

**LATE VILASRAO DESHMUKH COLLEGE OF
PHYSIOTHERAPY NAGPUR (06286)**

ANNEXURE -III

Maharashtra University of Health Sciences, Nashik
Physiotherapy Faculty
 Trust Deed / Bylaws / Registration Certificate
 Registration Certificate (Trust / Hospital (Bombay Nursing Act))

Name of College/Institute: Late Vilasrao Deshmukh College of Physiotherapy, Nagpur.

Name of Trust / Society		THE SHRIRAM GRAM VIKAS SIKSHAN SANSTHA, NAGPUR
Registration Certificate		Trust / Society :- Society : Maharashtra/406/84{Nagpur} Date: 23/10/1984 Trust:F-4636 {Nagpur} Date: 29/01/1985 Hospital (Bombay Nursing Act) :-
Name of the College / Institute (As per First Affiliation letter)	:	Late Vilasrao Deshmukh College of Physiotherapy, Nagpur
Address	:	Khasra No: 51 Mouza: Pandhrabodi, Plot No: 47, Golulpeth Layout, House No.14 Tah & Dist. Nagpur-440010
Email ID	:	lvdcoptnagpur@gmail.com priyatidke76@gmail.com
Telephone / Mobile No.(s)	:	982309622 9923482422
Website	:	www.lvdcoptnagpur.com
College Code	:	165114



Verified by The LIC Committee Members

Dean/ Principal Stamp & Signature
Principal
 Late Vilasrao Deshmukh College
 of Physiotherapy, Nagpur

07105-281254
Mobile:9823098922



THE SHREERAM GRAM VIKAS SHIKSHAN SANSTHA, NAGPUR

(Reg.No.MAHA./406/84 Nagpur Dt.23/10/84)

Office:C/o.NIS Academy, 47,Ganga Building,

Between Ravinagar to Ramnagar Square, Gokulpeth,Nagpur-440010

Smt.Rajkamal B.Tidke
President

Shri Prasanna B. Tidke
Secretary

Outward No.: 54VSS/290/20

Date 31/10/2020

To,
The Registrar
Maharashtra University of Health Sciences,
Mhasrul, Dindori Road,
Nashik.

Subject :- Submission of Proposal for Recognition to Start New Physiotherapy (B.P.Th.) namely "LATE VILASRAO DESHMUKH COLLEGE OF PHYSIOTHERAPY (B.P.Th.) " Kh. No. - 51, PH. No. 08, Mouza - Pandrabodi, Plot No. 47, Gokulpeth Layout, House No. 14, Tah. & Dist. Nagpur. from the Session 2021-2022.

R/Sir,

With reference to the above-cited subject, I am hereby submitting the Proposal in Three copies for the recognition Starting New Institution namely "LATE VILASRAO DESHMUKH COLLEGE OF PHYSIOTHERAPY (B.P.Th.) " Kh. No. - 51, PH. No. 08, Mouza - Pandrabodi, Plot No. 47, Gokulpeth Layout, House No. 14, Tah. & Dist. Nagpur. from the Session 2021-2022.

The Demand Draft No. "111252" dated 26/10/2020 drawn on CENTRAL BANK OF INDIA, RAMDASPETH, NAGPUR. of Rs. 5,00,000/- drawn in favor of The Registrar, Maharashtra University of Health Science, Nashik is also enclosed with this Proposal.

Sir, I would therefore request your kind self to please consider our application sympathetically for recognition to Starting New PHYSIOTHERAPY (B.P.Th.)

Thanking you,

Yours faithfully,

Secretary,

(Mr. Prasanna B. Tidke)

**The Shreeram Gram Vikas
Shikshan Sanstha, Nagpur.**



Maharashtra University of Health Sciences, Nashik
Application for Opening of New
Physiotherapy (B.P.Th.) College
(Under Section 64 of the Maharashtra University of Health Sciences Act, 1998)

- N.B. 1. Management seeking permission to open a new College or Institute shall submit the application in **Three copies** in the prescribed format to the Registrar, Maharashtra University of Health Sciences, Nashik – 422 004, before the last day of October of the year preceding the year for which the permission is sought, along with D.D./RTGS/NEFT/University E-payment Gateway drawn in favour **The Registrar, Maharashtra University of Health Sciences, Nashik** on any Nationalized Bank & payable at Nashik.
2. Please read the instructions carefully before filling the form over writing and correction not allowed.

To,

The Registrar

Maharashtra University of Health Sciences,
Mhasrul, Dindori Road,
Nashik – 422 004.

Sir,

I am / we are submitting herewith the application with a request, under Section 64 (3) of the Maharashtra University of Health Sciences Act, 1998 for opening of New Physiotherapy (B.P.Th.) College with intake capacity 60 For Academic Year 2021 - 22.

1) **Name and address of the Registered Society / Institution:**

THE SHREERAM GRAM VIKAS SHIKSHAN SANSTHA, C/o, NIS Academy, 47, Ganaga Building, Ramnagar Square, Gokulpeth, Nagpur.

PIN

code: 440010

Phone No. (O): _____

Email Address: priyatidke76@gmail.com

2) **Name of the proposed College & Postal Address :**

LATE VILASRAO DESHMUKH COLLEGE OF PHYSIOTHERAPY, Kh. No. – 51, PH. No. 08, Mouza – Pandrabodi, Plot No. 47, Gokulpeth Layout, House No. 14, Tah. & Dist. Nagpur..

PIN code: 440010

Phone No.(O) :

Email Address : priyatidke76@gmail.com

Mobile No. : 9823096922

3) **Category of Applicant:** (State Govt. /Union Territory/University/Society/Trust)

Sign of Chairman/Secretary

3) Number and date of the Registration of Society / Institution :

- I) Public Trust Act 1950 : F/ 4636 (NAGPUR) Dt. 29/01/1985
II) Society's Registration Act 1860: MH/ 406/84 (Nagpur) Dt. 23/10/1984

III) Company Act 1956 : ---

(Enclose attested copies of Registration, Constitution and Memorandum of Association)

IV) Latest List of members of Executive Committee of the Society / Institute / Trust :

Copy Enclosed

4) The resolution of the Management in respect of opening of new College / Institute with reference to the provision in the memorandum of the Society /Institute.

(Enclose copy of the Resolution).

Resolution : No. 07 Date :- 19/06/2020

- i) Payment details : Amount Rs. :- 5,00,000/-
ii) Mode of Payment RTGS / NEFT / DD/ Pay Online :- "111252"
iii) DD / UTR / Reference No. & Date 26/10/2020
iii) Name of the Bank and Branch : Central Bank of India, Ramdaspath, Nagpur
(Please attach receipt incase the fees paid by RTGS/NEFT/Pay Online)

5) Basic Infrastructural Facility For 1st year:

a) **Land** : The applicant own or possess 2 Acre of Land by way of 99 years Lease or 25400 sq.ft. constructed building.

i) Land measuring 2006.803 Sq.mt situated at Kh. No. – 51, PH. No. 08, Mouza – Pandrabodi, Plot No. 47, Gokulpeth Layout, NMC House No. 14, Tah. & Dist. Nagpur is at the distance of 00 .km. from Kh. No. – 51, PH. No. 08, Mouza – Pandrabodi, Plot No. 47, Gokulpeth Layout, NMC House No. 14, Tah. & Dist. Nagpur. registered in the name of Government /Society / Trust / Company by way ownership/Government lease. The land is a single continuous piece of land (tick whichever is applicable)

ii) There is no dispute pertaining to the said land and the land is free from all encumbrances. The building plan for the building constructed on the aforesaid is duly approved by NMC Nagpur. authority which is competent to approve the said building plan.

iii) **Whether** the applicant has obtained all relevant statutory clearances / permission for the usage of afore said piece of land for establishing a new Physiotherapy College from the concerned authorities. Yes / No

i) Whether the land is owned by the Applicant Society/Trust : Yes / No

If yes, then Area of Plot 2006.803 Sq.mt
(Attach copy of land documents i.e. original 7/12 extract / property card)

ii) Whether the land is registered through a Sale Deed / Gift Deed / Leased from the Government / Private bodies in the name of the Applicant Society/Trust: Yes / No

If yes, then
SALE DEED :- Registration Number : 3216/2015
Date of Registration : 21/05/2015
Place of Registration : NAGPUR

(Attach copy of registered Sale Deed / Gift Deed etc.)

- iii) If more than one 7/12 extracts / Property cards : Yes ✓ / No
(Attach a copy of map showing the land is in one piece.)
- iv) Date of possession of land : 21/05/2015
(Please attach a copy of possession certificate duly signed by Approved Authority.)
- v) Any loans/mortgage shown against the title of the land: Yes / No ✓
 If yes, Amount of Loan Rs. _____
- ix) Whether the land is Non-Agriculture (N.A.) : Yes ✓ / No
(Please enclose copy of N.A. certificate duly signed by Approved Authority.)
- x) The land/Building shown will be utilized for running of Physiotherapy College only. Yes ✓ / No
(If yes, then enclose duly signed copy of Approved Authority)
- xi) Is any College is presently running on the same land / Building shown for
 running of Physiotherapy College Yes / No ✓
- xii) Is any College is proposed to be started on the same land / Building shown for
 conducting Physiotherapy College Yes / No ✓
- xiii) Whether the copy of latest Search Report of the land shown for proposed college
 is attached along with the proposal Yes ✓ / No
(Search Report is mandatory attached duly signed copy of Approved Authority)

b) Building :

If not constructed : _____ N.A _____
(Attach Certified copy of drawing plan of proposed building plan as per Council norms duly signed by Approved Authority)

- i) Layout of plan Attached Yes / No
- ii) Elevations and floor wise area calculations of college and ancillary buildings Yes / No
- iii) Local body approvals Yes / No
- iv) Civil construction approval Yes / No
- v) Permission to use land for Physiotherapy college Yes / No
- vi) Capital cost of land _____

If Constructed- Total builtup area: 34185.94 Sq. ft

(Attach a certified copy of plan of building & Completion Certificate duly signed by Authority)

- i) Road Access to the building Yes ✓ / No
- ii) Availability of public transport Yes ✓ / No
- iii) Electric Supply Yes ✓ / No
- iv) Water Supply Yes ✓ / No
- v) Sewage connection Yes ✓ / No
- vi) Communication facilities Yes ✓ / No
- vii) Provision of Library/ Museum Yes ✓ / No
- viii) Provision of Laboratories Yes ✓ / No
- ix) Provision for effective & serviceable fire fighting System Yes ✓ / No
- x) Class Rooms & Administrative blocks Yes ✓ / No
- xi) Faculty and staff housing Yes ✓ / No
- xii) Staff and students hostel Yes ✓ / No
- xiii) Lecture, examination Hall Yes ✓ / No
- xiv) Provision of Play Ground Yes ✓ / No

- c) **Teaching Staff and infrastructure** :
- i) **Principal / Dean** : Consent of joining obtained Yes / No
(Applicant must obtain the consent of joining of qualified and eligible Principal/Dean on Rs. 100/- Stamp paper duly notarized)
- ii) **Other Teaching Staff** : Undertaking by applicant Yes / No
(Undertaking by President/Chairman of the Applicant Trust regarding provision and maintenance of infrastructure and teaching staff as per respective Central Council on Rs. 100/- Stamp paper duly notarized)
- iii) **List of non teaching staff appointed (Attach list)** Yes / No
- 6) **Allopathic (Modern Medicine) Hospital : Own / Attached** Yes / No
(Required own / attached 300 bedded Hospital or affiliated Hospital having bed strength of 50 and above total making 300 beds and distance between attached hospital should not be more than 10 km)
- i) **Name of the Hospital:** 1) Viveka super speciality hospital and research center pvt ltd Subhash nagar Nagpur
2) Dr Dande Hospital, Ramnagar Nagpur (2)
3) Chaudhari Hospital Sakkardara Nagpur
4) Aureus Hospital Medical square Nagpur
- ii) **Built up area of Hospital** _____
(Attach a certified copy of plan of building & Completion Certificate issued by authority)
- iii) **Date of Establishment:-** 1- 26.12.2019
2- 01.02.1996
3- 01.09.2012
4- 05.01.2006
5- 26.04.2018
- iv) **Date of Registration:** 26.12.2019
01.04.2018
06.02.2018 / 26.04.2018
- v) **Date of Expiry of Registration:** 31.03.2022 / 31.03.2021 / 31.03.2021 / 31.03.2021
- vi) **As per Bombay Nursing Home Registration Act 1949** YES
- vii) **Under Bombay Shop Act 1948 (If Applicable)** NOT APPLICABLE
(Attach a copy of Registration certificate)
- viii) **No. of Beds available** : Male 150 Female 150 Total 300
- ix) **OPD/IPD/Bed Occupancy Ratio for last One Year from 01/10/2019 to 30/09/2020**
Cop[y Attached.

Nomenclature	Last Year
OPD (No. of Patients per year)	--
IPD (No. of Patients per year)	--
Bed Occupancy Ratio per year	--

- x) **No. of wards (Enclose the list separately with bed strength.)** LIST ENCLOSED
- xi) **Attached list of equipments and infrastructure facilities available** Yes / No
- xii) **Attached List of Para-medical Staff :** Yes / No
- xiii) **Blood Bank** Yes / No
- xiv) **Provision for effective & Serviceable Bio-Medical Waste Management System** Yes / No
- *Note :** There should be own / attached running hospital of the applicant's Society /Trust for
Physiotherapy faculty.

Sign of Chairman/Secretary

- 7) **Hostel:** - Provision for **Boys hostel** : Yes / No, if Yes Capacity 50
Girls hostel : Yes / No, if Yes Capacity 50
If Constructed- total built up area of Hostel 3500.00 **Sq. ft.**
(Attach a certified copy of plan of Hostel building & Completion Certificate issued by Authority)
- If not constructed :** Yes / No
(Attach Certified copy of drawing plan of proposed building as per Council norms issued by Competent Authority)
- 8) Detailed information regarding the School(s) and College(s) run other than this by the applicant Society / Institution with year of establishment (*Attach separate sheet*) Yes / No
- 9) **Financial position of the Society /Institution** as on 31st March of the Financial Year.
Encl: i) Copies of audited statements for last three preceding financial years 2016-17, 2017-18 & 2018-19. Yes / No
ii) Attach latest bank balance certificate. Yes / No
- 10) **Cash flow statement** with budgetary provision to establish the college for next 5 years. Statement attached. Yes / No
- 11) **Particulars about the place where the proposed college is to be started**
 At :- Gokulpeth Post:- Shankarnagar
 Taluka:- NAGPUR District :- NAGPUR.
 i) Number of Physiotherapy college(s) **available in Districts** 03
 ii) Whether the college is to be opened in Municipal Corporation Area. Yes / No
 iii) If, in Municipal Corporation then Certificate of population of the Municipal Corporation by the Competent Authority is attached. Yes / No
 iv) Number of Physiotherapy college(s) in Municipal Corporation/Taluka :- 03
- I solemnly declare that, information furnished above is true and correct to the best of my knowledge.

Place:

Signature of the Chairman / Secretary

Date:

Seal of the Society / Institution

Note:-

1. Every page of the application form and enclosures must be serially numbered.
2. Please note that incomplete application form will not be accepted.

CHECK - LIST
For Starting of UG Courses

Sr. No	Documents description	Write page numbers in the bracket of Page No.			
		Yes/ No	Appex	Page No.	For office use
1	Demand Draft / RTGS/ NEFT transaction slip of prescribed fees	YES	A	01	
2	Certified copy of Registration of Society / Institution under Public Trust Act, 1950	YES	B	02	
3	Certified copy of Registration of Society / Institution under Society's Registration Act, 1860	YES	C	03	
4	Certified copy of constitution and Memorandum of Association	YES	D	04	
5	Copy of Resolution (Original) of Management	YES	E	21	
6	Land earmarked for the College (Attach copy of 7/12 extract / property card.)	YES	F	22	
7	Map of Village / Town / City showing land is in one piece. (In case where more than one 7/12 extracts)	YES	G	39	
8	If lease deed, copy of registered lease deed	YES	H	40	
9	Certificate / Document regarding Non-Agriculture of land	YES	I	41	
10	The copy of latest Search Report of the land shown for proposed college	YES	J	42	
11	Certified copy of drawing plan of college building, Hospital & Hostel and completion certificate and building plan Approved by the Competent Authority.	YES	K	44	
12	Consent of joining of Principal / Dean (given on Rs. 100/- stamp paper duly notarized)	YES	L	47	
13	Undertaking by President/Chairman of the Applicant Trust regarding provision and maintenance of infrastructure and staff. (given on Rs. 100/- stamp paper duly notarized)	YES	M	48	
14	List of non-teaching staff appointed	YES	N	50	
15	Registration of Hospital under Bombay Nursing Home Act, 1949	YES	O	51	
16	Registration of Hospital Under Shop Act 1948	YES	P	56	
17	List of Paramedical Staff appointed	YES	Q	57	
18	If attached hospital(s), (please attach separate memorandum of understanding (MOU) for each attached Hospital on Rs. 100/- stamp paper duly notarized)	YES	R	58	
19	List of schools/ colleges etc. run by society / trust	YES	S	65	
20	Copies of Audited statements of account of the last Three previous Financial Years is duly attested.	YES	T	68	
21	Latest Bank Balance Certificate	YES	U	88	
22	Budgetary provision to establish the college for next Five years	YES	V	89	
23	Undertaking regarding correctness of documents submitted about Land, Building, Ownership, Lease etc. (given on Rs. 100/- stamp paper duly notarized)	YES	W	95	
24	Certificate regarding population of the Corporation / District area of the city by the Competent Authority.	YES	X	97	

CERTIFICATE

I hereby certify that papers are attached as per the check list.
(N.B. Please note that all documents are mandatory. The application will be rejected if one or more documents in the check list are not attached).

Signature of Scrutiny Officer
of MUHS

Seal

Place

Date : / / 2020

Chairman / Secretary

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Signature
अधिकृत हस्ताक्षरी

S. S. Nos.

AUTHORISED SIGNATORIES

Please sign above

111252 0000160001

16



THE SHREERAM GRAM VIKAS SHIKSHAN SANSTHA, NAGPUR

(Reg.No.MAHA./406/84 Nagpur Dt.23/10/84)

Office:C/o.NIS Academy, 47,Ganga Building,

Between Ravinagar to Ramnagar Square, Gokulpeth,Nagpur-440010

Smt.Rajkamal B.Tidke
President

Shri Prasanna B. Tidke
Secretary

Outward No.: 94555/270/20

Date 19/06/2020

RESOLUTION

Subject :- **Opening of New Health Sciences College in the Faculty of Physiotherapy (B.P.Th.) from the academic year 2021- 22**

Resolution :- **No. 07 .Dated : 19/06/2020**

In view of the above subject this Management of THE SHREERAM GRAM VIKAS SHIKSHAN SANSTHA, C/o, NIS Academy, 47, Ganaga Building, Ramnagar Square, Gokulpeth, Nagpur. in its meeting held on 19/06/2020 resolved unanimously that the Health Sciences College in the Faculty of Physiotherapy (B.P.Th.) Namely LATE VILASRAO DESHMUKH COLLEGE OF PHYSIOTHERAPY be started at Kh. No. – 51, PH. No. 08, Mouza – Pandrabodi, Plot No. 47, Gokulpeth Layout, House No. 14, Tah. & Dist. Nagpur. from the academic year 2021 -22.

Resolution proposed by **President Smt. Rajkamal Baburao Tidke**

Seconded by **Member Sau. Sindhu Mahadeo Mondhe**

Date: -

Seal

Signature of
Secretary,

(Mr. Prasanna B. Tidke)

Secretary / President
The Shreeram Gram Vikas
Shikshan Sanstha, Nagpur
Sanstha, Nagpur
Between Ram Nagar To Ravi Nagar,
Gokulpeth, Nagpur-10



21/05/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. नागपूर 1

दस्त क्रमांक : 3216/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) पांढराबोडी

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोवदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1560000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नागपूर म.न.पा. इतर वर्णन : इतर माहिती: मीजा पांढराबोडी, वार्ड नंबर 69 खरारा नंबर 51 प्लॉट नंबर -47, एकुण क्षेत्रफळ 2006.803 चौ.मी. ((Survey Number : 51 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 2006.803 चौ.मीटर पोटखराव क्षेत्र : 0 NA
(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:- दि श्रीराम ग्राम विकास शिक्षण संस्था नागपूर तर्फे सचीव श्री प्रसन्ना बाबुरावजी तिडके . वय:-43; पत्ता:-47, गंगा विल्डींग गोकुळपेठ नागपूर, आर्.गणकार नगर, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440010 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री अरविंद शामरावजी देशभरतार, कार्यकारी अधिकारी, नागपूर सुधार प्रत्यास, नागपूर यांचे तर्फे आम.मु. श्री राजेश मधुकर समरीत . वय:-50; पत्ता:- प्लॉट नं: 57, माळा नं: . इमारतीचे नाव: . ब्लॉक नं: . रोड नं: हनुमान सोसायटी वैशाली नगर नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440017 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	13/05/2015
(10) दस्त नोंदणी केल्याचा दिनांक	21/05/2015
(11) अनुक्रमांक, खंड व पृष्ठ	3216/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	78100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13120
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

पावती

Original/Dupli

नोंदणी क्र. :

Regn.:

10:57 AM

पावती क्र.: 3292 दिनांक: 21/05/2

देयकाचे नाव: पांढराबोडी

देयकाचा अनुक्रमांक: नगन1-3216-2015

देयकाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: दि श्रीराम ग्राम विकास शिक्षण संस्था नागपूर तर्फे सचीव श्री प्रसन्ना बाबुरावजी तिडके .

नोंदणी फी

रु. 13120

दस्त. हाताळणी फी

रु. 320

पृष्ठांची संख्या: 16

एकूण:

रु. 13440.

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अदीप
11:09 AM ह्या वेळेस मिळेल.

NGI

वाजार मूल्य: रु. 1560000 /-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 78100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 13120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000735100201516E दिनांक: 21/05/2015

वँकेचे नाव व पत्ता:


2) देयकाचा प्रकार: By Cash रक्कम: रु 320/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



CHALLAN
MTR Form Number-6

GRN	MH0007353B4201516E	BARCODE		Date	00/05/2015-13:11:23	Form ID	36
Department	Inspector General Of Registration			Payor Details			
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)			
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)			
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1			Full Name	THE SHRIRAM GRAM VIKAS SHIKSHA		
Location	NAGPUR				N SANSTHA		
Year	2015-2016 One Time			Flat/Block No.	KH. NO. 51 PLOT NO. 47		
Account Head Details	Amount In Rs.	Promises/Bulding					
0030046401 Sale of NonJudicial Stamp	78100.00	Road/Street		2006.803 SQ. MT.			
		Area/Locallty		PANDRABODI			
		Town/City/District					
		PIN		4 4 0 0 1 0			
		Remarks (If Any)					
		PAN2=-PN=N.I.T. NAGPUR-CA=					
		Amount In	Seventy Eight Thousand One Hundred Rupees Only				
Total	78100.00	Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	REF No.	00040572015050812272	IK70101270
Cheque/DD No				Date	00/05/2015-13:12:14		
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	No. Verified with Scroll		

Mobile No. : N/A Available

नगन-१	
३२९६/२०१५	
१	९६



Plot No. :- 47
 Kh No. :- 51
 Mouza :- Pandhabsodh
 Stamp Duty Rs. 78,100/-
 Reg. fee Rs. 13,120/-

This INDENTURE made this 13th day of May 2015
 between the Nagpur Improvement Trust, acting through its Executive Officer
 (hereinafter called the "LESSOR" which expression shall, unless inconsistent
 with the context include its successors and assignee) of the one part, and
The Shriram Gram Vikas Shikshan Sanstha,
Nagpur through its secretary Shri Prasanna
Baburaoji Tidke, Age-43 yrs, occu- Business,
R/o. c/o. NIS Academy, 47 Ganga Building, Between
Ravinagar to Ramnagar Square, Gokulpeth,
Nagpur- 440.010.

(hereinafter called the "LESSEE" which expression shall unless in consistent
 with the context include his heirs executors administrators, representatives and
 assignee) of other Part :

Witnesseth that consideration of Rs. 8,68,209/-
 (Rs. Eight lakh sixty eight thou. two hundred nine)

is paid as premum by the lessee, the receipt whereof the lessor hereby
 acknowledge and of the rent, hereinafter reserved and of the covenants on
 the part of the lessee hereinafter contained.

The lessor, hereby demises to the lessee all the plot of land con-
 tained by admeasurement 2006.803 sq. meters or thereabouts situ-
 ated at Nagpur. Within the limits of the Nagpur Corporation in Tahsil Nagpur,
 District Nagpur which said plot of the land is more particularly described in the
 Schedule "A" hereunder written and with the boundaries thereof is for greater
 clearness delineated on the plan hereto annexed and there on coloured and
 hatched in red.

To hold the same for and commencing from the 21st day of
March 1998 ending on 20th day of March 2028
 subject to the Terms and conditions mentioned in the allotment letter No.
931, 1592 dated 10/3/98 4/4/13 and on the
 following conditions

नगन- 9
3296 / 2094
2. 96



(3)

Plot NO - 47

Corporation & Maharashtra State Electricity Board to enter into and upon the demised premises with such workmen, as may be necessary for the purpose of laying, repairing or replacing a water pipe line, sewer line or an electric supply line, for any work connected therewith as also for the purpose of making any connection from the house to those service lines laid in the premises.

(h) The lessee shall not disturb or build over or otherwise deal with so as to repair utility without the previous permission of the Collector survey marks or subtraverse marks existing on the land which are for clearness shown "Nil" on the plan hereto annexed and which are specified in Schedule "B" hereunder written.

(h-1) The lessee shall not disturb or build over or otherwise deal or interfere with any of the service lines, referred to in sub-Clause (b) without the previous permission in writing of the authority which laid the service line.

(i) The lessee shall not assign transfer or part with the possession of the demised premises so as to cause any sub-division therein or otherwise to alter nature of this present demise.

Provided however, that the lessor may subject to such terms and conditions as it may fix grant permission to the lessee to assign, transfer or the part with possession of the demised premises so as to cause any subdivision therein otherwise alter the nature of this present demise.

Provided further that where sub-division of the demised plot is permissible as per the rules and lessee with an intention to sell the sub-divided plot applies for sub-division and the permission to sell sub-divided plot and when such permission is granted the lessee shall have to pay 50% of the unearned income i.e. difference between premium paid and the market price of the land prevailing on the date of sale in case there is dispute regarding market price of sub-divided plot the decision of the Chairman shall be conclusive and final and binding to the lessee.

(j) The lessee shall not without the previous permission in writing of the lessor, use or allow to be used the premises of the demised land in contravention of the regulation framed under section 90 of the Nagpur Improvement Trust Act, 1936 and Development Control Rules.

(k) The lessee as also the assignee and the mortgagee shall within one month of assignment, mortgage or transfer of the demised premises deliver a notice of such assignment, mortgage or transfer to the lessor setting forth the names and description of the parties to every such assignment, mortgage or transfer and the particulars and the effect thereof.

(k-1) The lessor, in case the notice referred to in sub-clause (k) is delivered to it, shall intimate to the lessee assignee, mortgagee or transferee about arrears of the Trust dues and its right or re-entry repossession over the demised premises to remedy breach of any or all clauses of condition of lease within a period of the three months of the date of the intimation to that effect.

(l) The lessee shall use demised land for ~~residential~~ / Educational Use as per allotment order and for not other

E.O.
H.NIT.

नगन - १	
३२१६	२०१५
५	१६



(5)

SCHEDULE "A"

Plot No. 47 In C.R.S. Sec III (AH) Scheme
 N.I.T. Kh. No. 51, Mouza pandrabodi Layout/Precinct
 Nagpur/ Ward No. 69, Division West Tahsil, Registration
 sub district and district Nagpur, Admeasuring 2006.803 Sq. meter
21,601.227 Sq.ft. Dimenstions are marked on the Plan enclosed.
 Sheet No. _____ City Survey No. _____

USER OF PLOT : Educational Use

- Boundaries
- North - Plot No. 46B
 - South - Plot No. 47A
 - East - Plot No. 79
 - West - Road

SCHEDULE "B"

NIL

In witness where of the parties hereto have set their hands the day and year written in each case.

WITNESSES :



1st witness



2nd witness



[Signature]
 Executive Officer
 Nagpur Improvement Trust
 LESSOR

Date 13/5/2015

[Signature]
 Secretary
 SHRIRAM GRAM VIKAS SHIKSHAN
 SANSTHA NAGPUR

LESSEE

Date 13/5/2015

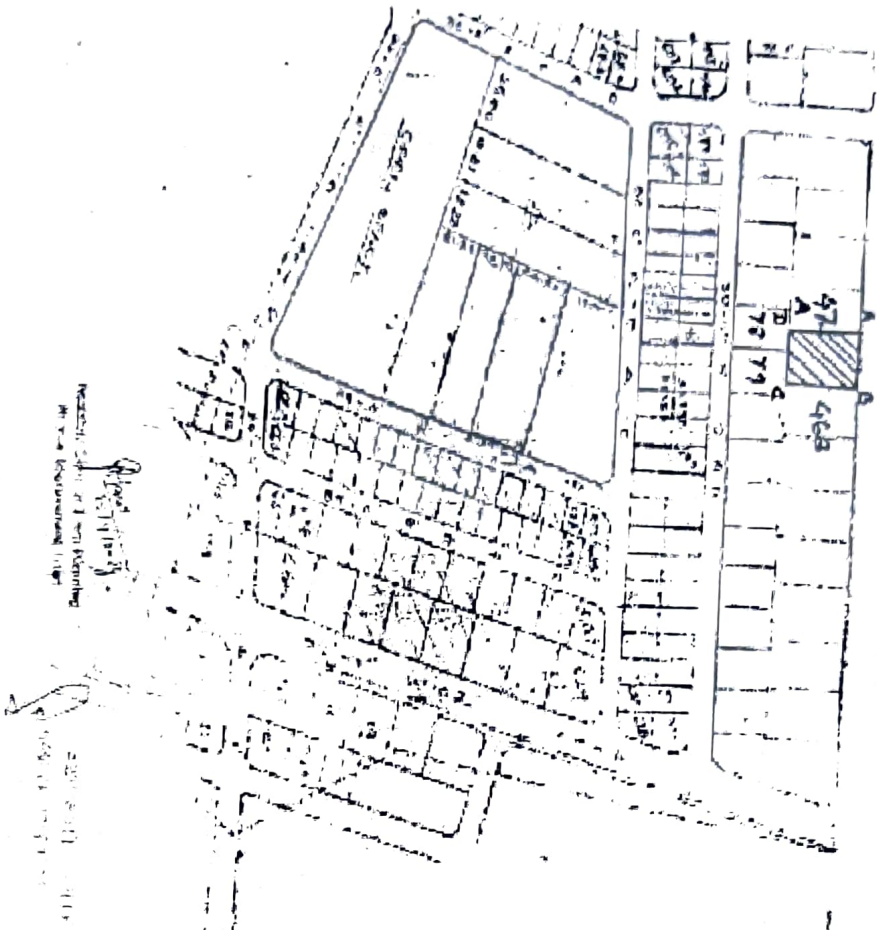
नगन-9	
2298	2044
6	98



100'-0" WIDE RAM NAGAR ROAD

KH NO- 51

PROPOSED LAYOUT PLAN FOR
KH NO: 51 MOWZA: PANDRABOSI NAGPUR
LTN C R S SECTION-III



1. ALL THE PLOTS ARE TO BE DEVELOPED WITHIN THE PERMITTED PERIOD OF 18 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN.
 2. THE PLOTS ARE TO BE DEVELOPED WITHIN THE PERMITTED PERIOD OF 18 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN.
 3. THE PLOTS ARE TO BE DEVELOPED WITHIN THE PERMITTED PERIOD OF 18 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN.

1. ALL THE PLOTS ARE TO BE DEVELOPED WITHIN THE PERMITTED PERIOD OF 18 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN.
 2. THE PLOTS ARE TO BE DEVELOPED WITHIN THE PERMITTED PERIOD OF 18 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN.
 3. THE PLOTS ARE TO BE DEVELOPED WITHIN THE PERMITTED PERIOD OF 18 MONTHS FROM THE DATE OF ISSUANCE OF THIS PLAN.

PLOT NO: 47
 DIMENSIONS A B 30.48 MTS
 R.C 45.84 MT
 C/D 56.48 MT
 D/A 85.84 MT
 PLPRT AREA 2006.203 SQMT
 21601.227 SQFT
 100 PER. ROAD CONTRIBUTION - ALL
 TILDED OUT TO
 1/80 FT - SURROUND GRASSY AREA SHIROKAM
 SANSTHA, NAGPUR

I, THE OFFICER
 IN CHARGE, LOCAL AUTHORITY
 DO HEREBY CERTIFY THAT THE
 ABOVE LAYOUT PLAN IS IN
 ACCORDANCE WITH THE
 PROVISIONS OF THE
 MOWZA ACT, 1952 AND
 THE MOWZA RULES, 1953.
 DATE: 15/05/2011
 SIGNATURE OF THE OFFICER

SHIROKAM
 SANSTHA, NAGPUR
 155, 57A



36	36
36	36



भारत सरकार
Government of India



प्रसन्ना बाबुराव तिडके
Prasanna Baburao Tidke
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



6914 1138 3502

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: बाबुराव तिडके, प्लॉट नं
38/बी, अमरावती रोड, एल आय टी
जयळ, खोसला अपार्टमेंट, हिंदुस्तान
कोलनी, शंकर नगर, शंकर नगर,
नागपूर, महाराष्ट्र, 440010

Address: S/O: Baburao Tidke, PLOT NO
38/B, AMRAVATI ROAD, NEAR LIT
COLLEGE, KHOSLA APARTMENT,
HINDUSTAN COLONY, Shankar Nagar,
Shankar Nagar, Nagpur, Maharashtra,
440010

6914 1138 3502

1947
1500 300 1947

help@uidai.gov.in

www.uidai.gov.in

Handwritten signature

नगन - ०	
२२१६	२०
११	१६



30

भारत सरकार
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17452/07687

To,
यतीन नंदकुमार वाघ
Yatin Nandkumar Wagh
Nandkumar Wagh
House No 222 A
Secound Lane Old Post Office
Near Old Post Office Gokulpeth
Nagpur
Shankar Nagar Nagpur
Maharashtra 440010
7122553681

Ref: 941 / 21G / 971123 / 971919 / P



SH056257152FT



आपला क्रमांक / Your Aadhaar No. :

8079 4482 7653

- सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

यतीन नंदकुमार वाघ
Yatin Nandkumar Wagh
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



8079 4482 7653

- सामान्य माणसाचा अधिकार

नगन-१	
३२१६	२०१५
१२	१६



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment: No 1338/10488/00555

To,
सोहेल शेख सलीम शेख
Sohail Sheikh Salim Sheikh
S/O: Salim Sheikh
plot no 187
sanjaybag colony last busstop
mza masjid
Dr. Ambedkar Marg
Dr. Ambedkar Marg Nagpur Nagpur
Maharashtra 440017

Ref: 920 / 26H / 839606 / 840546 / P



SH195695325FT



आपला आधर क्रमांक / Your Aadhaar No.

3781 5489 8662

- सामान्य माणसाचा अधिकार



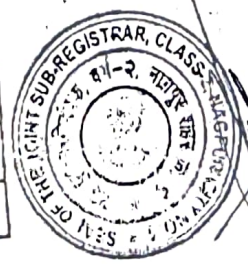
भारत सरकार
Government of India

सोहेल शेख सलीम शेख
Sohail Sheikh Salim Sheikh
जन्म वर्ष / Year of Birth : 1993
पुरुष / Male



3781 5489 8662

- सामान्य माणसाचा अधिकार





32

CHALLAN
MTR Form Number-6

GRN	MH00073536	AMOUNT	78100.00	USER	NGP1
Department	INSPECTOR GENERAL OF REGISTRATION	Deface Number	000066656201516	REGISTRATION NO.	78100.00
Type of Payment	Non-Judicial Certificate Payment	Registration Fee	78100.00	Date	08/05/2015 13:11:23
(Amt. in words: Seventy Eight Thousand One Hundred Rupees Only)			Form ID 36		
Office Name			NGP1_HQR SUB REGISTRAR NAGPUR 1		
Location			NAGPUR		
Year			2015-2016 One Time		
Account Head Details		Amount in Rs.	Payer Details		
0030046401 Sale of NonJudicial Stamp		78100.00	TAX ID (If Any)		
			PAN No. (If Applicable)		
			Full Name		
			THE SHRIRAM GRAM VIKAS SHIKSHA N SANSTHA		
			Flat/Block No.		
			KH. NO. 51 PLOT NO. 47		
			Premises/Building		
			Road/Street		
			2006.803 SQ. MT.		
			Area/Locality		
			PANDRABODI		
			Town/City/District		
			PIN		
			4 4 0 0 1 0		
			Remarks (If Any)		
			PAN2--PN=N.IT. NAGPUR-CA=		
Total		78100.00	Amount in Words	Seventy Eight Thousand One Hundred Rupees Only	
Payment Details			STATE BANK OF INDIA		
Cheque/DD Details			FOR USE IN RECEIVING BANK		
Cheque/DD No			Bank CIN	REF No.	00040572015050812272 IK78101276
Name of Bank			Date		
Validity unknown			08/05/2015-01:12:07		
Name of Branch			Bank-Branch		
Digitally signed by VIRTUAL TREASURY			STATE BANK OF INDIA		
Date: 2015.05.21 11:00:05			Scroll No. , Date		
Reason: Secure Document			129 , 09/05/2015		
Location: India					

नगन - ०
२२९६ / ३०००
१४ / १६



Summary I (GoshwaraBhag-1)

33

264/3216

गुरुवार, 21 मे 2015 10:57 म.पू.

दस्त गोपवारा भाग-1

नगन1

94/96

दस्त क्रमांक: 3216/2015

दस्त क्रमांक: नगन1 /3216/2015

बाजार मुल्य: रु. 15,60,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.78,100/-

नोंदणी फी भाफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

पावती:3292

पावती दिनांक: 21/05/2015

अ. क्रं. 3216 वर दि.21-05-2015

सादरकरणाराचे नाव: दि श्रीराम ग्राम विकास शिक्षण संस्था
नागपूर तर्फे सचीव श्री प्रसन्ना बाबुरावजी तिडके . .

रोजी 10:48 म.पू. वा. हजर केला.

नोंदणी फी रु. 13120.00

दस्त हाताळणी फी रु. 320.00

पृथांची संख्या: 16

दस्त हजर करणाऱ्याची राही:

एकुण: 13440.00

NGP1

सह-दुय्यम नियंधक, वर्ग-२,

नागपूर शहर क्रं. १
दस्ताचा प्रकार: भाटेपट्टी

NGP1

सह-दुय्यम नियंधक, वर्ग-२,
नागपूर शहर क्रं. १

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

शिक्षा क्रं. 1 21 / 05 / 2015 10 : 47 : 01 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 21 / 05 / 2015 10 : 49 : 15 AM ची वेळ: (फी)



Summary I (GoshwaraBhag-1)

34

264/3216

गुरुवार, 21 मे 2015 10:57 म.पू.

दस्ता गोपवारा भाग-1

नगन1

94/98

दस्ता क्रमांक: 3216/2015

दस्ता क्रमांक: नगन1 /3216/2015

बाजार मूल्य: रु. 15,60,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 78,100/-

नोंदणी फी माफी अराख्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping lack of adjusted fees

ड. नि. सह. डु. नि. नगन1 यांचे कार्यालयात

पावती:3292

पावती दिनांक: 21/05/2015

अ. क्रं. 3216 बर दि.21-05-2015

सादरकरणाचा नाव: दि श्रीराम ग्राम विकास शिक्षण संस्था
नागपूर तर्फे सचीव श्री प्रसन्ना बाबुरावजी तिडके . .

रोजी 10:48 म.पू. वा. हजर केला.

(Handwritten signature)

दस्ता हजर करणाऱ्याची सही:

नोंदणी फी रु. 13120.00

दस्ता हाताळणी फी रु. 320.00

पृष्ठांची संख्या: 16

एकुण: 13440.00

NGP1

सह-दुख्यम नियंधक, वर्ग-२,

नागपूर शहर क्रं. १

दस्ताचा प्रकार: भाडेपट्टी

NGP1

सह-दुख्यम नियंधक, वर्ग-२,
नागपूर शहर क्रं. १

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

शिक्का क्रं. 1 21 / 05 / 2015 10 : 47 : 01 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 05 / 2015 10 : 49 : 15 AM ची वेळ: (फी)





21/05/2015 10 59 24 AM

दस्त गोपवारा भाग-2

नमन1 १६/१६
दस्त क्रमांक:3216/2015

दस्त क्रमांक :नमन1/3216/2015
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दि श्रीराम राम विक्रम शिक्षण संस्था नागपूर तर्फे: मनीव धी प्रमत्ता चानुरावजी तिडके . . पत्ता:47, गंगा विन्डींग गोकुळपेठ नागपूर, आन्धीकर नगर, MAHARASHTRA, NAGPUR, Non-Government. पिन नंबर:	भाडेपट्टा वय :-43 स्वाक्षरी:- <i>(Signature)</i>		
2	नाव:श्री अरविंद शामरावजी देशभटार, कार्यकारी अधिकारी, नागपूर सुधार प्रन्याग,नागपुर यांचे तर्फे आम.मु. श्री राजेश मधुकर गमरीत . . पत्ता:प्लॉट नं: 57, माला नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हनुमान गोसायटी वैशाली नगर नागपूर, महाराष्ट्र, नागपुर. पिन नंबर:	मातक: वय :-50 स्वाक्षरी:- <i>(Signature)</i>		

बरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे नव्युन करतात.
शिकका क्र.3 ची वेळ:21 / 05 / 2015 10 : 50 : 11 AM

ब्रोकव:-

खातील इमम अग्रे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांनी ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:यतीन नंदकुमार वाघ वय:40 पत्ता:जुना पोस्ट आफ्तीरा जयळ गोकुळपेठ नागपूर पिन कोड:440010	स्वाक्षरी <i>(Signature)</i>		
2	नाव:गोह्वे शंभू मलीम शंभू . . वय:23 पत्ता:संजय बाग कॉपनी नागपूर पिन कोड:440017	स्वाक्षरी <i>(Signature)</i>		

शिकका क्र.4 ची वेळ:21 / 05 / 2015 10 : 50 : 57 AM

शिकका क्र.5 ची वेळ:21 / 05 / 2015 10 : 51 : 40 AM गोंदपी पुस्तक 1 मध्ये

NGP1

१ नंबराचे बुकाचे
३२१६ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
१ या दस्ताला एकूण...१६...पाने आहेत.

EPayment Details.

साह दुय्यम-नियंघक, वर्ग-२,
नागपूर शहर क्रं. १

sr.	Epayment Number
1	MH000735100201516E
2	MH000735394201516E



Defacement Nullifier
0000666637201516
0000666636201516

साह दुय्यम-नियंघक, वर्ग-२,
नागपूर शहर क्रं. १,
दि. १९.०५.१६...माहे...०५...सन २०१५

3216 /2015

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.
For feedback, please write to us at feedback.isarta@gmail.com



Nagpur Improvement Trust

Station Road, Satlar, Nagpur

Demand Note

AUCTION SEC. (P.U)

FORM No. 25
2020

Owner's Copy
2020-2021

Demand Note ID



1201904189775

Name

SRIPANI GRAM VIKAS SHIKSHAN SANSTHA

47 GANGA BUILDING BETWEEN PAUNNAGAR TO PAUNNAGAR
SQUARE, GOKULPETH, NAGPUR-45

Demand Date

02/05/2020

Due Date :

01/06/2020

Plot ID

200803297560

Plot Number

47

Layout Name

GOKULPETH LAYOUT PLOT NO 47, KHIND 51

Layout ID

MOUZA PAUNNABODI
20080502256

Account ID :

200803297560

Plot Area :

2006.803

S.No.	Particulars	Amount (Rs.)						
1.	Balance Ground Rent (FROM YEAR 2015)	36821.00						
2.	Balance Ground Rent Interest	31255.00						
3.	Ground Rent (Current)	17364.00						
Amount payable if payment is made before Due Date of 01-Jun-2020 (Rs.)		135440.00						
(In Words Rs. One Lakh Thirty Five Thousand Four Hundred Forty Rupees only)								
30-Jun-2020	31-Jul-2020	31-Aug-2020	30-Sep-2020	31-Oct-2020	30-Nov-2020	31-Dec-2020	31-Jan-2021	28-Feb-20
136431.00	137431.00	138549.00	139575.00	140635.00	141660.00	142719.00	143778.00	144769
								31-Mar-20
								145828

Payments shall be accepted at all branches of Union Bank of India at Nagpur during its working hours through Demand Draft or Pay Order drawn in favour of Superintending Engineer, NIT Nagpur or by Cash.

The calculations shown are applicable only to the case where payment is made before the due date.

युक्त संकेत व प्रमाणित हस्त लिखित गृहकार कृत 2 युक्त संकेत व प्रमाणित संस्था के 2 सदस्यों द्वारा तैयार किए गए प्रमाणित हस्त लिखित होंगे।

यदि इस प्रमाणित हस्त लिखित का अर्थ विवादास्पद होगा तब भी इसे सख्त बर्तनी माना जाएगा। कृपया इस पर ध्यान दें।

*** नागपुरीसंस्था की अधिकतम जानकारी के लिए हमें www.nitnagpur.org पर जाएं।

Secretary

Nagpur Improvement Trust

2020-21



नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2020 पासून 31/03/2021 पावेतो वापरली जाई. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 05/2020-21/0005664

मोहत्याचे नं : 14, GOKUL PETH BLOCK 1 - 440001

घर क्रमांक : 14

इडेक्स क्रमांक : 69000034 (Zone:2 Ward:69)

घर मालकाचे नांव : NIT & THE SHRIRAM GRAM VIKAS SHIKSHAN SANSTHA

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2019 ता 31-03-2021 पावेतो.

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

कराचे नांव / Details of Tax	बकाया / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर (General Tax)	0.00	25,585.00	Advance Payment Advance amount: रु 93 From Year: 2021 To Year: 2022 Note : Adjustment of advance amount in subsequent years is subject to revision of taxes if any in the meantime.
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	0.00	12,541.00	
प्रकाश कर वृक्ष कर (Light Tax /Tree Tax)	0.00	1,043.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	1,043.00	
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	1,043.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	1,043.00	
पथ कर (Street Tax)	0.00	1,043.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षा उपकर (Municipal Education Tax)	0.00	1,043.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	0.00	0.00	
रा.स.शि.कर (Educn. Cess)	0.00	12,448.00	
रोजगार हमी कर (E.G.S. Cess)	2,316.00	3,110.00	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		1,023.00	
एकूण (Grand Total)	2,316.00	58,919.00	61,328.00

एकूण रक्कम अक्षरी : (In words total Rs.) Rupees Sixty One Thousands Three Hundred Twenty Eight Only

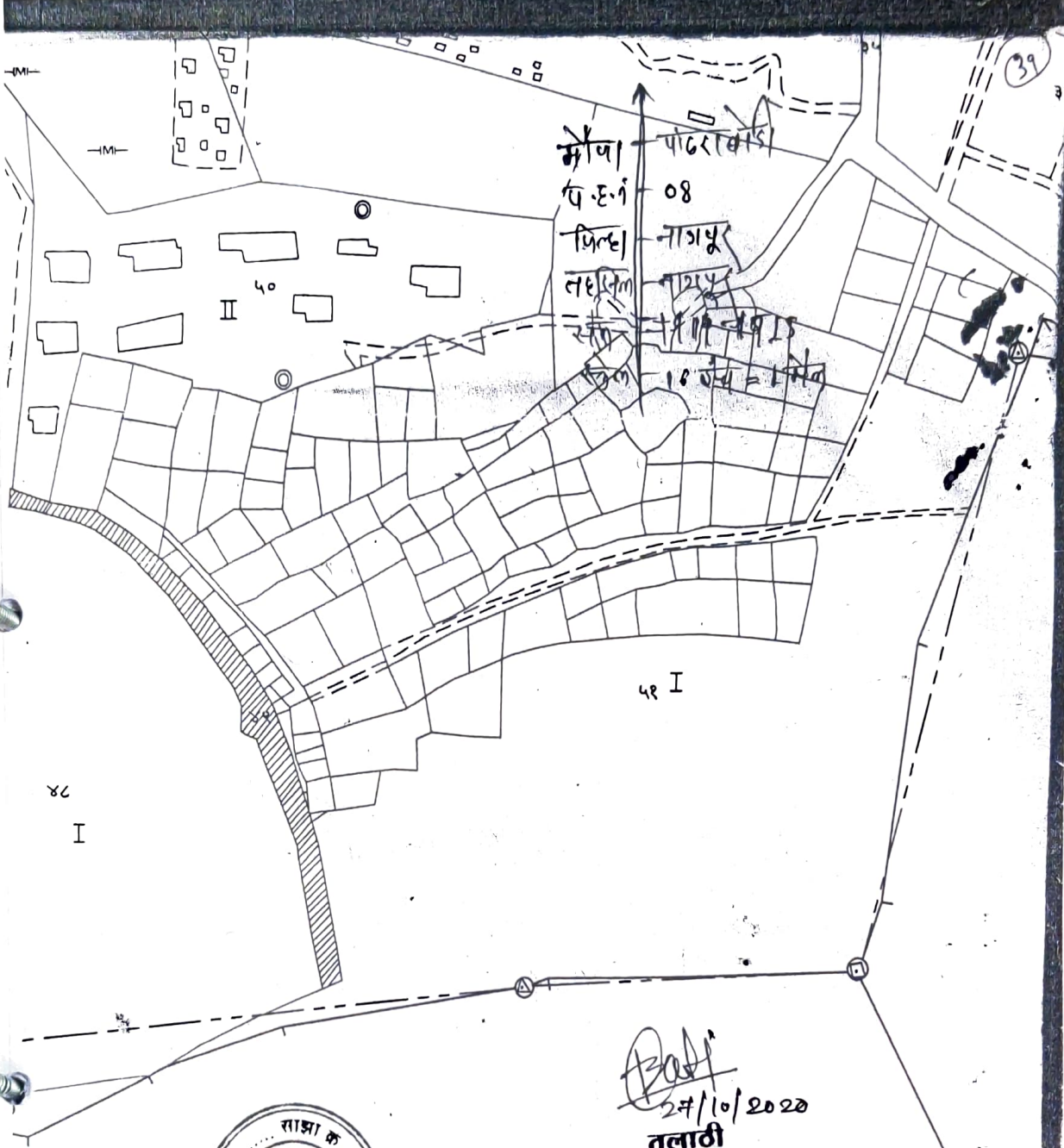
Online Transaction Number: 1106390938, Payment Dated: 07-05-2020

दिनांक : 07/05/2020

बसूल कर गाराची पू. भसली

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

Full Signature of the Official



24/10/2020
 तलाठी
 बी. पी. चकोले
 सा.क्र. ०८
 तहसिल कार्यालय नागपूर (शहर)

000121

सत्यप्रतिनिधी

पत्तिका क्रमांक

दिनांक

२१/६/१९

६१६ २०१४	भाडेपट्ट्याने स.द.क्र. ३२१६ दि. २१/०४/१५ अन्वये नागपूर सुधार प्रन्यास याचे कडुन संपुर्ण क्र. ५१ भू.क्र. ४० दि. २००६. १० चौ.मी. जागा दि. २०/०३/२०२१ पर्यंतच्या मुदतीने रौसणिक उपयोजाकरिता दिल्यामुळे नोंद.	पट्टेदार दि. श्रीराम राम विकास शिक्षण संस्था नागपूर	फ-६ ४८५१० न. भू. अ. क्र. ३ नागपूर
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३० १९१५	ना. अमावती प्रायुक्त आणि संचालक भर्षी अभिलेख पूर्ण यांच्या क. ना. अ. क्र. १०१५ दि. २००६. १० पुणेकरी रोड	म. अ. अदाली नोंद दि. २००६. १० दोन हजार सहा पंचासी केले	फ-६ ४३३३ न. भू. अ. क्र. ३ नागपूर
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६३०
 प्रभाषात नववर्ष दस्तावेज पावती क्र. २१५८०२
 दिनांक १२/६/१९
 (असात वर्षांचा कायदा) ५०५५५०० रु.
 प्राप्त झाले.

सत्यप्रतिनिधी
 Samtel
 १२६१९
 शिरसेदार
 नागपूर

Amol R. Patne

B.Sc., L.L.B., MBA, ICAP
Advocate

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Civils Lines, Nagpur
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e-mail: amolpatne@lawyer.com, amolpatne@hotmail.com

Residence:
17, Jeevan Jyoti, Rahate Colony,
Wardha Road, Nagpur
Tel:0712-2426462

Date:28/10/2020

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by The Shriram Gram Vikas Shikshan Sanstha Nagpur through its Secretary Shri Prasanna Baburaoji Tidke, for preparing the title verification and search report for the property mentioned in the schedule, I Amol R. Patne Adv., Resident of 17, Jeevan Jyoti, Rahate Colony, Wardha Road, Nagpur do here by submit my report as under:

1. That The Shriram Gram Vikas Shikshan Sanstha Nagpur is the owner of plot no.47 admeasuring 2006.803 sq. mtr. In CRS sec III(AH) Scheme of NIT in Kh. No. 51, Corp. House no. 14, ward no. 69, City Survey no. 843, Mouza Pandrabodi Nagpur.
2. The title history of last 15 years from this date shows the following chain of transactions.
 - That Plot no. 47 admeasuring 2006.803 sq.mtr. in CRS Sec III(AH) Scheme of NIT in Kh. No. 51, Corp. House no.14, Ward no. 69, City Survey no. 843. Mouza Pandrabodi Nagpur was earlier owned and possessed by NIT having acquired the same for the purposes of developing CRS Sec II (AH) Scheme of NIT.
 - That thereafter NIT has allotted the above plot to The Shriram Gram Vikas Shikshan Sanstha Nagpur vide letter of allotment dt.13.03.2000.
 - That thereafter NIT has given the aforesaid plot on lease to The Shriram Gram Vikas Shikshan Sanstha Nagpur for the period commencing from 21.03.1998 till 20.03.2028 vide lease deed dt. 13.05.2015 which is duly registered. In the office of Sub-Reg Nagpur-1 at Sr. No.3216.
 - That the name of owner The Shriram Gram Vikas Shikshan Sanstha Nagpur is duly mutated in the records of Aakhiv Patrika and Corporation.

The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of the registrar of documents online. Revenue Department and Mutation has been affected in Aakhiv patrika and Corporation.

3. I have taken search of records of registrar's office for last fifteen years by paying the necessary search fee of Rs 375/- paid dated 28.10.2020. The original search fee receipt is enclosed herewith.
4. That all the relevant documents of title placed before me are copies and are appeared to be genuine. I am satisfied and confirm that the property is heritable and

Amol R. Patne

CHALLAN
MTR Form Number-6



GRN	MH006221568202021E	BARCODE		Date	28/10/2020-10:57:28	Form ID
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Department	Inspector General Of Registration	Payer Details				
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Search Fee	Type of Payment	Other Items	TAX ID / TAN (If Any)			
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PAN No.(If Applicable)						
------------------------	--	--	--	--	--	--

Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Ad Amol Patne			
-------------	---------------------------------	-----------	---------------	--	--	--

Location	NAGPUR	Flat/Block No.				
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Year	2020-2021 One Time	Premises/Building				
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Account Head Details	Amount In Rs.	Road/Street				
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0030072201 SEARCH FEE	375.00	Area/Locality				
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		Town/City/District				
--	--	--------------------	--	--	--	--

		PIN				
--	--	-----	--	--	--	--

		Remarks (If Any)				
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		Plot No 680F Kh No 19 Mz Hiwari Nagpur				
--	--	--	--	--	--	--

		Amount In	Three Hundred Seventy Five Rupees Only			
--	--	-----------	--	--	--	--

		Words				
--	--	-------	--	--	--	--

Total	375.00					
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Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK				
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Cheque-DD Details	Bank CIN	Ref. No.	00040572020102813739	IK0ATWFLI3		
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Cheque/DD No.	Bank Date	RBI Date	28/10/2020-10:24:57	Not Verified with RBI		
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Name of Bank	Bank-Branch		STATE BANK OF INDIA			
--------------	-------------	--	---------------------	--	--	--

Name of Branch	Scroll No. , Date		Not Verified with Scroll			
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Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.
Mobile No. : 9823156660

transferable. All necessary parties have been joined in the documents and documents have desired effect. Facts and events material to title have been satisfactorily proved.

- 5. In result, I have to state that I have made necessary at the concerned Sub-registrar's Office Up to date and as the result of such searches. I am of the opinion that the property in question is free all types of encumbrance and the title of the shiram Gram Vikas Shikshan Sanstha Nagpur is clear and marketable.

SUBMITTED

Schedule of Property

All that plot no. 47 admeasuring 2006.803 Sq. mtr. In CRS Sec III(AH) Scheme of NIT in Kh. No. 51, Corp. House no. 14, Ward no. 69, City Survey no. 843, Mouza Pandrabodi Nagpur and is bounded by:

- On East : Plot No. 79
- On West : Road
- On North : Plot No. 46-B
- On South : Plot No. 47-A

Nagpur
Dt. 28.10.2020

Amol R. Patne
AMOL R.PATNE
 Advocate