

9107267

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 4

19-10-2023

दस्त क्रमांक : 9107/2023

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नोंदणी :

Regn:63m

गावाचे नाव : दाभा

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2129172.5
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: नागपूर सुधार प्रन्या स व नागपूर महानगर पालिकेच्या हद्दीतील मौजा- दाभा,प. ह. नं. 7,वार्ड नं. 68,सीटी सर्व्हे नंबर 136,शीट नंबर 96,खसरा नंबर 115/1-5,116/1 व 124,मध्ये गव्हरमेंट प्रेस एम्प्लॉईज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. नागपूर,यांनी टाकलेल्या ले-आऊट मधिल प्लॉट नंबर 58 एकुण क्षेत्रफळ 222.95 चौरस मीटर(2400.00 चौरस फुट),घर क्रमांक 1105/ए/58(विभाग क्रमांक 16.260बी मुल्य दर 9,550/- प्रती चौरस मीटर)((C.T.S. Number : 136 ;))
(5) क्षेत्रफळ	222.95 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रभाकर साहेबराव रननवेरे वय:-82 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 85, सुंदरवन ले-आऊट, नरेन्द्र नगर, नागपूर, नागपूर (मो. नं. 7020625506), महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-AANPR5316H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गृह बिल्डकॉन, भागीदारी संस्था तर्फे भागादार श्री. रोहित श्रीकृष्ण भारंबे वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 71, गजानन नगर, साईनगर वॉटर टँक जवळ, रामेश्वरी रिंग रोड, नागपूर (मो. नं. प्लॉट नं. 71, गजानन नगर, साईनगर वॉटर टँक जवळ, रामेश्वरी रिंग रोड, नागपूर (मो. नं. 8460746430), महाराष्ट्र, नागपुर. पिन कोड:-440027 पॅन नं:-AAWFG0482A
(9) दस्तऐवज करून दिल्याचा दिनांक	18/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	19/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9107/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Nagpur Improvement Trust

(Regularization of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No. : BC/W/1900(D)/2497

Dated : 10/01/2005

Case No. : 20030328462

Layout No. : 1900/Dab/1246

Name of Individual	PRABHAKAR SAHEBRAO RANANWARE	
Address	85, SUNDARVAN LAYOUT NARENDRA NAGAR NAGPUR-15	
Application No. & Date	Application No.17319 dt. Jun 11,2002	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 11-JUN-2002 > Rs. 1000.00 25-MAY-2004 => Rs. 52517.00
Mouza & Khasra	Dabha-115/1-5,116/1,124	
Name of Layout	Govt.Press Employess Co-Op Housing Society	
Plot Number	58	
Plot Area	As per Sale Deed 223.0480 (Sq.m)	
Area	Regularised as per site 222.9500 (Sq.m)	
Built up Area Regularised	.0000 (Sq.m)	
User for which the plot is regularised.	Residential	
Plot Area to be surrendered to NIT	0.00 (Sq.m)	
Area of Construction to be demolished	.0000 (Sq.m)	

This Regularisation letter is subjected to following Terms & Conditions

1. Regularisation is accorded on the conditions enumerated in the plan enclosed.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land
3. This regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976, and N.A. assessment charges
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction shown in yellow colour which is not sanctioned within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining sanctioned plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.

Enclosure : 1. One copy/one set of sanctioned plan .copy of undertaking (Hamipatra)
2. Copy of Part Layout plan.

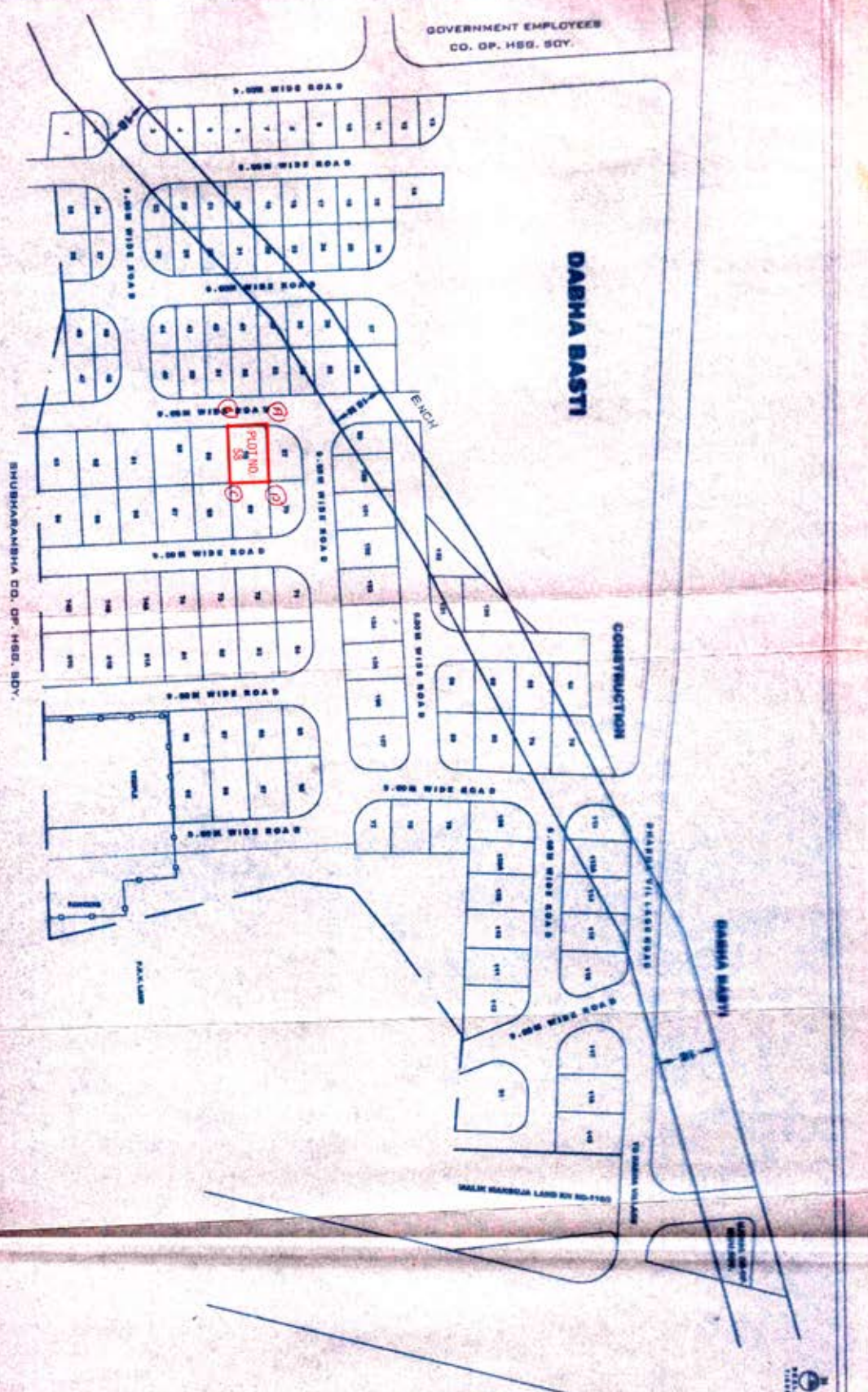


20030328462

Building Engineer (N/E / W / S)
1900 Layouts
Nagpur Improvement Trust

Copy to :

1. The Assessor Nagpur Muncpal Corporation for information. The estimated cost of proposed/existing building as per party's statement Rs. _____ Division _____
2. The Divisional officer _____ Nagpur Improvement Trust for information with a copy of sanctioned (enclosed herewith) for record.
3. Executive officer , Nagpur Improvem ent Trust
4. The Collector, Nagpur
5. Tahsildar, Nagpur, for non agricultural assessment place.



LAY-OUT PLAN FOR
 KH.NO.1191-2-3-4-5,116-1,124, OF MOUZA - DABHA
 BELONGS TO GOVT PRESS
 CO-OP. HSG. SOCIETY

THIS PLAN IS TRUE FOR PLOT NO. 58 ONLY

NAME OF PLOT OWNER: PRABHAKAR
O'HEERBA RANBHAVARIS

DIMENSIONS :-

AB	23.19	M
BC	16.29	M
CD	13.19	M
DA	15.29	M

DEDUCT AREA FOR TANGENT :-

DEDUCT AREA UNDER ROAD WIDENING :-

NET AREA REGULARISED :- 223.95 Sq M

FILE NO. 20030328662
 PERMIT NO. DE(V)/1508(104)/2497
 DATE OF ISSUE 10-01-2005

Regulated side has provision of modernization equipment's (gasification, refrigeration and centralised cooling) on the following conditions:
 17)The applicant should remove the hot permissible load up area within 200m
 20)The land marked for the road widening purpose & any other area to be surrendered without clearing any compensation from
 3)ALLT have every right to take up the demolition of affected structure and for the possession of the affected portion of the site as and when required by NET in future.
 4)The applicant shall withdraw the Court Cases if any filed against (A), 5)The regulation will not establish the right of Ownership in case of Old dilapidated houses in future.
 6)The regulation will not affect any Court Case pending with the neighbour or any other party pertaining to the plot under reference.
 7)The applicant should file for the application of conversion of urban land ceiling & Regulation) set 1974 & N.A. amendment category.
 8)The Regulation has been made on the independent structure by the applicant. It shall be the responsibility of the applicant to ensure that the Regulation shall be designed to be complied.

BUILDING ENGINEER (WEST)
 No. 21
 No. 1500 - Laxmi
 Maharashtra State Trust, Vadgaon