

BEFORE SUB-REGISTRAR AT NAGPUR.

SALE - DEED

VALUED FOR RS.20,00,000/- ONLY

(IN WORDS RUPEES TWENTY LAC ONLY)

AS PER GOVT. READY RECKONER MARKET VALUE IS RS. 9,31,000/- ONLY

THIS DEED OF TRANSFER AND SALE made at Nagpur on
this 8th day of November 2011 by and,

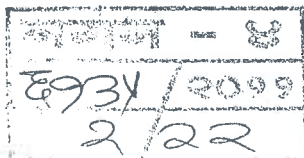
BETWEEN

SHRI. NITIN S/o PURUSHOTTAM YELNE, Aged 30 Years, Occupation-
Business, R/o, Telipura (Peotha), Itwari, Nagpur, (Pan No.
ABUPY3687J) 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.

AND

Mr. NITIN GOKUL PILLAI, Aged about 31 Years, Occupation – Service,
R/o Flat No.405, Sai Residency, Ravinagar, Nagpur (Pan No.AYPPP2587A)
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/his heirs, legal representatives, executors administrators, successors and
assigns of the SECOND PART.

AND



M/S. SHREE SAI BUILDERS & DEVELOPERS, A Proprietary Concern having its Office at Shiv-Priya Complex, Amravati Road, Nagpur and acting through its Sole Proprietor **Mr. NITIN S/o PURUSHOTTAM YELNE**, Aged 30 Years, Occupation - Business, R/o, Telipura, Itwari (Peotha) NAGPUR, hereinafter called the **CONFIRMING PARTY**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PROPRIETORY CONCERN** and its **PROPRIETOR**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **THIRD PART**.

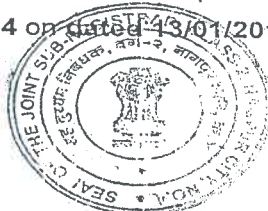
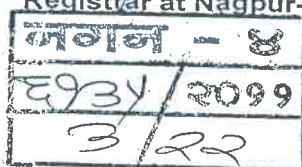
WHEREAS, the Vendor lawfully owns and possess **ALL THAT** Piece and Parcel of land bearing **Plot No. 37**, Containing by admeasurement **431.25 Sq.Mtrs.** being a part or portion of entire land bearing **Kh. No.99,100,101, and 102/1**, having **City Survey No. 344** and **Sheet No. 84,95 and 105**, bearing **N.M.C. House No. 989/37** in the locality commonly known as **Deshmukh Layout** at **Mouza - DABHA**, P.S.K. 7, within the limits of the Nagpur Municipal Corporation, in Ward No. 68 in **Tahsil- Nagpur (urban) and District - NAGPUR** (for the sake of brevity hereinafter referred to and called as "the said property") by virtue of Deed of Sale duly registered in the Office of the Sub-Registrar, Nagpur City-6 at Sr. No. 4454/2007 on 17-09-2007 with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records;

AND WHEREAS for cogent reasons and good causes the party No.1 decided to develop and sale the aforesaid property by constructing a scheme of consisted self contained Apartment's/Tenement on the entire Plottable land through Builder, Developer i.e. Confirming Party/Party No.3 and to utilize the sale proceeds there of in there best interest and for the benefits of their respective family members;

AND WHEREAS in pursuance of that, Vendors/Party No.1 through the Confirming Party/Party No. 3 prepared building plan and submitted the same in the office of Competent Authority i.e. the Building Engineer(W/S/N/E) Nagpur Improvement Trust at Nagpur and the same was accordingly sanctioned vide Building Permit No. BE (W)/1900-U.L./1959/4169 Dated 30-11-2009;

AND WHEREAS Vendors/Party No.1 through the Confirming Party/Party No. 3 accordingly commenced development of residential scheme consisting of various self contained residential Apartment/Tenements therein by utilizing and consuming the available permissible F.S.I. to be known, named and styled as **"SAI PALACE - II"**;

AND WHEREAS, the Vendor/Party No.1 submitted the said scheme of **"SAI PALACE - II"** Apartment Condominium to the provisions Maharashtra Apartment Ownership Act-1970 and accordingly a **Deed of Declaration** Under the Maharashtra Apartment Ownership act has been duly registered before Sub-Registrar at Nagpur- 4 on dated **13/01/2010** at Serial No. 208/2010;

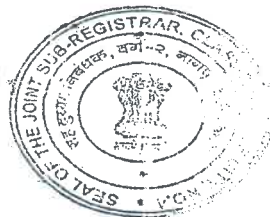
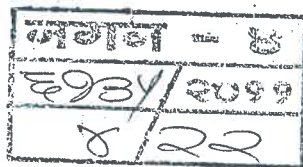


AND WHEREAS the PURCHASER being desirous of owning Apartment for her/his/their use with heritable and transferable right therein, have approached the Confirming Party and Vendor and expressed her/his/their desire and willingness to purchase **R.C.C Superstructure** comprising **Apartment No. 302** on the **THIRD FLOOR** in the building named and styled as **"SAI PALACE - II"** **TOGETHERWITH Undivided 10.24% proportionate** share and interest in the said **Plot No. 37** and after detailed negotiations the Confirming Party/Party No.3 and the Vendor has agreed to sell the same to the PURCHASER and the PURCHASER has specifically agreed to purchase and pay the entire cost i.e. **Rs.20,00,000/- (Rs. Twenty Lac Only)** and thereby to confirm the said agreement between the parties hereto and as the Party No.1, 2 and 3 had complied with all the terms and conditions of the said Agreement and so also the **Apartment** is completely constructed as per the agreement and is ready for possession and residence and therefore, the parties hereinabove decided to execute and register the Deed of Transfer, Conveyance and Sale as per law on the following terms and conditions :

WHEREAS, the PURCHASER/Party No.2 hereinabove named has satisfied herself/himself/themselves in respect of the VENDORS/Party No.1 and Confirming Party/Party No.3 title to the said property as good, valid and marketable.

NOW THEREFORE THIS DEED OF TRANSFER AND SALE WITNESSES AS UNDER:-

1. THAT, in pursuance of the said agreement and in consideration of a sum of **Rs.20,00,000/- (Rs. Twenty Lac Only)** paid by the Purchaser to the Vendor in the manner appearing herein below, the receipt thereof, the Vendors do hereby acknowledge and the vendor as the absolute and full owners do hereby grant, convey, assign and transfer by way of sale to the purchaser all that **Undivided 10.24% Proportionate** share and interest in ALL THAT Piece and Parcel of land bearing **Plot No. 37** total admeasuring **431.25 Sq.Mtrs.**, being a part or portion of entire land bearing **Kh. No.99,100,101, and 102/1**, having **City Survey No. 344, Sheet No. 84,95 and 105**, and **N.M.C. House No. 989/37** in **Deshmukh Layout TOGETHERWITH** the entire **R.C.C. Superstructure** comprising **Apartment No. 302 on the THIRD FLOOR** covering a Saleable/super-built up area of **102.64 Sq. mtrs.** in a building to be known and styled as **"SAI PALACE - II"** at **Mouza - DABHA, P.S.K. 7**, within the limits of the **Nagpur Municipal Corporation**, in **Ward No. 68** in **Tahsil- Nagpur (urban) and District - NAGPUR**, more particularly described in the **Schedule A & B** written hereunder and to hold the same to and unto the purchaser as absolute owner thereof free from encumbrances of all kinds whatsoever subject to several terms and conditions.



MANNER OF PAYMENT**Rs.20,00,000/-**

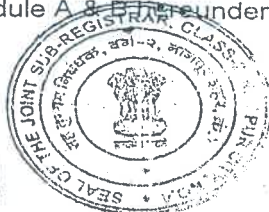
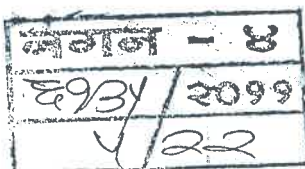


(Rs. Twenty Lac Only) paid by Purchaser to the Confirming Party through the Vendor out of which paid Rs.60,000/- in cash and 50,000/- by Cheque Nos. 121582 & 12185 both drawn on IDBI Bank, Nagpur as advance hereinbefore and out of balance amount Rs. 5,90,000/- by post dated Cheque Nos. 121597 dtd. 20/11/2011 and 121598 dtd. 25/11/2011, and Rs.13,00,000/- by Cheque No. 248004 dtd 08/11/2011, drawn on Yavatmal Urban Co-op. Bank Ltd. Nagpur (which has been i.e. Rs. 13,00,000/- received as a housing loan from Vidarbha Premier Co-op. Housing Society Ltd. Branch-Dharampeth Nagpur) at the time of execution and registration of this deed, the receipt whereof is hereby acknowledge by the Confirming Party and Vendor.

The VENDOR will acknowledges and admit the receipt of the total consideration amount as above in full settlement (subject to the realization of above said cheques)and being the cost of **Apartment No. 302 on the THIRD FLOOR** covering a Saleable/super-built up area of **102.64 Sq. mtrs.** in the scheme named and styled as **"SAI PALACE - II" TOGETHERWITH Undivided 10.24%** proportionate share and interest in the said Plot No. 37 more particularly described in the Schedule A & B written hereunder.

THAT in the event if the above Cheques mentioned in manner of payment above are dishonored or bounced due to any reason or the Purchaser committing breach of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end and the amounts till then subscribed by the Purchaser to the Confirming Party and Vendor towards the cost of the said property more particularly described in the Schedule A & B written hereunder shall be forfeited by the Confirming Party and Vendor by way of liquidated damages, and this Deed of Sale/Agreement and entire contract stands terminated/cancelled and in such event the Purchasers right to purchase the said property more particularly described in the Schedule A & B written hereunder shall also be extinguished and come to an end simultaneously as a matter of course. In such event the Vendor/Confirming Party shall be at full liberty to sell the the said property more particularly described in the Schedule A & B written hereunder to any prospective/intending buyer(s) as may be approved by the Confirming Party without any further notice or reference to the Purchaser.

2. THAT, the Vendor and the Confirming Party have good, valid and marketable title and absolute right and full authority to convey, assign and transfer by way of sale to the Purchaser the said property more completely described in the Schedule A & B written absolutely forever.



3. **THAT**, the property hereby sold shall be quietly entered into and upon and held, and enjoyed all the rents and profits received there from by the **Purchaser** without any interruption or disturbance by the **Vendor & Confirming Party** or any person claiming through, under or in trust for them and without any lawful disturbance or interruption by any other persons whose so ever.

4. **THAT**, the **Vendor & Confirming Party** have done no act whereby the property hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the **Purchaser**.

5. **THAT**, the **Vendor & Confirming Party** have paid upto this date all dues with respect to Land Revenue/Non-Agriculture Assessment, including the if any and N.M.C and other Taxes, Cesses etc. levied thereon and in the event if it is discovered that there remain any arrears to be paid, the **Vendor & Confirming Party** undertake to pay the same to the **Purchaser**.

6. **THAT**, the **Vendor & Confirming Party** have this day delivered the symbolic possession of the property hereby sold, to the **Purchaser** and after the realization of above said cheques the **Vendor & Confirming Party** shall delivered the actual physical possession of the property hereby sold, to the **Purchaser** in vacant condition.

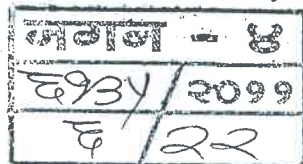
7. **THAT**, the **Vendor & Confirming Party** shall support any application made by the **PURCHASER** for mutation of names on the property hereby sold and shall render necessary assistance for obtaining the mutation thereof in his names in all relevant records.

8. **THAT**, the **Vendor & Confirming Party** will at the cost of the person requiring the same, execute and do every such assurance acts or things necessary for further and more perfectly convey in transferring the said property to the **Purchaser** as may reasonably be required.

9. **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 rights of the other individual owners of the remaining undivided proportionate share and interest in the said land affecting the same, and the owners of the other Tenements/Flats/Apartments in the said scheme, and if any mis-statement, error or omission discovered the same shall not annul this sale, nor shall any compensation be allowed in respect thereof the **Purchaser**, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

10. **THAT**, the **Purchaser** having paid the entire cost of **Apartment** Apartment No. 302 on the **THIRD FLOOR** in the scheme named and styled as "**SAI PALACE-II**" **TOGETHERWITH Undivided 10.24%** proportionate share and interest in the said **Plot No. 37** and therefore he become the lawful and absolute owner with heritable and transferable rights therein.

11. **THAT**, the **Vendor** further assure to the **Purchaser** that they have not transferred the said property by way of gift, sale, mortgage, lease or in any other manner whatsoever to anybody else.



12. **THAT**, the **Purchaser** shall from the date hereof always pay regularly/his share of common expenses such as land revenue Non-Agricultural assessment and other outgoings whatsoever on his/her/their 8.54% share in land which he/she/they has hereunder purchased.

13. **THAT**, the **Purchaser** shall hereafter individually pay the **N.M.C./ N.I.T. Taxes, Cases, Levies, etc** as may be levied upon the Tenement/Apartment chosen by him and shall also pay the electricity and water charges as per departmental bills, & all maintenance charges as charged by society formed by the members of **"SAI PALACE-II"**.

14. **THAT**, the **Purchaser** shall abstain from doing any act, deed or thing which would cause annoyance, inconvenience, disturbance or obstruction to the other purchasers of the remaining undivided proportionate share in the said complex, nor shall he do any act, which will impair or damage the said building as a whole, in any manner whatsoever.

15. **THAT**, the **Purchaser** shall always keep the said **Apartment** in good repair and habitable conditions.

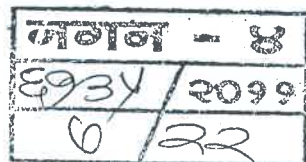
16. **THAT**, the cost of repairs of common services like electric drainage and rain water pipes, and all other common appliances etc., shall be borne and paid by the **Purchaser** jointly with the other Tenement/Apartment owners in proportionate share.

17. **THAT**, it is understood and agreed by the **Purchaser** that the cost of general maintenance of the outer building and common portions including periodical paintings, white washing or color washing and repairs etc. shall be the common responsibility of all the Tenement/Apartment owners and the expenses incurred thereof shall be borne and paid by them proportionately. Similarly the underground water storage tank and the pump installed thereon shall also be maintained at the proportionate expenses of all owners in the said complex.

18. It is also further understood and agreed by the **Purchaser** that all charges and deposits required to be paid to the competent authority for the electricity meter and connection shall be borne and paid by the **Purchaser**.

19. **THAT**, the **Purchaser** shall not throw any garbage dirt or water on the open space, nor shall be use the balconies for washing and/or urinating causing the annoyance of the other Apartment/Tenement owners and shall have to give Co-operation to other owners that is essential to maintain harmony and peaceful enjoyment of Tenement/Apartment and shall without any reservation be extended by the **Purchaser** towards other owners and he shall abstain from doing any act or thing which may cause inconvenience or nuisance to other owners in said scheme.

20. **THAT**, the **Purchaser** does hereby agree not to use his portion for the for an type of antisocial activities.



21. THAT, all expense on account of preparation of this Deed and other deeds including the cost of Stamp Duty and Registration fees payable thereon have been agreed to be borne and paid by the Purchaser.

22. THAT, the Purchaser is completely satisfied with the quality of construction and of the title of the Vendor and so also the Purchaser does not have any complaint regarding the quality of construction and about the title of Vendor and hereinafter if the Purchaser suffers any losses or damages due to construction or due to any reason the Vendor & Confirming Party shall not be responsible for any type of damages, losses, claims, costs etc. caused to the Purchaser.

23. THAT, the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and sold subject to the outgoing agreements, restriction and right to the Vendor & Confirming Party and other CO-OWNERS of the remaining Undivided share in the said land and the Owners of the other build-up spaces/premises in the proposed building affecting the same and if any mis-statement, error or omission is discovered, the same shall not annul this Contract/Agreement nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

24. THAT, the common areas and facilities shall always remain undivided and no partition or subdivision thereof or any part thereof will be carried out by the Purchaser severally or jointly with any other Apartment/Tenement Owner/s in the "SAI PALACE-II".

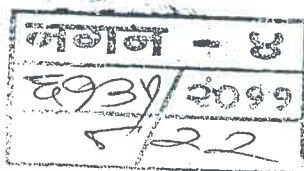
25. THAT, the Purchaser shall use the common areas and facilities provided in the premises only in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful right of other Owners in the "SAI PALACE-II".

26. THAT, the Purchaser hereby specifically agrees with the Vendor & Confirming Party that even after her/him taking over possession of the Apartment chosen by her/him/them the Purchaser will not object, prevent or obstruct the Vendor & Confirming Party in any way in carrying on and completion the work of other Apartments in the complex and keeping building materials on the available open space.

28. THAT, the Agreement/contract is subject to the jurisdiction of the Competent Civil Court at Nagpur.

29. THAT, the Purchaser shall use the common area and facilities provided in the premises only in accordance with the purpose for which they intended without hindering or encroaching upon the lawful rights of other Owners in the said scheme.

30. THAT, the title of Vendor & Confirming Party over the said property shall remain undisturbed till the entire scheme is constructed thereon and occupation of the Apartment/Tenement therein are made available for possession and are delivered to the respective buyers including the Purchaser.

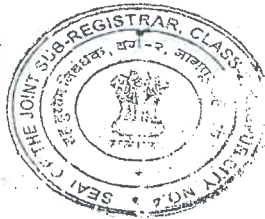
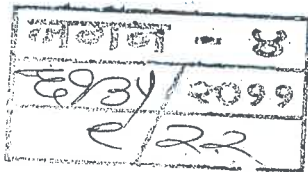


31. THAT, the Purchaser further declare that the Vendor and the Confirming Party shall not be held responsible for any loss or damages, suffered by and against the Apartments agreed to be purchased by him/her on account of any natural calamity such as earth quake, flood, etc. of God.
32. THAT, all expenses for formation of co-operative housing society of association of form all charges, of stamp duty, registration fee, Advocate fees, charges of typing, cyclostyling. Xerox etc. and other incidental charges, shall be paid and borne by the Purchaser proportionately with other Apartment/Tenement holders.
33. THAT, it is agree by Purchaser that he/she shall be bound to pay all the amount of service tax, sales tax and other taxes charged or imposed by any Government or semi-government authorities.
34. THAT, the Purchaser shall always keep the Apartment chosen by Purchaser in good; repair and habitable condition and the entire available open space of land, staircases, stairways, some with electric motor and pump thereon etc. are and shall always be the common properties for the use and beneficial enjoyment of all the owners in the said scheme including the Vendor or the Confirming Party and any of the Purchaser or the Purchaser herein will not be entitled to the exclusive use of any part of portion thereof.
35. THAT, it is specifically agreed by the Purchaser, that he shall be bound to pay the additional development charges, betterment charges, penalty and the other deposits charge by Nagpur Improvement Trust or by any Government or Semi-Government authorities.
36. THAT, the Purchaser shall abide all the terms and conditions mentioned in this Deed and Deed of Declaration, if some terms and conditions are not incorporated in this Deed of Sale same should be incorporated from the Deed of Declaration, and the Purchaser shall have to strictly abide by those terms and conditions mentioned both in this Deed of Sale and Deed of Declaration.

SCHEDULE - A REFERRED TO ABOVE

All that UNDIVIDED 10.24% proportionate share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 37. total admeasuring 431.250 Sq.Mtrs., being a part or portion of entire land bearing Kh. No.99, 100,101, and 102/1, having City Survey No. 344, Sheet No. 84,95 and 105, and N.M.C. House No. 989/37 in Deshmukh Layout at Mouza - DABHA, P.S.K. 7, within the limits of the Nagpur Municipal Corporation, in Ward No. 68 in Tahsil Nagpur (urban) and District - NAGPUR and the said Plot No.37 bounded as under :-

ON THE EAST	-	Layout Road
ON THE WEST	-	Layout Road,
ON THE NORTH	-	Plot No. 36 and,
ON THE SOUTH	-	Plot No. 38 and Sai Palace - I thereon.



SECOND SCHEDULE REFERRED TO ABOVE (RESIDENTIAL)

ALL THAT R.C.C. Superstructure comprising **Apartment No. 302** on the **THIRD FLOOR** covering a Saleable/super-built up area of **102.64 Sq. mtrs..** (which includes Built up Area of 34.46 Sq.Mtrs. + Open and Covered Balcony of 7.40 Sq.Mtrs + Share in Premium Staircase and Passages 11.65 Sq.Mtrs. + Share in Common Share and Other Facilities 17.23 Sq.Mtrs. + Share in Parking Area 16.33 Sq.Mtrs.+ Open terrace area of 16.58 Sq.Mtrs.) of a building to be known and styled as **"SAI PALACE-II"**, constructed on the above said Plot No.37 mentioned in First Schedule and the abovesaid **Apartment No. 302** is bounded as under :-

ON THE EAST - Flat/ Apartment No. 301,
ON THE WEST - Road,
ON THE NORTH - Staircase and,
ON THE SOUTH - Passenger Lift.

IN WITNESS WHEREOF the parties above named have signed this Deed of Transfer and sale without any undue influence, coercion, out of free consent, after understanding its contents completely which are read over and explained to them in vernacular that is in Hindi and Marathi on the date and year first hereinabove written.

WITNESSES :

1) 

VENDOR/Party No.1

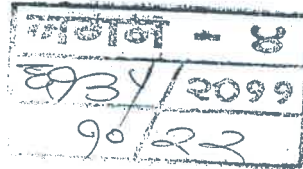
(NITIN PURUSHOTTAM YELNE)
PURCHASER/Party No.2

2) 

(Mr. NITIN GOKUL PILLAI)

CONFIRMING PARTY
M/S. SHREE SAI BUILDERS & DEVELOPERS,
through its Sole Proprietor

(NITIN PURUSHOTTAM YELNE)



IDBI Bank Ltd.

RAC - Jalgaon

1St Floor, Final Plot No. 139,
T.P.Sanction No. III, Jai Nagar,
Akashwani To Mahabal Road, At Mehrun
Shivar
Jalgaon, Pincode : 425001
Maharashtra

IDBI Bank Ltd.,

RAC, Solapur

C S No. 5, A/2, South Kasaba,
Damani Shopping Complex, Near Central Takies, PB 706,
Navipeth, Solapur
Solapur Pin : 413007
Maharashtra



२००८ - २००९
नागपूर महानगरपालिका,
कर आकारणी विभाग नागपूर.



ISO 9001-2000 प्रमाणित

(ही रसीद १.४.२००८ पासून ३१.३.२००९ पावेतो वापरली जाईल त्यापुढे वापरल्यास ती खोटी समजावो)

रसीद बुक क्र. **U**

रसीद क्र. **89 000446**

देयक क्र. **989/37**

धर क्र. **989/37**

इंडेक्स क्र. **Nea-178**

वा. क्र. **68 84004**
गोष्ट्याचे नांव **Divakar**

घर मालकाचे नांव **8/21, 2nd Floor, N/A, Panchsham, 10/10/2000**

बहिषाटदाराचे नांव **01/10/2000**

तारीख पासून **31/03/2009** ता. **31/03/2009** पावेतो

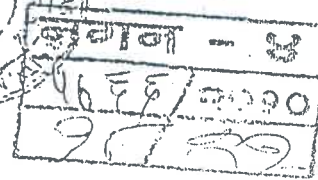
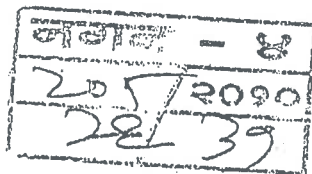
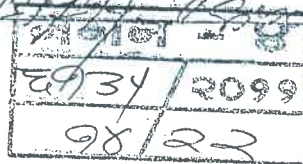
(If payment is made by cheque, this receipt is valid subject to realization of cheque.)

Details of Taxes / कराचे नाव	Arrears / बकाया	Current / चालू	Remarks / शेर
मलजल कर (Sewerage Tax)	10574	2674	00-00-00
पाणी कर (Water Tax)			05/12/12
सामान्य कर (General Tax)	20059	6016	10/10/00
प्रकाश कर (Light Tax)	883	223	10/10/00
अग्नि सेवा कर (Fire S. Tax)	883	223	10/10/00
मलजल लाभ कर (Sewerage Bene. Tax)			10/10/00
पाणी लाभ कर (Water Bene. Tax)			10/10/00
नोटीस फी (Notice Fee)			27242
वारंट फी (Warrant Fee)			24/08/09
किरकोळ (Misc)			194815
रा.स.शि.कर (Educn. cess.)	5284	1337	
रोजगार हमी कर (E.G.S. cess.)			
मोठ्या निवासी इमारती वरील शासनाचा कर (Tax on Large Residential Properties)			
एकूण (Grand Total)	37683	10473	4815

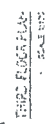
एकूण रक्कम अक्षरी रु. in words total Rs.

Forty Eight Thousand and One Hundred

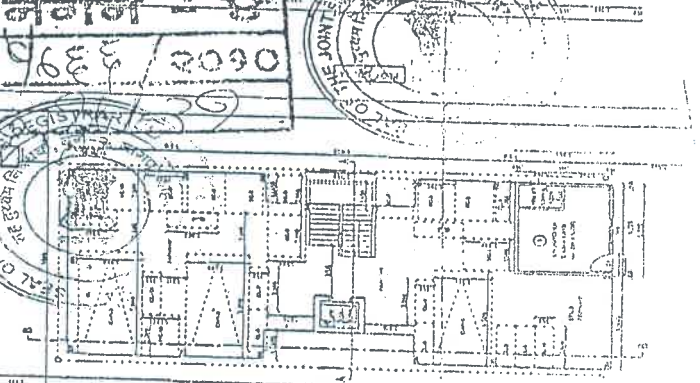
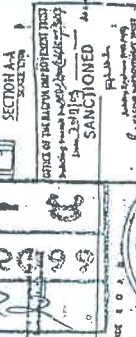
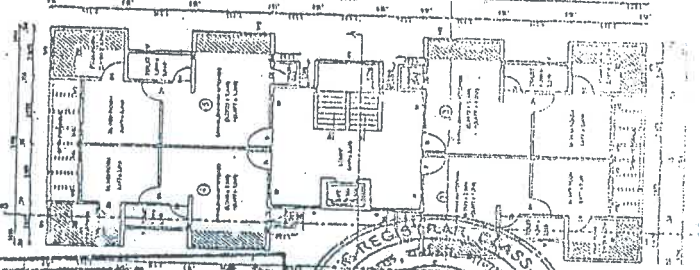
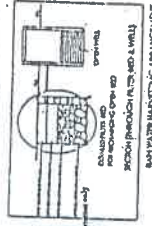
दिनांक Date **24/10/09** 200



100-443887-100



REC'D - RECYCLED RAINWATER HARVESTING
SCHOOL WATER METER



GROUND FLOOR PLAN / 111E FLN

नाम	४
205	2090
23	39

[illegible]



नागपूर सुधार प्रन्यास
मुख्य कार्यालय, स्टेशन रोड, सदर, नागपूर
ना हरकत पत्र

टेलिफोन २५३१४३१
२५३१४३२



200710269

भूखंड विक्री करण्याकरिता



5

महाराष्ट्र गुठेवारी विकास (नियमाधीन करणे, श्रेणी वाढ व नियंत्रण) अधिनियम २००१ अंतर्गत नियमित करण्यात आलेला भूखंड

क्रमांक/इ.वि(प)/ना.ह.प

नागपूर दिनांक 3 OCT 2011

प्रति,

श्री/श्रीमती/कुमारी Mr. NITIN PURUSHOTTAM YELANE
TELIPURA ITWARI NAGPUR

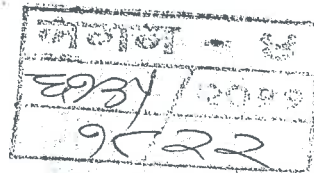
No 3253

विषय :- " ना हरकत पत्र" देण्याबाबत

संदर्भ :- आपला दिनांक 29/09/2011 चा अर्ज.

खाली वर्णन केलेली आपली मालमत्ता विक्री करण्याकरिता आपणास ना हरकत पत्र देण्यात येत आहे. हे पत्र दि. १५/०८/२०१२ पर्यंत ग्राह्य समजण्यात येईल.

विक्री करणाऱ्याचे नांव	Mr. NITIN PURUSHOTTAM YELANE
खरेदी करणाऱ्याचे नांव	TUSHAR V. DHARMALE(001) ; RAJESH P. MESHRAM(101) ; PRADEEP B. WANKHEDE(102) ; PRATIBHA A. BHOYAR(103) ; VAIBHAV B. DHONGADI(104) ; DR.RAHUL R. PACHAKAWADE(201) ; SHRIKANT A. GIRHE(201A) ; CHITRA S. DAS(202) ; PRADEEP BALWANTRAO WANKHEDE(203) ; DHEERAJ KAMBLE (301A) ; ANIL V. BAGDE(301); NITIN PILLAI (302)
मालमत्तेचे वर्णन	
सोजा व खसरा क्रमांक	Dabha-100,101,102/1,5
अभिन्यासा चे नांव	Deshmukh Layout
भूखंड क्रमांक	37
भूखंडकाचे क्षेत्रफळ	431.2500 चौ.मि
बांधकामाचे क्षेत्रफळ	430.2020चौ.मि



- टिप :- १. सदर पत्र हे अर्जदारांचे विनंतीनुसार देण्यात येत असून मागे नमूद केलेल्या शर्ती व अटीचे अधीन आहे.
- २- भूखंड, दूकान, गाळा विक्री/वक्षीस झाल्यानंतर एक महिन्याचे आत पंजीवध्व दस्तावेजाच्याआधारे आवश्यक ते शुल्क भरून नामांतरण करून घ्यावे

कार्यकारी अभियंता (इमारत)
नागपूर सुधार प्रन्यास, नागपूर

Case Processed by
Case Approved by

(मागे पहा)

ना हरकत प्रमाण-पत्र खाली नमूद केलेल्या शर्ती व अटीचे अधीन देण्यात आले आहे.

१. नाहरकत प्रमाणपत्र दिल्यामुळे अर्जदारास कोणत्याही प्रकारचा मालकी हक्क मिळत नाही.
२. नागपूर सुधार प्रन्यासच्या भूखंडांसाठी नाहरकत प्रमाणपत्र दिल्यास भूखंडधारकास सुरु असलेली इतर कार्यवाहीवर कोणत्याही प्रकारे परिणाम होणार नाही.
३. हया नाहरकत प्रमाणपत्राने अर्जदाराने धारण केलेल्या हक्का (Title) शिवाय कोणताही अधिक हक्क (Title) प्राप्त होत नाही. सरकारी-निमसरकारी अथवा व्यक्तीगत हक्क अबाधित ठेवून प्रमाणपत्र देण्यात येत आहे.
४. अर्जदाराने दिलेल्या शपथ पत्राच्या आधारे ना हरकत प्रमाणपत्र देण्यात येत आहे. खोटी माहिती आढळल्यास अर्जदार कायदेशीर कारवाईस पात्र राहील. व नाहरकत प्रमाणपत्र आपोआप परिणामशून्य / रद्दबातल समजण्यात येईल.
५. प्रन्यासच्या जारी केलेल्या नियमितीकरण पत्रातील सर्व शर्ती व अटी अर्जदाराने वाचून व समजावून घेतल्या तसेच या भूखंडकावर प्रन्यासचा बोझा इत्यादीची माहिती अर्जदाराला आहे.
६. प्रन्यास कायदा लागू आहे त्याहद्दीत या भूखंडाचे विभाजन प्रन्यासच्या पूर्वपरवानगी शिवाय होणार नाही हयाची माहिती अर्जदाराला आहे.
७. या भूखंडकाबाबत मूळ मालक यांना लागू असलेल्या नियमितीकरण पत्राच्या सर्व शर्ती व अटी हस्तांतरण करून घेणाऱ्यास लागू होतील. या ना हरकत पत्रामध्ये कोणत्याही प्रकारचे अनधिकृत बांधकाम नियमित झाले असे समजण्यात येणार नाही. प्रन्यासच्या सगळ्या देय रकमा देण्याची जबाबदारी हस्तांतरण करून घेणाऱ्यावर राहील. नागपूर सुधार प्रन्यासवर कोणत्याच प्रकारची कायदेशीर आणि इतर जबाबदारी या नाहरकत पत्रामुळे येणार नाही.
८. सदर भूखंडकामध्ये नामांतराचा अर्ज करतांना ना हरकत पत्राची प्रत इतर दस्तावेजासहित जोडावी.


शाखा अधिकारी
(इमारत अभिलेख)
नागपूर सुधार प्रन्यास, नागपूर.

