duly recorded in Revenue record vide farfar entry NO. 2820 Dated 21/12/2012.

WHEREAS, the aforesaid entire land bearing khasra Nos. 18/4-A and 18/4-B having an area of 2.4 4HR of Mouza Wagdara PSK No. 46 is converted in to Non- Agricultural /Residential use as per order passed by Collector Nagpur Vide its order No.Prastut/Jiljadikari /Kavi /599/2011 Dated 05/03/2011 Passed in Revenue Case No .214/NAP-34/2010-2011.

WHEREAS,, the layout of khasra Nos. 18/4-A and 18/4-B having an area of 2.4 4HR of Mouza Wagdara PSK No. 46 is duly sanctioned and approved by Asst .Director Town planning vide its order No .Sasang/2863 Dated 31/05/2008.

WHEREAS, the said Plot Nos. 50,51,52,53,70,71, and 72 and 73 out of said layout are Released by Nagpur improvement Trust, Nagpur vide its letter No. 151,152,153,154,155,156,157 respectively all Dated 10/10/2012.



WHEREAS, thereafter, said Plot Nos. 50,51,52,53,70,71, and 72 and 73 are amalgamated by Nagpur Improvement Trust, Nagpur vide its letter No .BE-2(M) /88 Dated 04/12/2012 in case No .MRG-1170 Dated 11/10/2012.

WHEREAS, said M/s Shanti Constructions and Developers has constructed a Multistoried building known and styled as MAPLE ENCLAVE PHASE- I on said amalgamated Plot Nos. 50,51,53,70,71,72 and 73 as per the Building Permit No. B.E(Metro) /Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E(Metro) /West/ Hingna /Tahsil /MB3717/201212859/172 Dated 08/02/2013.

WHEREAS, the said plan is revised by addition of floor by NMRDA vide permit No. Permit No. B.E(NMRDA)/West /Hingna Tahsil /No. 17119826/20201251856/2071 Dated 10/02/2021.

WHEREAS, Occupancy certificate is also issued by NMRDA Vide permit No. NMRDA/A.E(OCCUPANCY)/536 Dated 13/05/2022 in respect of said Building.

WHEREAS, the said Scheme is duly submitted to the Provision of Maharashtra Apartment Ownership Act 1970 and a Deed of Declaration is duly Regd. at Sr. No. 1400, Book No. 1 in the office of Sub-Registrar Hingna on 30/03/2013. That, due to revision in Building plan on 10/02/2021 an Amendment to DOD Regd. at Sr. No. 4822 Book NO. 1 in the office of SRO Hingna On 05/08/2022.

WHEREAS, M/s Shanti Constructions and Developers through Prop Shri Vinod Ramashray Tripathi entered in to an Agreement to Sell Dated 26/06/2015 with Shri Mohit Krushnarao Khedikar in respect of Apartment No. 305 Built up area of 61.828 Sq. Mtrs on Third floor of MAPLE ENCLAVE PHASE- I, which is duly Regd. at Sr. No. 3052 in the office of Sub- Registrar Hingna on 26/06/2015. The stamp duty of Rs. 90700/- and Registration fees of Rs. 16390/- are duly Paid.

WHEREAS, , due to additions of Additional Proprietary items, a Supplementary Agreement to said Agreement to Sell Dated 26/06/2015 is executed by M/s Shanti Constructions and Developers through Prop Shri Vinod Ramashray Tripathi in favour of Shri Mohit Krushnarao Khedikar in respect of Apartment No. 305 Built up area of 61.828 Sq. Mtrs on Third floor of MAPLE ENCLAVE PHASE- I, which is duly Regd. at Sr. No. 2933 in the office of Sub- Registrar Hingna on 16/07/2017.

WHEREAS, thereafter, said M/s Shanti Constructions and Developers through Prop Shri Vinod Ramashray Tripathi executed a Sale Deed Dated 30/06/2017 in favour of Shri Mohit Krushnarao Khedikar in respect of Apartment No. 305 Built up area of 61.828 Sq. Mtrs on Third floor of MAPLE ENCLAVE PHASE- I, which is duly Regd. at Sr. No. 2934 in the office of Sub- Registrar Hingna on 06/07/2017.

As a result, Shri Mohit Krushnarao Khedikar become the sole and absolute owner of said Property.

WHEREAS, the name of present owner i.e Shri Mohit Krushnarao Khedikar is duly Mutated in Revenue Record.

WHEREAS said Shri Mohit Krushnarao Khedikar have availed loan from HDFC Bank Ltd and after repayment of dues Axis Bank has issued No dues Certificate Dated 05/04/2024 to that effect.

WHEREAS, for cogent reasons and good causes the VENDOR has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in his best interest and for the benefits of his family members; AND

WHEREAS, the VENDOR being thus desirous of selling the said property and the PURCHASER herein above named having expressed their desire and willingness to purchase the same for a fairly good price, the VENDOR after detailed negotiation has now agreed to sell the aforesaid property to the PURCHASERS for a total consideration of Rs. 20,00,000/- (Rupees Twenty lakhs Only) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESTH AS UNDER:

1. THAT in pursuance of the said Sale Deed and in consideration of a total sum of Rs. 20,00,000/- (Rupees Twenty lakhs Only) paid by the PURCHASER to the VENDOR in the manner appearing herein below, the receipt whereof the VENDOR does hereby acknowledgement, the VENDOR as the absolute and full owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of Sale to the Purchaser, and hence VENDOR is selling and PURCHASER is buying All undivided 3.61 % Share and interest in all that Piece and Parcel of ~~AMALGAMATED~~ land bearing Plot Nos. 50,51,52,53,70,71,72, and 73 total admeasuring 1119.38 Sq. Mtrs being the portion of Khasra No. 18/4/A,P.S.K 46 of Mouza- Wagdara ,Toghether with R.C.C Superstructure Comprising of Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as MAPLE ENCLAVE PHASE -I, and including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in common areas and facilities provided to said building., bearing Grampanchayat Proeprty No. 7, Ward NO. 2, Situate at Village Wagdara within the limits of Grampanchayat Issasani in Tahsil -Hingna and District Nagpur and more particularly described in the schedule hereunder written, TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessments, NMC Taxes, Cesses, Electricity and Water Charges, Maintenance Charges, and all other outgoings taxes etc. Levied thereon and payable up to date of this Sale Deed.

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MANNER OF PAYMENT:-

Rs. 11,000.00 (Rs Eleven thousand-only) Paid by Purchaser to the Vendor by Cash at the time of token.

Rs. 4,89,000.00 (Rs Four Lakh Eighty nine Thousand only) Paid by Purchaser to the Vendor by Cheque No 083008 on Dated 27/02/2024 Drawn on Axis Bank Ltd .

Rs. 9,80,000.00 (Rs Nine Lakhs Eighty thousand only) Paid, being the amount of housing loan outstanding and payable by the vendor in loan to Axis Bank from the purchaser loan account receipt, whereof is hereby acknowledge by the vendor.

Rs. 5,20,000.00 (Rs Five lakhs twenty thousand only) paid by the Purchaser to the seller by D.D bearing No 085800 drawn on PNB Khamla Dated 22/04/2024 whereof is hereby acknowledge by the vendor.

Total Rs. 20,00,000/- (Rupees Twenty lakhs Only)

2. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-

THAT, all undivided 3.61 % Share and interest in all that Piece and Parcel of AMALGAMATED land bearing Plot Nos. 50,51,52,53,70,71,72, and 73 total admeasuring 1119.38 Sq. Mtrs being the portion of Khasra No. 18/4/A,P.S.K 46 of Mouza- Wagdara ,Toghether with R.C.C Superstructure Comprising of Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as MAPLE ENCLAVE PHASE -I, and including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in common areas and facilities provided to said building., bearing Grampanchayat Proeprty No. 7, Ward NO. 2, Situate at Village Wagdara within the limits of Grampanchayat Issasani in Tahsil - Hingna and District Nagpur. hereby sold shall, subject to the terms and conditions appearing herein below be quietly entered into upon and held and enjoy and the rent and profits received there from by the PURCHASER without any interruption or disturbance by the VENDOR or any person claiming through, under or in trust for the and without any lawful disturbance or interruption by any other person whosoever.

1. That the said property shall be quietly entered in to and upon by the purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendor or any persons claiming through the vendor.

- ii. That the Vendor has given Vacant possession of the property to the purchaser.
- iii. THAT the VENDOR has good, valid and marketable title and absolute rights and full authority to convey, assign and transfer by way of sale to the PURCHASER the property more particularly described in the Schedule hereunder written, absolutely forever with heritable and transferable rights therein.
- iv. THAT the VENDOR further assures the PURCHASER that the property hereby sold is his separate and self acquired property belonging to him alone having purchased the same by him exclusively, from and out of his own earning and savings and that none except him, no one has acquired any manner of rights, title interest whatsoever in respect of the same.
- v. THAT the VENDORS 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 PURCHASER and his heirs, successors and assigns etc. as may reasonably be required.
- vi. THAT the VENDOR has paid all dues with respect to the Non-Agricultural Assessments, GP Taxes, Cesses, Electricity and Water Charges, Maintenance Charges, and all other outgoing taxes etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the VENDOR party agrees to pay the same only up to the date of possession of the land or agreement to sale executed between the parties hereto, whichever is earlier.
- vii. THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written, and is subject to outgoing agreements, restrictions and the rights of other individual PURCHASER affecting the same, and if any mis-statement, error or omission is discovered, the same shall not annul this sale, nor shall any compensation be allowed in respect thereof, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.
- viii. THAT the VENDOR has delivered all the Original documents relating to the property hereby sold to the PURCHASER at the time of Registration of this Sale Deed. That the Purchaser has also obtained No dues certificate from Axis Bank by paying outstanding dues as mentioned in manner of payment.

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- ix. THAT the VENDOR has already delivered the actual physical possession of the property hereby sold to the PURCHASER and the PURCHASER has accepted the same.
- x. THAT the VENDOR will support any application made by the PURCHASER for mutation of name on the property hereby sold and will render all assistance in obtaining the mutation there of in the favour of the PURCHASER in all relevant records.
- xi. THAT the VENDOR has done no act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the PURCHASER.
- xii. THAT in case the PURCHASER is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDOR or of any encumbrances or charge on the same to which this sale is not subject, the VENDOR Shall pay to the PURCHASER 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.
- xiii. That all expenses on account of preparation of all kinds of documents including the cost of stamp duty, fees payable thereon have been agreed to be borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

All undivided 3.61 % Share and interest in all that Piece and Parcel of AMALGAMATED land bearing Plot Nos. 50,51,52,53,70,71,72, and 73 total admeasuring 1119.38 Sq. Mtrs being the portion of Khasra No. 18/4/A,P.S.K 46 of Mouza- Wagdara ,Toghether with R.C.C Superstructure Comprising of Apartment No. 305 Covering Built up area of 61.828 Sq. Mtrs on Third floor of Building constructed thereon known and styled as MAPLE ENCLAVE PHASE -I, and including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in common areas and facilities provided to said building., bearing Grampanchayat Proeprty No. 7, Ward NO. 2, Situate at Village Wagdara within the limits of Grampanchayat Issasani in Tahsil - Hingna and District Nagpur.

The said land is bounded as under:

East- By 9.00 Mtrs Wide Road

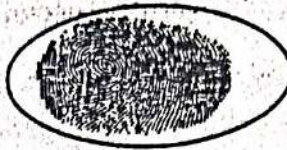
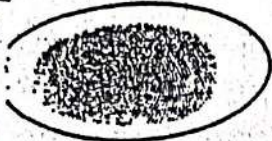
West- By 7.50 Mtrs Wide Road

North -By Plot Nos 54 and 69

South-By 9.00 Mtrs Wide Road

In Witness whereof, the VENDOR and PURCHASER hereto have set and subscribed the respective hand to this DEED OF SALE on the day, date, month & year first hereinabove mentioned in presence of the asserting Witnesses as under.

WITNESSES :



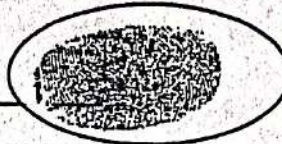
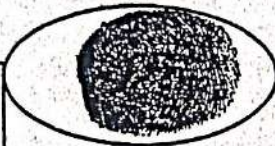
1.

[Signature]

1.

[Signature]

**SHRI MOHIT KRUSHNARAO KHEDIKAR
(VENDOR)**



2.

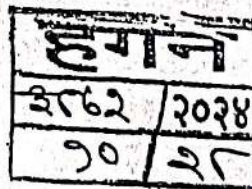
[Signature]

2.

[Signature]

**Miss. PUJA SINGH D/O RAMPRATAP LALLAN SINGH
(PURCHASER)**

Deed drafted by Adv Jaya Kanojiya as per the documents and instructions of parties.



गे गाव - मौजा -इसासणी,
प्लॉट नं.०२ वागदरा (मौजा-वागदरा)

महाराष्ट्र शासन राजपत्र असाधारण भाग चार - डिसेंबर २०१५ पोष १०, शेके १९३७
करास पात्र असणाऱ्या इमारती व जमिनीचा कर आकारणी नोंद वहीचा उतारा.
नमुना क्रमांक ८ - नियम ३२९) - सन २०१९-२०२० ते २०२२-२०२३

ग्रामपंचायत इसासणी
तालुका हिंगण
जिल्हा नांदेडूर

सोसायटी/ रस्त्याचे नाव	गट सर्व्हे क्र.	मालमत्ता प्लॉट क्रमांक	मालकाचे नाव	भोगवटा धारकाचे नाव	मालमतेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ	रेडीरेशन दर (प्रति चौ. मी.)			घसारा दर	भार्येक
								जमीन	इमारत	बांधकाम		
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
शांती कन्स्ट्रक्शन	१८४	३०५	मोहित कृष्णराव सोडीकर	स्वतः	प्लॉट	२०२२	६९८३ [६६५५०]		२९२९६.००		१.००	१
इली मूल्य रुपये)	कराचा दर	घरपट्टी	करांची रक्कम (रुपये)		एकूण कर	अपिलाने निकाल आणि त्यानंतर केलेले फेरफार		एकूण कर	नंतर वीढ किंवा घट झालेला असल्यास आदेशासंदर्भात	ग्रा.पंचासिक सभा ठराव नंबर	वै सन	
			विज कर	आरोप्य कर पाणीपट्टी कर		घरपट्टी	विजकर					
१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	
६७३२.००	१.२०	१५८०.००	५०.००	५०.००	०.००	१६८०.००	०.००	०.००	०.००	०.००	०.००	

:- श्री.श्रीमती.

क्रमांक: २३८

यांच्या दिनांक/६/१०/२०२२ च्या मागणी अर्जांनुसार मूळ प्रतिवरून नकल दिली.

मोक्यावर असलेल्या बांधकामानुसार कराची आकारणी करण्यात आली.२. मालकी हक्काबाबत कसलाही वाद असल्यास किंवा त उद्भवल्यास तो न्यायालयापर्यंत सोडवावा.३. न्यायालयाचा निर्णय अर्जादारास व ग्रामपंचायतीला बंधनकारक राहीला.४. नामांतरन हे गवटदारावर कर वसुलीच्या दृष्टीने मंजूर करण्यात येत आहे.५. ग्रामपंचायत कर आकारणी नमुना ८ वर नाव झाले म्हणजे उत्तः त मालकी हक्क प्राप्त होत नाही.



ग्राम पंचायत अधिकारी,
ग्राम. प. इसासणी तालुका हिंगण
जिल्हा नांदेडूर

डुक नं.

नमुना - १०
(नियम-३२ (५) पहा)

पावती नं.

14851

कराबदल पावती

कार्यालय - ग्रामपंचायत ईसासनी

पंचायत समिती हिंगणा, त. हिंगणा, जि. नागपूर.

श्री, मोहित कृष्णराव खेडीकर

मौजा वागदरा यांचेकडून वार्ड नं. २ घर/प्लॉट नं. ६

सोसायटीचे नांव शांती वागदरा

शीट नं. सर्वे नं. १०४/१० प्लॉट नं. ३०५

सन २०२३-२०२४ करीता पुढे नमुद केलेल्या रकमा कराबदल मिळाल्या.



- करांची नोंद कर
- जमीन कर (खाली जागा)
- ✓ दिवाबती कर
- ✓ सामान्य आ. रक्षण कर
- सामान्य सफाई कर
- ईमला कर
- नोटीस फी
- अधिपत्रांची (वारंटी फी)
- इतर

सालान्या वसुल केलेल्या रकमा		सालान्या वसुल केलेल्या रकमा		एकुण	
सन २०२३-२०२४	मागील बाकी	सन २०२३-२०२४	चालु कर	रुपये	पैसे
रुपये	पैसे	रुपये	पैसे	रुपये	पैसे
९४५०	००	१५५०	००	११०००	००
१६५०	००	५००	००	१२५०	००
१६५०	००	५००	००	१२५०	००
हिंगणा		हिंगणा		हिंगणा	
३०६३/२०२४		३०६३/२०२४		३०६३/२०२४	
११		२८		११	
एकुण -		एकुण -		एकुण -	
९५१०	००	१६५०	००	११०००	००



अक्षरी हिंगणा हिंगणा माली से दहा करीत
दिनांक १६/३/२०२४
रक्कम भरणाऱ्याची स्वाक्षरी
वसुल करणाऱ्याची स्वाक्षरी
ग्रामपंचायत - ईसासनी

(Special Planning Authority Appointed by Government of Maharashtra Vide Notification No. TPS- 2408/2880/CR-366/09/UD-8 Dt. 31/08/2010 and vide Government Gazette Notification dt.02/09/2010 For Nagpur Metropolitan Area Under MRTA Act 1966)

Amalgamation Letter

Letter No. : **BE-2(m)/88**Dated : **04/12/2012**Tracking ID : **2012101171**Layout ID : **201206082**

Name of Plot Holder	LAXMAN DEVIDASJI PADOLE; SANJAY PANDURANG KADU	
Address	SHANTI CON. & DEVA KAMLA KAR PALACE SHANKAR NAGAR NAGPUR	
Application No. & Date	Application MRG1170, Dated - 11/10/2012	
Mbuza & Khasra No.	Wagdara-18/4A	Applicable Charges
Tehsil	Hingna, Talasali	Payment Date : 20/11/2012
Plot Number	50-51-52-53-70-71-72-73	1. Plot Amalgamation Charges
Plot User	Residential	Total Paid Amount Rs.
Plot Area on Amalgamation	1119.38 (SQM)	26,714.00 26,714.00

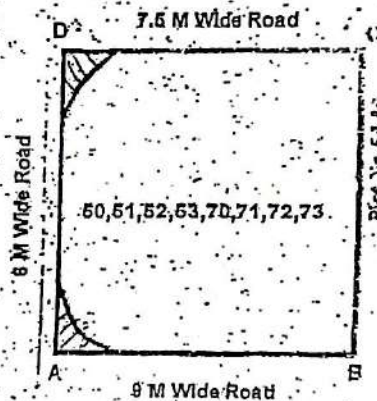
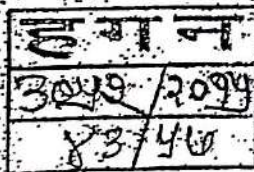
Schematic Plan

Reference

1) Boundary Shown Thus

DIMENSIONS OF PLOT IN METERS :-

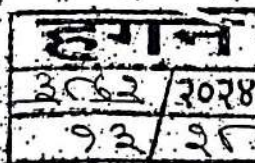
AB	37.50	ML
BC	30.00	ML
CD	37.50	ML
DA	30.00	ML



GROSS AREA AMALGAMATED: 1125.00 Sq. M.

TOTAL AREA TO BE TAKEN UP: 500 Sq. M.

TOTAL AMALGAMATED AREA: 1119.38 Sq. M.





16 पदार्थ
No. TP-5-2409/23307

No. BERMetro B.P.

To,

Name of the Person

Ad

The Amalgamation of the plots is approved on following conditions

1. The amalgamated plot will be treated as Plot No. 50-51-52-53-70-71.
2. Admissible FSI of the amalgamated plot will remain 1.00 as admissible prior amalgamation.
3. No further Sub-Division of plot will be permitted hereafter.
4. Owner of the plot will have to get proposed Building plan sanctioned from Planning Authority as per DCR, prior construction.
5. Zone of amalgamated plot shall remain same as original zone.

Encl. Amalgamation Plan



2012112782

Prakash
Building Engineer (Metro)
Nagpur Improvement Trust

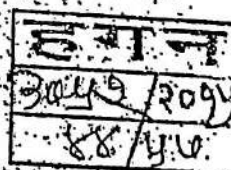
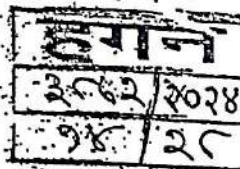
Copy Submitted To:

1. Superintending Engineer (Metro), Nagpur Improvement Trust

Copy To:

1. The Divisional Officer (N/SE/W), Nagpur Improvement Trust

2. Building Engineer (Metro), Nagpur Improvement Trust





Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TP-3-2408/28907CR-2509/09/UD-8 Dt: 31/08/2010 for Nagpur Metropolitan Area Under MRTP Act (1966)

APPENDIX 'D'
(Regulation No. 6.5.1)

Form for Sanction of Building Permit & Commencement Certificate

No: BE (Metro) B.P. 1162		Dispatch Date: 18/02/2013	
To:		2013122859	
Name of the Person	मै शाली कन्स्ट्रक्शन एंड डेव्हलपर्स सर्वे प्रोप्रायटर्स विनोद रामाश्रय त्रिपारी		
Address of the Applicant	शंकर नगर कमलाकर पॅलेस नागपुर		
Permit No.:	B.E. (Metro) West/Hingna, Tahsil/ Case No. MB3717/2012122859/172	Date: 08-Feb-2013	
Site of Proposed Work, Plot No.:	50, 51, 52, 53, 70, 71, 72, 73 (Amalgamated plots)		
Mouza & Khasra:	Wagdara-18/4A		
Layout Name:	Mank Makbura Wagdara-18/4A		

हयन
3042/2014
84/40



Sir, With reference to your application number MB3717, dated 28-DEC-2012 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contravene any of the building Regulation/Development Control Rules of Nagpur City/RP. Building Plans are approved by Hon. Chairman, Nagpur Improvement Trust vide order dated 18/02/2013. The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Chairman may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. However the condition of lease of allotment of plot for completion of construction will override this duration of sanction.
2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
3. This permission does not entitle you to develop the land which does not vest in you.
4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.
5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.
6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/Intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the form as in Appendix "G" to the NIT. Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.

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3062/2024
24/02

