

2/1/2023

राखी

Original/Duplicate

Tuesday, February 07, 2023

बिल नं. 398

5:27 PM

Regn: 2023

बिल नं. 1579

Form: 01/02/2023

व्यक्ति का नाम: Somawada

व्यक्ति का पता: कल्याण, महाराष्ट्र-4017-2023

व्यक्ति का पता: विहीन

व्यक्ति का पता: कल्याण महाराष्ट्र

राखी का

₹ 100.00

व्यक्ति का नाम

₹ 100.00

राखी का नाम

कुल

₹ 200.00

कल्याण, कल्याण, महाराष्ट्र, कल्याण - 4017-2023

5:27 PM (गुरुवार, 7 फरवरी 2023)



बिल नं. 1842304

बिल नं. 18500000

बिल नं. 1290000

**DELIVERED**

1) बिल का नाम: BIL (BIL) ₹ 100

व्यक्ति का पता: कल्याण, महाराष्ट्र-4017-2023 Form: 01/02/2023

व्यक्ति का पता: विहीन

2) बिल का नाम: eChitka ₹ 100

व्यक्ति का पता: कल्याण, महाराष्ट्र-4017-2023 Form: 01/02/2023

व्यक्ति का पता: विहीन

*Handwritten signature*



गण-८  
१८६ / २०२३  
५ / ३४



**BEFORE THE SUB-REGISTRAR OFFICE, NAGPUR**

**SALE DEED**

VALUED AT RS. 1,85,00,000/- ONLY  
(RUPEES ONE CRORE EIGHTY FIVE LAC ONLY)

MARKET VALUE RS. 1,84,23,000/-

STAMP DUTY RS. 12,95,000/-

MOUZA-SOMALWADA, City Survey No. 609 and 610 & Sheet No. 348  
Item No. 20.328-B/348, Page No. ...., Rate Rs. 39,000/- per Sq. Mtr.

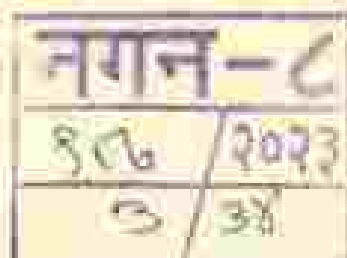
This **SALE DEED** is made and executed on this 07<sup>th</sup> day of  
FEBRUARY, 2023

**BETWEEN/EXECUTED BY**

**M/S NITYAM CONSTRUCTIONS [PAN : AAAPN 7026 K]**, a Partnership acting through its Authorized Partner - **SHRI VIJAY S/O OMPRAKASH DARGAN**, aged about 60 years, Occupation- Business, [PAN : ABHPD 8546 J & AADHAR NO.4294-9937-1265], R/o - Flat No.401, Green Heaven Residency Wardha Road, Opp. Somalwada, Petrol Pump, Sai Nagar, Khamia, Nagpur-440025, hereinafter called and referred to as "**VENDOR**", which expression shall unless repugnant to the context or meaning thereof shall always means and includes the said Vendor as well as his/its legal heirs, Legal representatives, executors, administrators, assigns, nominees successors and all other persons claiming through or under him/it of the **FIRST PART**: Mobile No.9881125524.

**AND/IN FAVOUR OF**

**SHRI PRAVIN S/O NATTHUJI RAHATE**, aged about 38 years, Occupation- Business, R/o -D-202, Laxmi Vihar Colony, Near Hotel Airport Hotel, Wardha Road, Nagpur-440025, hereinafter referred to as "**PURCHASER**", which expression shall unless repugnant to the context or meaning thereof shall always means and include the said Purchaser as well as his legal heirs, executor, administrators, assigns, nominees successors and all other persons claiming through or under him of the **SECOND PART**: [PAN : AVLPR 1403 N & AADHAR NO.8798-1753-5581]



**WHEREAS**, the present Vendor is the sole and absolute owner of the property i.e. ALL THAT piece and parcel of land bearing Amalgamated Plot Nos. 02 and 03 containing by admeasurements 218.40 Sq. Mtrs. and 253.96 Sq. Mtrs. respectively thus total admeasurements 472.36 Sq. Mtr. (OR 5084.48 Sq. Ft.) out of the layout of M/s Engineers Co-Operative Housing Society Ltd. Nagpur, being a portion of the entire land bearing Kh. Nos. 133/1K, 133/1Kh and 135/2 of Mouza-SOMALWADA, P.S.R.44, including all easementary rights appurtenant thereto, bearing City Survey No. 609 and 610 and Sheet No. 348, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tehsil and District-Nagpur, hereinafter referred to as the "SAID PROPERTY" and more particularly described in the schedule hereunder written.

**WHEREAS**, originally land of Kh. No. 133/K, 133/Kh & 135/2 total admeasuring about 2.48 H.R. of Mouza-Somalwada was purchased by the Niyajit Engineering Co-Op. Housing Society from Shri Shrikam Laxmanrao Sathawane, Shri Shankar Ramkrushnaji Sathawane, Shri Uttarao Ramkrushna Sathawane, Shri Prathad Ramkrushnaji Sathawane, Shri Jagoba Laxmanrao Sathawane, Smt Banabai Laxmanrao Sathawane and Smt Gunabai Wd/o Atmaramji Nalkhedkar by virtue of Sale Deed dated 23.09.1983, which is duly registered with the Sub-Registrar Office, Nagpur-7 in Book No.1, Vol. No.406 at Sr. No. 4185(P), Reg.No.4039(P), from Pages 108-115 on 26.10.1983.

**AND WHEREAS**, later on, the said land of Kh. No. 133/K, 133/Kh & 135/2, total admeasuring about 2.48 H.R. of Mouza-Somalwada has been converted from Agricultural to Non Agricultural use by the Collector, Nagpur vide its Order dated 20.08.1990 in Rev. Case No. 68/NAP-34/1989-1990 on various terms and conditions mentioned therein.

**AND WHEREAS**, thereafter, the Niyajit Engineering Co. operative Housing Society has submitted the statement under Section 6 (1) of Urban Land (Ceiling & Regulation) Act 1976 in the office of the Competent Authority of Urban Land Ceiling and accordingly after completing inquiry, the Authority vide Order dated 07.09.1984 declared entire land admeasuring 2.48 HR i.e. 24800 Sq.Mtrs as Non Affordable.

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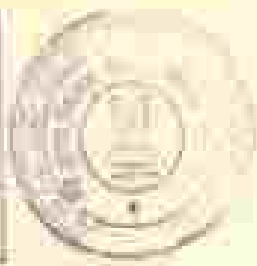
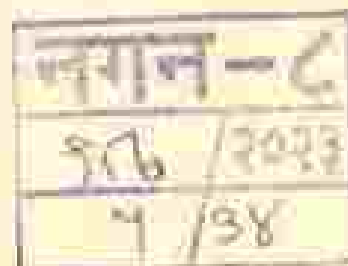


**AND WHEREAS,** thereafter, the said Niyaji Engineering Cooperative Housing Society has prepared a layout in the said land of Kh.No.133/K, 133/Kh & 135/2 total admeasuring about 2.48 H.R. of Mouza-Somalwada by carving out various plots of different sizes therein, however, area and Map has been corrected by the Sub-Divisional Officer vide its Order dated 17.12.2001 in Case No. Pro-5/C.T.S.R.30/2001 and the said entry is duly reflected in the record of right.

**AND WHEREAS,** later on, the Plot No. 1 to 49 from and out of the layout prepared by the Society has been regularized by the Nagpur Improvement Trust, Nagpur as per the Maharashtra Gunthewari Developments (Regulation, Up Gradation and Control) Act, 2001 under its 572 Layout Scheme and after making of payment of regularization charges, the Competent Authority of the NIT, Nagpur has issued Regularization Letter vide its Permit No. 8E [W]572/412/01 of 2001/6538 dt.16.01.2002 and thereby regularized entire area of 16305.80 Sq. Mtr. on various terms and conditions mentioned therein and Regularization Letter to that effect has been issued in the name of the Niyaji Engineering Co-Op. Housing Society.

**AND WHEREAS,** thereafter, M/s Engineering Co-operative Housing Society acting through its Secretary Shri Omprakash Tekchand Dargan with the Consent of Mrs. Poonam Kuldeep Mathur, has sold Plot No. 02 admeasuring 218.40 Sq.Mtr. out of said layout to Smt. Shobha Balasoneb Ahemao by virtue of Sale Deed dt. 12.08.2002, which is duly registered with the Sub-Registrar Office, Nagpur-9 in Book No.1, of Sr. No. 3224 on even date.

**AND WHEREAS,** later on M/s Engineering Co-operative Housing Society acting through its Secretary Shri Omprakash Tekchand Dargan with the Consent of Mrs. Poonam Kuldeep Mathur has sold Plot No. 03 admeasuring 253.96 Sq. Mtr. out of said layout, to M/s Niyam Constructions through Partner Shri Vijay Omprakash Dargan i.e. Present Vendor by virtue of Sale Deed dt. 03.10.2002, which is duly registered with the Sub-Registrar Office, Nagpur-9 in Book No.1, of Sr. No.3830 on 04.10.2002.

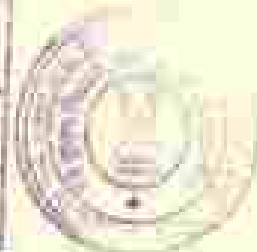
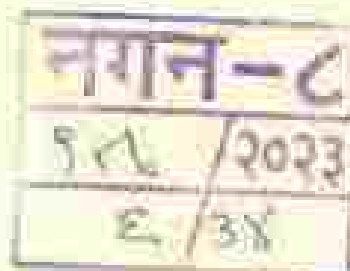


**AND WHEREAS**, like manner, Smt. Shobha Balasaheb Anarrao has transferred said Plot No. 2 in favour of M/s Nityam Constructions through Partner Shri Vijay Omprakash Dargan i.e. Present Vendor by virtue of Sale Deed dt. 30.12.2010, which is duly registered with the Sub-Registrar Office, Nagpur in Book No.1, of Sr. No. 10 on 01.01.2011.

Thus, by virtue of aforesaid Sale Deeds, M/s Nityam Constructions i.e. Present Vendor became the sole and absolute owner of Plot No. 2 and 3 from and out of the layout prepared in the land of Kh. No. 133/K, 133/Kh & 135/2 of Mouza-Somalwada and name of the firm has been duly recorded in the revenue record being the owner of the said property.

**AND WHEREAS**, it is submitted that, initially in the year 2002, said entire layout has been acquired by the Maharashtra Airport Development Company Ltd., (MADC) for their upcoming project, however, same has been released in the year 2009. It is submitted that, however, since sanctioning authority and amalgamation authority of the subject property is with the MADC as subject layout and subject Plot No. 2 and 3 are situated within the MIHAN notified area, hence, on application made by M/s Nityam Constructions, Plot No. 2 admeasuring 216.40 Sq. Mtr. and Plot No. 3 admeasuring 253.96 Sq. Mtr. has been amalgamated having total area 472.36 Sq. Mtr. by the Vice Chairman & Managing Director, Maharashtra Airport Development Company Ltd., (MADC) vide Letter No. MADC/MIHA/ 57/44/846 dated 12.05.2011 on various terms and conditions mentioned therein.

**AND WHEREAS**, now the present Vendor has decided to sale the said property and the Purchaser being desirous to purchase the same with heritable and transferable rights therein approached to the Vendor and shown his willingness to purchase the said property and after due negotiation, the Vendor has agreed to sale and the Purchaser has agreed to purchase the said property for total agreed sale consideration of Rs. 1,85,00,000/- (**Rupees One Crore Eighty Five Lacs Only**) and accordingly, this Sale Deed is executed between them on the terms and conditions appearing herein below.



NOW THEREFORE IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THAT, the Vendor hereby sold and the Purchaser hereby purchased subject Amalgamated Flat Nos. 2 and 3 containing by total admeasurement 472.36 Sq. Mts. (5084.46 Sq. Ft.), more particularly described in Schedule of property hereunder written for a total Sale consideration of Rs. 1,85,00,000/- (Rupees One Crore Eighty Five Lacs only) which the Purchaser has paid to the Vendor in the following manner:-

MANNER OF PAYMENT

- Rs. 20,00,000/- (Rupees Twenty Lac only) paid by the Purchaser to the Vendor by way of Cheque No. 094577 dated 15.06.2022, drawn on Indusind Bank, Wardha Road Branch, Nagpur and receipt whereof is acknowledged by the Vendor.
- Rs. 25,00,000/- (Rupees Twenty Five Lac only) paid by the Purchaser to the Vendor by way of Cheque No. 094579 dated 30.07.2022, drawn on Indusind Bank, Wardha Road Branch, Nagpur and receipt whereof is acknowledged by the Vendor.
- Rs. 25,00,000/- (Rupees Twenty Five Lac only) paid by the Purchaser to the Vendor by way of Cheque No. 094580 dated 10.10.2022, drawn on Indusind Bank, Wardha Road Branch, Nagpur and receipt whereof is acknowledged by the Vendor.
- Rs. 60,00,000/- (Rupees Sixty Lac only) paid by the Purchaser to the Vendor by way of Cheque No. 094581 dated 30.12.2022, drawn on Indusind Bank, Wardha Road Branch, Nagpur and receipt whereof is acknowledged by the Vendor.

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Rs. 18,50,000/- (Rupees Eighteen Lac fifty Thousand only) paid by the Purchaser to the Vendor by way of Cheque No. 094591 dated 05.01.2023, drawn on Indusind Bank, Wardha Road Branch, Nagpur and receipt whereof is acknowledged by the Vendor.

Rs. 34,65,000/- (Rupees Thirty Four Lac Sixty Five Thousand only) paid by the Purchaser to the Vendor by way of RTGS UTR No. INDBR32023020700911614 dated 07.02.2023, drawn on Indusind Bank, Wardha Road Branch, Nagpur and receipt whereof is acknowledged by the Vendor.

Rs. 1,85,000/- (Rupees One Lac Eighty Five Thousand only) paid by the Purchaser on behalf of Vendor to the Income Tax Department towards 1% TDS amount, which is included in the sale consideration, and receipt whereof is acknowledged by the Vendor.

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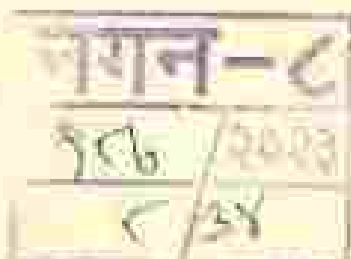
Rs. 1,85,00,000/- (RS. ONE CRORE EIGHTY FIVE LAC ONLY)  
Total Sale Consideration

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Thus, the Vendor has received entire sale consideration from the Purchaser as mentioned herein above and the receipt whereof the Vendor does hereby acknowledged and as the Vendor being the absolute owner of the said property do hereby grant, sale, convey and transferred the said property more particularly described in the "Schedule" appearing hereunder to hold the same to and unto the Purchaser as an absolute owner and free from all encumbrances.

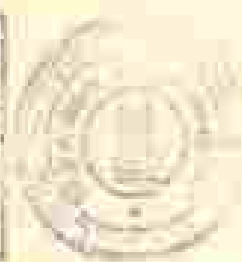
**3. THAT THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-**

- (a) That the Vendor has clear and good, valid and marketable title in respect of the property hereby sold. That the Vendor is having full and absolute right to sell the said property to the Purchaser.



- b) That property subject to this deed is free from all encumbrances, charges, gift, lien, mortgage, sale of Government Reservations etc.
- c) That the property is free from payment related to taxes, ground rent, Corporation taxes, Cesses, and all other outgoings etc. levied on the property hereby sold and payable by the Vendor up to date of the execution of this deed in favour of the Purchaser.
- d) That the Vendor has hereby delivered actual peaceful physical possession of the said property to the Purchaser in vacant condition. That the Vendor as well as his/its legal heirs shall not interfere, claim any title or interest over the said property in future after execution and registration of this sale deed.
- e) That the property hereby sold shall be quietly entitled in to and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor and or any person claiming through under or interest for him and without any lawful disturbance or interruption by any other persons whatsoever.
- f) That the Vendor assures that the said property is not mortgage, gifted, transferred or agreed to sell with/to any other persons whatsoever and the said property is free from all encumbrances and the same is in Vendor's lawful possession as mentioned in the present deed.
- g) That the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale but all the same such mis-statement, error or omission will always be subject to correction by the parties of the deed.
- h) That the Vendor shall support any application for mutation in the name of the Purchaser in the concerned departments and shall render necessary assistance for obtaining a mutation in the name of the Purchaser in all the relevant Government and semi Government records.

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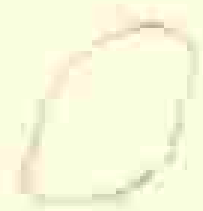
- i) That, the property hereby sold shall be quietly entered into upon for resale hold enjoy and to receive there from the rent, profits by the Purchaser hereafter without any interruption and/or disturbance by the Vendor or any other person claiming through him/it.
- ii) That, in case the Purchaser will deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendor or of any encumbrances or charges on the same to which this sale is not subject, the Vendor shall indemnify to the Purchaser by way of damages the whole amount of sale price and the same is without prejudice right of the Purchaser to file suit for damages against the Vendor.

**4. THAT THE PURCHASER DO HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:-**

- i) That, the Purchaser shall hereafter get his name mutated in all the relevant records whenever found necessary and for which the Vendor has no objection and shall provide all necessary cooperation to the Purchaser.
- ii) That, the Purchaser shall hereafter regularly pay all the Taxes, Cesses, Land Revenue and other Government or Semi-Government dues with respect to the said property as may be assessed from time to time from the date of this Sale Deed.
- iii) That the Purchaser shall pay regularly the Municipal taxes, land revenue and all other outgoing charges etc. from the date of registration of this sale deed in respect of the said property. That the Purchaser will not be held responsible for any outstanding earlier dues with the respect to the said property.
- iv) That the Purchaser will be sole and absolute owner of the said property after execution of the present Sale Deed without any interference of the Vendor or his/its legal heirs/legal representatives.
- v) That this Sale Deed is subject to the jurisdiction of the competent Civil Court at Nagpur.

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- v) As per agreed terms and conditions all expenses for documentations like stamp duty, registration fee & Advocate fee at the time of execution of present sale deed are borne and paid by the Vendor only.

**SCHEDULE OF PROPERTY**

ALL THAT piece and parcel of land bearing Amalgamated Plot Nos. 02 and 03 containing by admeasurements 218.40 Sq.Mtrs and 253.96 Sq. Mtrs. respectively thus total admeasurements 472.36 Sq. Mtr. (OR 5084.48 Sq. Ft.) being a part and portion of the entire land bearing Kh. Nos. 133/1K, 133/1Kh and 135/2 of MOUZA-SOMALWADA, P.S.K.44, including all easementary rights appurtenant thereto, bearing Nagpur Municipal Corporation House No. 1916/2 (For Plot No.2) and 1916/3 (For Plot No.3) City Survey No. 609 and 610 and Sheet No. 348, situated out of the layout of M/s Engineers Co-Operative Housing Society Ltd. at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No.15 in Taluk and District-Nagpur and the same is/are bounded as under :-

**Boundaries of Plot No. 3 :-**

- On the East : Nallah
- On the West : 7.50 Mtr. wide Road
- On the North : Plot No. 02
- On the South : Area of other Layout

**Boundaries of Plot No. 2 :-**

- On the East : Nallah
- On the West : 7.50 Mtr. wide Road
- On the North : Plot No. 01
- On the South : Plot No. 03

**Combined Boundaries of Plot No. 2 and 3:-**

- On the East : Nallah
- On the West : 7.50 Mtr. wide Road
- On the North : Plot No. 01
- On the South : Area of other Layout

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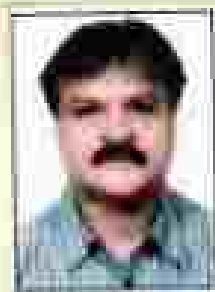


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IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this **SALE DEED** at Nagpur in presence of attesting witnesses signing as such on the day, month and year first hereinabove written after fully understanding the contents of the present deed in their vernacular.

Date : 07/02/2023

This Document is drafted as per the instructions of both the parties and same is found to be true & correct by them that the Vendor has/have obtained that Finance from bank and mortgage the Property to any banking institution as per Deed of that Party entered in the said Property. The Purchaser has/have not obtained Finance from bank. It is hereby stated that any liability is assumed by the Advocate. In case any defect in title of the Vendor's is found, the Vendor & Purchaser will be responsible for the same & not Advocate and Sd/- Nagpur.

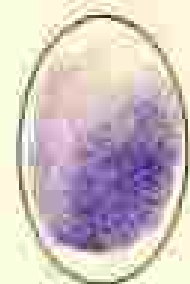


**FOR M/S NITYAM CONSTRUCTIONS**  
Acting through its Authorized Partner

**(SHRI VIJAY OMPRAKASH DARGAN)**  
**VENDOR**



**(SHRI PRAVIN NATHUJI RAHATE)**  
**PURCHASER**



**WITNESSES :** The contents of this deed are read over and explained to the parties in our presences and the parties has/have signed this Deed in our presences. The Parties say that the Deed is drafted as per their say and instructions.

  
1. Vijay S. Dargan  
2. Ravi T. Patke

नगन-८  
१०७ / २०२३  
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प्रश्न 1	प्रश्न 2	प्रश्न 3	प्रश्न 4	प्रश्न 5	प्रश्न 6	प्रश्न 7	प्रश्न 8	प्रश्न 9	प्रश्न 10	प्रश्न 11	प्रश्न 12	प्रश्न 13	प्रश्न 14	प्रश्न 15	प्रश्न 16	प्रश्न 17	प्रश्न 18	प्रश्न 19	प्रश्न 20
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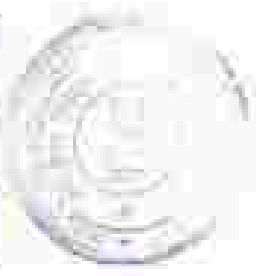

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97/38

1. Name of the person who has been appointed as the \_\_\_\_\_ of \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_



नमून-८
११७ / २०२३
१९ / ३४



# Nagpur Improvement Trust

(Regularisation of Unauthorised Constn./Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Government Developments (Regulation, Upgradation and Control) Ordinance, 2001 and NIT Board Resolution No. 15 dated 27-1-2001

TRIPPLICATE Permit No. GE (NIT-72/410/01) of 2001/6533 Dated 16/1/2002

File No. 572/410/01

1. Name of the Applicant & Address	SECRETARY, NIYOGIT ENGINEER CO-OP HOUSING SOCIETY, C/O SHRI OMPRASH DARGAN, B. LAXMAN APARTMENT, VIVEKANAND NAGAR, NAGPUR.	
2. Date of Application	05/04/2001	Details of Development charges/Penal Amount paid Cash/Cheque/C.D.  DT: 27/04/2001 RS. 28.31, 00/-
3. Sh. No./Mousa	113/1, 113/2 SOMALWADA	
4. Name of Layout	NIYOGIT ENGINEERS CO-OP HOUSING SOCIETY	
5. Plot No.	1 TO 49	
6. Plot Area	16,305.80 SQ.M	
7. Built up area Regularised	NILL	

1. Regularisation is accorded on the conditions enumerated in the plan/sketch.
2. This Regularisation will neither establish the Ownership nor effect the Ownership over the land.
4. This Regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1978.
5. N.I.T. has every right to take up the demolition of affected structures and portion of site as and when required by N.I.T. in future.
6. The applicant should not make any construction without obtaining sanction plan from the N.I.T. in future.
7. The applicant should not sale/mortgage the plot without N.O.C. from N.I.T.
8. The applicant should not sub-divide the plot without prior approval of N.I.T.
9. MA assessment and Ground rent is applicable for N.I.T. owned plots and the plots which are vested with N.I.T. under Urban Land Ceiling Act.

Enclosure (1) One complete set of sanctioned plan & copy of undertaking (Hampshire)  
 (2) Copy of part layout plan.

956/2033  
 23/38



**SUPERINTENDING ENGINEER**  
 Nagpur Improvement Trust

Copy forwarded to:

1. Executive office, Nagpur Improvement Trust.
2. The Assessor, Nagpur Municipal Corporation for information. The estimated cost of proposed existing building as per party's statement is Rs. \_\_\_\_\_ Nagpur Improvement Trust
3. The Divisional Officer \_\_\_\_\_ for information with a copy of sanctioned (enclosed herewith) for record.
4. City Engineer N.M.C. Nagpur for information.

Enclosure (1) One complete set of sanctioned plan & copy of undertaking (Hampshire)  
 (2) Copy of part layout plan







No. MADC/MHHA/DP/44/2011

25/07/2011

To  
M/s. Nityam Constructions  
LG-013, Sai Darshan Complex,  
Vijayaram Nagar, Nagpur-46

Sub: Amalgamation of Plot Nos. 2 & 3, of C.T.S. nos. 609 & 610 of  
Engineers Co-Operative Housing Society Ltd., bearing Survey Nos.  
1351K, 1351Kh and 1352, Somalwada, Nagpur in the MHAN  
Notified Area, Nagpur.

- Ref: 1) Your Letter dated 3/05/2011, received on 19/05/2011  
 2) Our letter no MADC/MHHA/DP/44/2011 dated 29/07/2011  
 3) Your letter dated 25/07/2011

With respect to your request for amalgamation of plot no.2, measuring  
 20840 square and plot no. 3, measuring 25780 square, of C.T.S nos. 609 & 610  
 of Engineers Co-Operative Hse. Soc. Ltd., bearing Survey Nos. 1351K,  
 1351Kh & 1352, of Somalwada village in the MHAN Notified Area, Nagpur, and  
 pursuant to payment of amalgamation charge of Rs. Rs.100,000/- (Rupees One  
 lakh eight thousand Six hundred and Fifty three only) for an area of 47230  
 square, you are permitted to amalgamate plot nos. 2 & 3 together subject to  
 following conditions:

1. Any previous approval of building premises stands cancelled. Building  
 Plan should be prepared as per DCB in MHAN notified area on  
 amalgamated plot and submitted along with requisite development charge  
 for approval.
2. After amalgamation of plots, the plot shall be treated as single plot and no  
 further division will be allowed/authorized.

नगरपालिका  
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3. Applicable FCZ on the amalgamated plot shall remain unchanged.
4. Separate Nakhy, Pataka/ Mutation for the amalgamated single plot should  
 be obtained from the concerned authority.
5. Land use of the amalgamated plot shall remain same as earlier.

The area of the amalgamated plot no. 2 & 3 shall be 4750 sq. m.  
You will be solely responsible for complying and conforming to all Act,  
Rules, Regulations, and conditions prescribed by or related with the  
amalgamated plot.

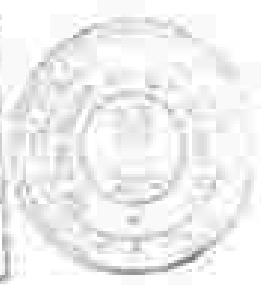
Thanking you,

Yours faithfully,

  
(RPS Madaan)  
Vice Chairman & Managing Director

ENCLOSURE

नमून-८
१४६ / १०४
२६/०४



13970



नगपुर महानगरपालिका  
नगर प्र. कर आकस्मिकी विभाग नगपुर

(शुद्ध कर आकस्मिकी नगपुर 31-03-2022 वर्षको लागि जारी गरिएको नगपुर महानगरपालिका (शुद्ध कर आकस्मिकी))  
 कर नम्बर: 11162  
 करदाताको नाम: 11162, CHAMLA BLOCK  
 करदाताको पता: 11162, CHAMLA BLOCK  
 करदाताको पता: 11162, CHAMLA BLOCK  
 करदाताको पता: 11162, CHAMLA BLOCK

वर्ष: 01-01-2021 वा 31-03-2022 सम्म  
 (Payment is made by cheque this receipt is valid subject to realization of cheque)

वर्ष / Details of Tax	वर्ष / Amount	वर्ष / Current	वर्ष / Remarks
नगपुर कर (General Tax)	0.00	1,713.00	
नगपुर कर (Water Tax)	0.00	0.00	
नगपुर कर (Land Tax)	0.00	934.00	
नगपुर कर (House Tax)	0.00	78.00	
नगपुर कर (Garage Area Tax)	0.00	78.00	
नगपुर कर (Fence Tax)	0.00	78.00	
नगपुर कर (Construction Tax)	0.00	78.00	
नगपुर कर (School Education Tax)	0.00	0.00	
नगपुर कर (Road)	0.00	78.00	
नगपुर कर (Misc)	0.00	0.00	
नगपुर कर (Total)	0.00	4,077.00	
नगपुर कर (Total)	0.00	156.00	
कुल कर (Total)	0.00	3,426.00	3,426.00

Three thousand Four Hundred Twenty Six Only

नगपुर  
 26/38



Received by  
 11/09/2021

Please visit website: <http://www.nagarपालिका.gov.np>

Full Signature



आयकर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

आयकर प्रमाणपत्र  
Income Tax Certificate

आयकर प्रमाणपत्र  
INCOME TAX CERTIFICATE



आयकर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

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Income Tax Certificate

आयकर प्रमाणपत्र  
INCOME TAX CERTIFICATE

4294 9937 1265

आयकर विभाग, नई दिल्ली




भारत सरकार  
GOVERNMENT OF INDIA

आयकर विभाग  
TAX DEPARTMENT

आयकर प्रमाणपत्र  
Income Tax Certificate

आयकर प्रमाणपत्र  
INCOME TAX CERTIFICATE

8798 1753 5581

आयकर विभाग, नई दिल्ली




आयकर विभाग  
TAX DEPARTMENT

आयकर प्रमाणपत्र  
Income Tax Certificate

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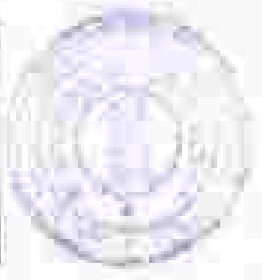

**सर्वोच्च न्यायालय**  
**सर्वोच्च न्यायालय**  
**एन.एच. रोड, कोलकाता-700016**  
**दूरभाष**  
**फोन नं. 9330397092**  
**7377 7352 8942**  
**माली अधिकार, माहली अलका**


**सर्वोच्च न्यायालय**  
**सर्वोच्च न्यायालय**  
**एन.एच. रोड, कोलकाता-700016**  
**दूरभाष**  
**5388 7609 5643**  
**समाप्त - जन्म कवची का अधिकार**

**सर्वोच्च न्यायालय**  
**सर्वोच्च न्यायालय**  
**एन.एच. रोड, कोलकाता-700016**  
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**एन.एच. रोड, कोलकाता-700016**  
**दूरभाष**  
**फोन नं. 9330397092**  
**7377 7352 8942**

**नमन-८**  
**१९६ / २०२३**  
**३० / ०४**













एन सीआर नं-2

पिन 38-38  
एन सीआर 007023

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एन सीआर 007023  
एन सीआर 007023

क्र.सं.	संस्था/व्यक्ति का नाम	संस्था/व्यक्ति का पता	संस्था/व्यक्ति का फोटो	संस्था/व्यक्ति का निशान
1	एन सीआर 007023 एन सीआर 007023	एन सीआर 007023 एन सीआर 007023		
2	एन सीआर 007023 एन सीआर 007023	एन सीआर 007023 एन सीआर 007023		

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एन सीआर 007023  
एन सीआर 007023

क्र.सं.	संस्था/व्यक्ति का नाम	संस्था/व्यक्ति का पता	संस्था/व्यक्ति का फोटो	संस्था/व्यक्ति का निशान
1	एन सीआर 007023 एन सीआर 007023	एन सीआर 007023 एन सीआर 007023		
2	एन सीआर 007023 एन सीआर 007023	एन सीआर 007023 एन सीआर 007023		

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एन सीआर 007023 एन सीआर 007023

Sl. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	एन सीआर 007023 एन सीआर 007023	07/02/2023 05:40:43 PM	एन सीआर 007023 म XXXX XXXX 1234 

एन सीआर 007023 एन सीआर 007023

एन सीआर 007023  
एन सीआर 007023

Sl	Function	Type	Verification number	GEN/Location	Signature	UIDAI Number	Verify Date
1	एन सीआर 007023 CONSTRUCTION	एन सीआर 007023	एन सीआर 007023	एन सीआर 007023		एन सीआर 007023	07/02/2023
2	एन सीआर 007023 CONSTRUCTION	एन सीआर 007023	एन सीआर 007023	एन सीआर 007023		एन सीआर 007023	07/02/2023
3	एन सीआर 007023 CONSTRUCTION	एन सीआर 007023	एन सीआर 007023	एन सीआर 007023		एन सीआर 007023	07/02/2023

एन सीआर 007023 एन सीआर 007023

