



Saturday, May 21, 2005

6:50:17 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4015

गावाचे नाव धानोरी

दिनांक 21/05/2005

दस्तऐवजाचा अनुक्रमांक हवल8 - 04015 - 2005

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: आर्च शिप मार थिओफिससमेमोरियल एज्युकेशन अॅण्डमेडिकल फाउंडेशन
तर्फे विश्वस्त चेलकट्टी जॉन सॅम्युअल - -

नोंदणी फी	:	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)	:	-	560.00
एकूण रु.			30560.00

आपणास हा दस्त अंदाजे 7:04PM ह्या वेळेस मिळेल

दुय्यम निबंधक
हवेली 8 (येरवडा)

बाजार मुल्य: 3000000 रु. मोबदला: 3410000रु.
भरलेले मुद्रांक शुल्क: 185800 रु.

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे;
वॅकेचे नाव व पत्ता: युनियनवॅक ऑफ इंडिया पुणेसमाशोधनाचे अधिन राहून. ;
डीडी/धनाकर्ष क्रमांक: 020657; रक्कम: 30000 रु.; दिनांक: 01/03/2005

दुय्यम निबंधक हवेली 8, 6

21.5.05



गावाचे नाव : धानोरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 3,410,000.00
बा.भा. रू. 3,000,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 14 वर्णन: मौजे धानोरी येथील स.नं.14/1, एकूण क्षेत्र 8 हे. 59 आर पैकी क्षेत्र 1 हे. 0 आर , पैकी 80 आर व 20 फूटी समाईक रस्ताच्या वहीवाटीच्या हक्कासह.
- (3) क्षेत्रफळ (1) मिळकतीचे एकूण क्षेत्रफळ 8000 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अमित सुभाष खुराणा; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: कोढवा; शहर/गाव: पुणे; तालुका: -; पिन: 411048; पॅन नम्बर: AAPPK1408D.
(2) पुजा सुभाष खुराणा; घर/फ्लॉट नं: सदर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABBPK8493M.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आर्च बिशप मार थियोफिलीप्स मेमोरियल एज्युकेशन अॅण्ड मेडिकल फाउंडेशन तर्फे विश्वरत चेलकट्टी जॉन सॅम्युअल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: औंध; शहर/गाव: पुणे; तालुका: -; पिन: 411020; पॅन नम्बर: AAAAA3400D.
- (7) दिनांक करून दिल्याचा 21/05/2005
- (8) नोंदणीचा 24/05/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 4015 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 170500.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शोरा



म. प्र. न. १०१२१
म. प्र. न. १०१२१
म. प्र. न. १०१२१



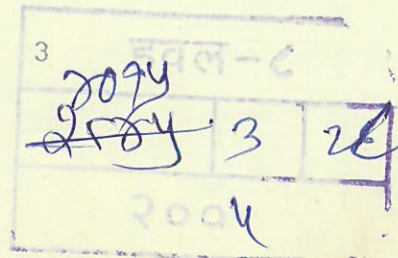
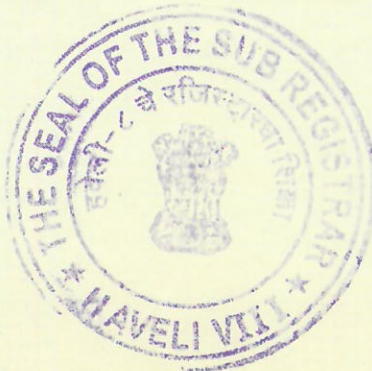
बंदर नक्कल नजदार...
बांस त्यांचे तारीख 28/04/2005
अर्जाबद्दल...
बांस दिली तारीख 28.04.05
(दुय्यम निबंधक हवेली 8)

WHEREAS

A) All that piece and parcel of the land admeasuring 1 H 0 Are out of the land bearing Survey No. 14/1 of Village Dhanori, Tal. Haveli, Dist. Pune which is more particularly described in the Schedule I written hereunder and hereafter referred to as the "said land".

B) The said land was previously owned by Ramchandra Maruti Tingare which was given to him by virtue of the partition executed amongst the members of the family and by virtue of the order passed by the Tahasildar Haveli, vide order No. RTS/WS/2/547/57 dated 28-3-1957 and accordingly mutation entry no. 919 of village Dhanori has been made to enter the name of Ramchandra Maruti Tingare on 7/12 Extract. Ramchandra Maruti Tingare died on 10-8-1979 leaving behind his legal heirs viz. son Jagannath Ramchandra Tingare and married daughter Smt. Kesharbai Bhiva Moze. Accordingly the names of the said legal heirs were entered on the 7/12 Extract by mutation entry no. 2616 of village Dhanori.

Jagannath Ramchandra Tingare, and Smt. Kesharbai Bhiva Moze sold 1 Hectre 0 Ares land out of S. No. 14 Dhanori by registered Sale Deed dated 31.5. 97 to Shri Amit Subhash Khurana and Miss Puja Subhash Khurana the present owners/ vendors. The said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 8 on 31.5.1999 at Sr. No. 3372/1999. The names of the Vendors have been entered on 7/12 Extract.



C) The Vendor Shri Subhash Khurana has submitted statement under Section 6 (1) of the U.L.C. Act, 1976 and have sought the order under Section 8 (1) of the said Act.

D) Due to financial difficulties and for the benefit of the Vendors, they decided to dispose off the said property situated at village Dhanori.

E) The Purchaser herein had received information as regards the intention of the Vendors herein and offered to purchase an area admeasuring H. 80 Are viz 2 Acres 00 ie 2 Hectors Gunthas from and out of the said land owned by the Vendors for the consideration of Rs.17,05,000/- (Rupees Seventeen Lakhs Five Thousand Only) per Acre i.e. Rs. 34,10,000. (Rupees Thirty Four Lakhs Ten Thousand Only).

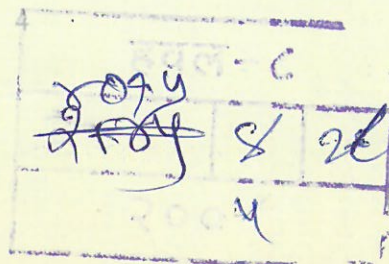
Shri Subhash Khurana

Shri Subhash Khurana

F) The Vendors herein after confirming that the said offer is as per the prevailing market rates accepted the said offer of the Purchaser herein and agreed to sell the said property in favour of the purchaser.

G) The Purchaser has paid the entire amount of consideration of Rs. 17,05,000/- per Acre i.e. Rs. 34,10,000 (Rupees Thirty Four Lakhs Ten Thousand Only) as per the details given in the Schedule-II hereunder written.

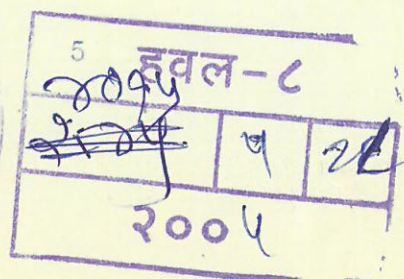
H) The Purchaser having paid the entire amount of Rs.17,05,000/- per Acre i.e. Rs 34,10,000 (Rupees Thirty Four Lakhs Ten Thousand Only) requested the Vendors to convey the said property in favour of the Purchaser and hence these presents.



NOW, THEREFORE, THIS DEED OF SALE WITNESSES THAT :-

1. In pursuance of the consideration of Rs.17,05,000/- (Rupees Seventeen Lakhs Five Thousand only) per acre i.e. Rs. 34,10,000 /- (Rupees Thirty Four Lakhs Ten Thousand Only) paid by the Purchaser in the manner mentioned in the Schedule II written hereunder (the receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby sell, convey, transfer, grant, release, assure and confirm unto the Purchaser the entire property described in the "schedule I" written hereunder TOGETHER WITH ALL drains, ways, paths, passages, commons, gullies, wells, waters, water-courses, lights, liberties, rights, privileges and appurtenances whatsoever to the said property or any part thereof belonging or in appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever at law and in equity of them the Vendor of, in and to the said property and every part thereof UNTO and to the use of the Purchaser for ever subject to the payment of all future rents, rates, taxes, assessments, dues and duties hereafter to become payable to the Government of Maharashtra or to the Municipality or any other public body in respect thereof.

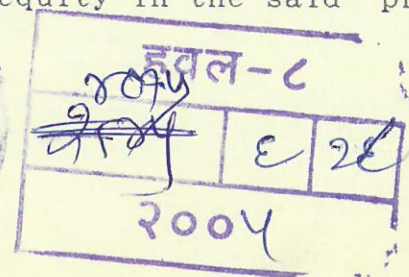
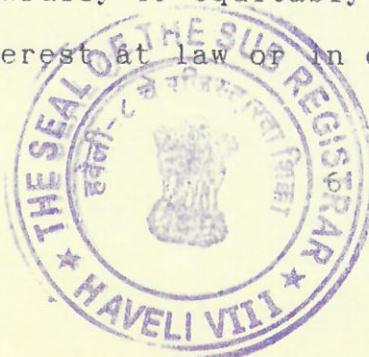
2. AND the Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons law-



fully or equitably claiming from, under or in trust for them or any of them made, done, omitted, executed or knowingly or willingly suffered to the contrary the Vendors now have good right and absolute power to grant, release, convey and assure the said property unto and to the use of the Purchaser in the manner aforesaid.

3. AND that the vendors having put the purchaser in actual possession of the said property it shall be lawful for the Purchaser from time to time hereafter peaceably and quietly to hold, possess and enjoy the said property hereby granted with their appurtenances and receive profits thereof for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or other person or persons lawfully or equitably claiming by, from, under or in trust for the vendors AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendors sufficiently, saved, defended, kept harmless and encumbrances whatever either already or to be hereafter had, made, executed, occasioned and/or suffered by the Vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors.

4. AND further that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property



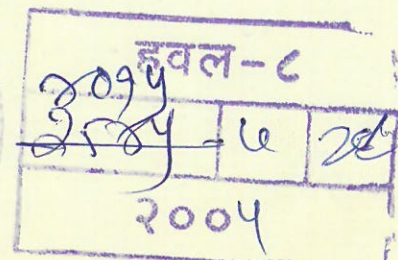
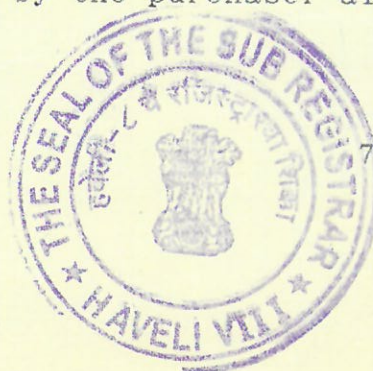
hereby granted or any part thereof by from, under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request of the Purchaser do execute or cause to be done and executed all such further and other lawful and reaseasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises hereby granted unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required, by the Purchaser.

5. The Vendors have satisfied themselves that the consideration paid by the Purchaser to it is as per the existing market value of the said property.

6. The Vendors have assured the Purchaser and the Purchasers have satisfied that the title of the said property is clear and marketable.

7. For the purposes of stamp duty, it is hereby declared that the present true market value of the said property is Rs. ~~17,50,000/-~~. The consideration agreed between the parties is Rs. 17,05,000/- per acre. Accordingly the stamp duty is paid under Article 25 of the Bombay Stamp Act on the 34, 10,000 (Rupees Thirty Four Lakhs Ten Thousand Only) i.e. on Rs. 34,10,000/- (Rupees Thirty Four Lakhs Ten Thousand only). The expenses for stamp duty and registration fee are met by the purchaser alone.

Handwritten signature



IN WITNESS WHEREOF the Vendors and the Purchaser have subscribed the irrespctive hands on the day and year first hereinabove written.

SCHEDULE-I

(Description of Property)

Out of all that piece and parcel of land bearing S.No. 14/1 situated within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli No. 8 Pune at village Dhanori totally admeasuring 8 Hectre 59 Ares, an area admeasuring ~~8~~ ^{out of 1 Hectre} 80 Ares ⁷ alongwith common ~~road~~ ^{right} to use 20 ft road.

[Handwritten signature]
Munara
[Handwritten signature]

[Handwritten signature]
Munara
[Handwritten signature]

SCHEDULE II
 (Particulars of Payment)

1. Rs. 17,05,000

Paid by pay order No. 020648 dated 26/2/05 drawn on Union Bank of India Bank, Kerbe Branch to the Vendor No. 1.

2. Rs. 17,05,000

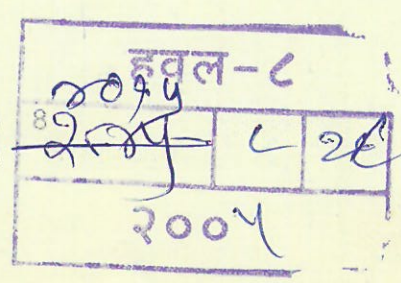
Paid by pay order No. 059497 dated 25/2/05 drawn on Federal Bank Ltd. Bank, Deccan Gymkhana Branch to the Vendor No. 2.

[Handwritten signature]

Total Rs. 34,10,000 /-(Rupees Thirty Four Lakhs Ten Thousand only)

कायद्वी मिळताण १०० मीटरच्या कडेण येणानाई वसय
 मीर मोरी का कडेण येणानाई.

[Handwritten signature]
Munara
[Handwritten signature]



The Vendors say that the consideration as above has been paid as per their instructions and they admit the receipt of the consideration as above.

WITNESSES -

1.
Signature [Signature]
Name Pa. Bhatnagar
Address 201. Run sector 10A

1. [Signature]
2. [Signature]
VENDORS

2.
Signature [Signature]
Name P.A. Koshy
Address D7, Chetan APDA.
Pune 20

[Signature]
PURCHASER

2004conve\bishop



2099
2004
2004
2004

गावचा नमुना नं. ७, ७ अ ख ब १२

गाव धानारी तालुका हवेली जिल्हा पुणे

भूमापन क्रमांक गट क्रमांक	हिस्सा क्रमांक	धारणा प्रकार	गावचा नमुना नं. ७	खाते नंबर
१४	—	—	मालकाचे नाव <u>२६२</u> <u>६६</u> <u>६६</u> <u>११०३</u> <u>आकाश रामचंद्र दिग्वि</u> <u>विशाल गिरी मोन</u> <u>२६१६</u>	कुळाचे नंबर <u>१३</u>
भूमापन क्रमांकचे स्थानिक नांव	<u>दिव्यास रोड</u>		<u>उद्योगिक जो जो ही ला सिविल</u> <u>थोकला के ही गल्ली</u> <u>६५५२</u> <u>६</u> <u>२-१०</u>	<u>ग्राहक क्र २०००१</u> <u>सि न ल सी। दोगरी</u> <u>६३</u> <u>सि न ल सी दोगरी</u> <u>२५६०</u> <u>इतर अधिकार</u> <u>२५१६/६०</u> <u>१६०८</u>
लागवडी योग्य क्षेत्र जिरापत - बागापत - घातरोती -	एकर हेक्टर	गुंठे आर	<u>मिनि सुकल सुकला</u> <u>सी ०-२६५०१</u> <u>११६०१</u> <u>मिनि सुकल सुकला</u> <u>सी १-००</u> <u>११६००</u>	<u>२५६०</u> <u>इतर अधिकार</u> <u>२५१६/६०</u> <u>१६०८</u>
पोट खराबा वर्ग (अ) वर्ग (ब)	एकूण		<u>०-६५</u> <u>१-५२</u>	<u>मिनि सुकल सुकला</u> <u>सी १-००</u> <u>११६००</u>
आकार - जुडी अथवा विशेष आकार पाण्याबाबत	रुपये	पैसे	<u>१६-०५</u> <u>१-६५</u> <u>१२२५०२</u>	<u>६३०२</u>

गावचा नमुना नं. ७, ७ अ ख ब १२

वर्ग	जमीन करणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्र									पडीक व पिकास निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मिश्र पिकांचा साकेतांक	जल सिंचित	जल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
	<u>२६०८</u> <u>२००५</u>															

पन्सुल नयकर नयार वारील ३०/१२/०४

का. नं. ३६
वॉ. धानारी, ता. हवेली, जि. पुणे



हवेली-८
२००५
१० २६
२००५

मुमादांमु. १३४४ (१०० पानी १०० पॅड्स) २-०४

विकास योजना

पुणे महानगरपालिका

नगर अभियंता कार्यालय

विकास योजना विभाग

जा. क्र. : डी.पी.ओ./५०६

दिनांक : ३०/१०/२००४

श्री. संकल्प कन्सल्टिंग पुणे (प्रा.लि.)
पुणे

विषय :- मान्यताप्राप्त सुधारित विकास योजना आराखड्यानुसार झोनिंग दाखला मिळण्याबाबत.

संदर्भ :- आपला दि. १०/१०/२००४ चा अर्ज.

मान्यताप्राप्त सुधारित विकास योजना आराखड्यामधील नकाशानुसार * संपूर्ण क्रमांकासाठी आरक्षण वगैरेचा तपशील खालीलप्रमाणे आहे.

(१) द्यानेरी स.न. १४/४४ ही मिळकत मान्यताप्राप्त सुधारित विकास योजना आराखड्यानुसार निवासी विभागामध्ये समाविष्ट केली आहे.

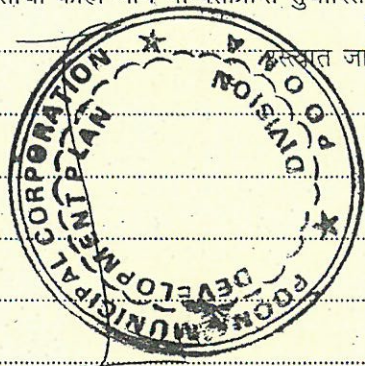
(२) वरील मिळकत / मिळकतीचा काही भाग ~~साठी~~ आरक्षित केला आहे.

(३) वरील मिळकतीचा काही भाग मान्यताप्राप्त सुधारित विकास योजना आराखड्यामधील ~~आरक्षित~~ जात आहे.

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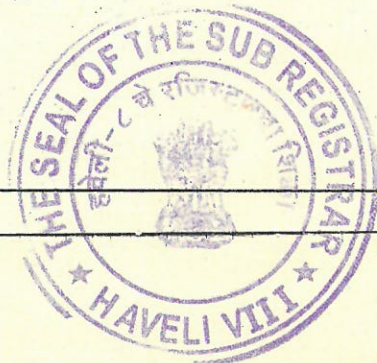
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"सर्व मिळकतीचा शेत दाखला/झोनिंग विभागातून हे प्रादेशिक योजना आराखडा/आराखडा विकास योजना अर्जात वा प्रनावे दिलेले असून विकास योजना आराखडापत्र अतिशय मान्यता मिळतेवेळी ग्राममध्ये दस्तऐवजाची शक्यता नाकारता येत नाही. बाकी लॉट बाबी."

(७) सदर स.न. चा काही भाग हा संपूर्ण क्षेत्रात
मिळकत व २०० मी क्षेत्रात येत आहे

कळावे.



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Shah
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सहायक अभियंता,
विकास योजना,
पुणे महानगरपालिका.

In the Court of Shri R.N.Marathe, Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune.

ULC Case No.2189-KHU.

Shri Subhash Satram Khurana & 3 others
15, Shankarseth road, Pune-411 042.

.. Declarants

Order u/s 8(1) of the Urban Land (Ceiling & Regulation) Act, 1976.

(Delivered on this 5th December , 2000.)

The present proceeding has been initiated on the basis of the return filed by the declarants u/s 6(1) of the Urban Land (Ceiling & Regulation) Act, 1976 on 2-9-2000 (hereinafter to be referred as 'the said Act') . The subject matter of the return are the lands enumerated as below.

Village. Dhanori .

S.No. 14

Area in sq.mtrs.

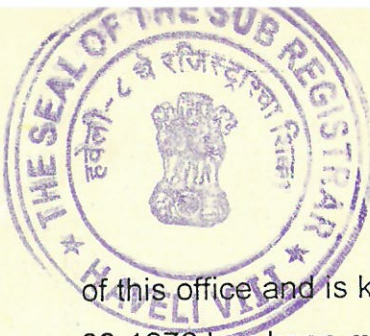
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The brief facts of the case is as under.

The land at S.No.14 of village Dhanori was originally belonged to Shri Ramchandra Tingare. The said Shri Maruti Ramchandra Tingare was expired on 10th August,1979 and the names of Shri Jaggannath Ramchandra Tingare and Smt. Kesharabai Bhiva Moze was recorded on the 7/12 extracts as legal heirs of late said Ramchandra Maruti Tingare. Out of the above land, Shri Amit Subhash Khurana and Kum..Pooja Subhash Khurana had purchased 20-R & 1-Hector of land respectively. Shri Subhash Santaram Khurana and Sou Asha Subhash Khurana had purchased 1-Hector 65-R lands from the above S.No.14. The names of the declarants are entered in the village record as well as in the 7/12 extract of the suit lands and they became the owner and hence they have filed this return u/s 6(1) of the Act, as the lands is now came into residential zone.

The case was fixed for hearing initially on 2-9-2000 and adjourned from time to time. The case was finally heard on 23-11-2000. The declarants appeared before me and submitted his written say on that date. The Zone Certificate regarding the lands in question was obtained from the Town Planner



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Case No.2189-KHU.

of this office and is kept on record. The status of land as was in existence on 17-02-1976 has been mentioned in that certificate.

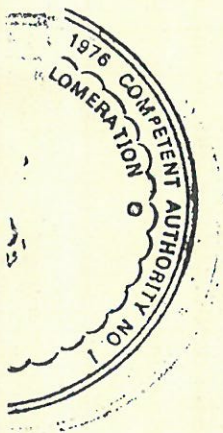
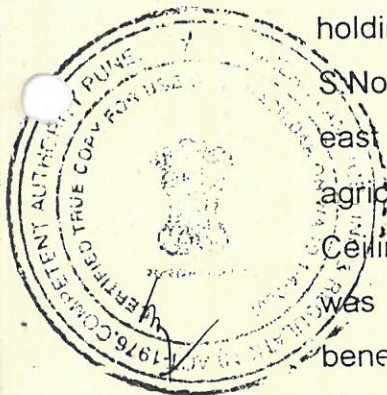
The declarants has raised the following main contentions in his written notes of argument.

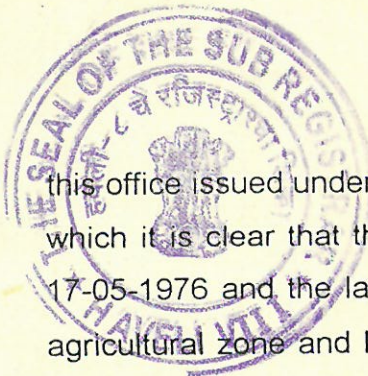
The declarant in his written notes of argument has contended that the lands bearing S.No.14 was included partly in Agricultural zone and partly in Defence Zone as per the Pune Regional Plan which came into force from 17-5-1976. As per the revised Final Pune Regional Plan, Pune the said land is included in residential zone. The declarant has stated that the land acquired from S.No.14 of village Dhanori for defence purpose by Rifle range has been merged with S.No.13 and the present S.No.14 is left totally of 21 Acre in agricultural zone as per Pune Municipal Corporation Map. Out of 21 Acre of land, the declarant are holding 7 Acres 5 gunthas of land near the nalla as western boundry, in north S.No.12 land, and S.No.15 is on the south and balance of S.No.14 land to the east side. The D.I.L.R. does not have given the necessary map indentifying the agricultural and Defence zone. Hence as per the provisions of the Urban Land Ceiling Act, 1976, the lands in question cannot be treated as "Vacant Land" as it was included in agricultural zone. The declarant has also requested to give benefit of the judgement of Hon. Supreme Court of India in the case of Smt. Atia Mohammadi Begum Vs. State of Uttar Pradesh and others (1993-2-Supreme Court Cases SCC Page 546). In which it is held that if the land was not included in any Master Plan/Development Plan, the provisions of the Urban Land Ceiling Act, cannot be made applicable to those lands. Therefore the declarants have prayed to declare them as not holding any surplus land.

The main point for decision in the present proceeding is as to whether the lands which are the subject of the return attract the provisions of the Urban Land Ceiling Act,1976. My findings on the points are negative for the reasons as mentioned below.

REASONS

The declarants have contended that the lands in question were partly included in agricultural zone and partly in Defence zone on the appointed day. I have carefully gone through the written submissions submitted on behalf of the declarant, also the entries in the revenue record and the status of the land as shown in Pune Regional Development Plan as was in existence on the date of commencement of the Act. The Urban Land Ceiling Act, 1976 came into force from 17-2-1976, it is an admitted fact that there was no any development plan on the date of commencement of the Act. The Pune Regional Development Plan came into force with effect from 17-05-1976 i.e. after the date of commencement of the Act. It is also seen from the zone certificate issued by the Town Planner of

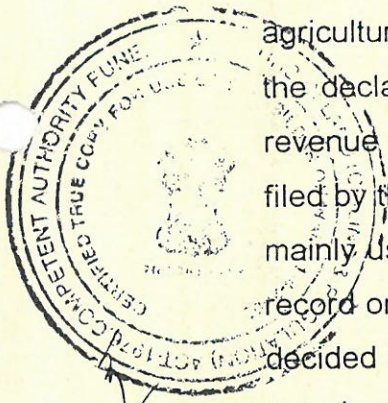




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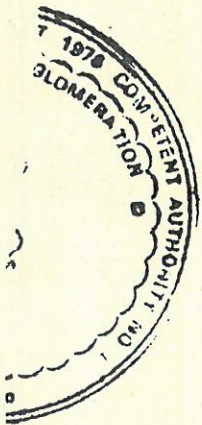
Case No.2189-KHU.

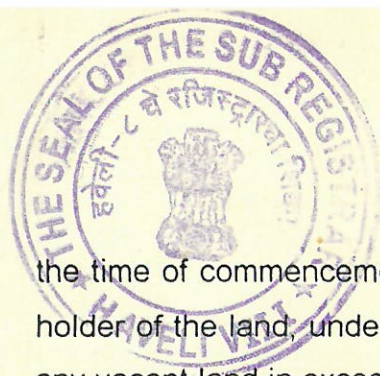
this office issued under No.ULC/D-3/Zone Certificate/2000 dated 5-9-2000, from which it is clear that the Pune Regional Development Plan came into effect on 17-05-1976 and the lands bearing S.No.14 of village Dhanori was included in agricultural zone and Defence zone on 17-5-1976. Hence it is clear that there was no any Master Plan coming into force on the appointed date of the Urban Land Ceiling Act. Therefore, the provisions of the Urban Land Ceiling Act, are not applicable in the present suit lands. It is seen from the zone certificate issued by the P.M.C. Pune vide No. DPO/1222 dated 18-10-1999, that S.No.14 of village Dhanori was first time came into residential zone as per the revised Regional Development Plan of P.M.C. The Part plan issued by the Town Planner by this office vide No. ULC/D-3/Part Plan/Dhanori/2000 dated 27-11-2000, shows that the lands at S.No.14 of village Dhanori are mostly included in agricultural zone and some part in Defence zone. It is seen from this plan that the declarants lands is included in agricultural zone. Perusal of the extract of revenue record in relation with lands which are the subject matter of the return filed by the declarant clearly shows that they are agricultural lands, were and are mainly used for the purpose of agriculture and are recorded as such in revenue record on the date of commencement of the Act. Now, therefore, the issue to be decided in this case is whether the said land in respect of which no Master Plan was in operation on the date of commencement of the Act, would become "Vacant Land".



Reference to the provisions of Section 2(h)(o), (q) Section 3 and 6 of the Act, clearly clarifies as to which land is qualified to be declared as vacant land. Section 3 of the Act provides that on and from the date of commencement of the Act, no person shall be entitled to hold any vacant land in excess of the ceiling limit in the territories to which this Act applies. Section 6(1) of the Act provides that every person holding vacant land in excess of the ceiling limit shall file the statement before the Competent Authority. It is therefore clear that the filing of the return/statement u/s 6(1) of the Act is a must only if a person holds vacant land in excess of the ceiling limit.

The Master Plan, defined in section 2(h) and referred in definition of Urban Land in section 2(o) including Explanation (C) therein is obviously the Master Plan prepared and in existence at the time of commencement of the Act. This fact has been substantiated and laid down by Hon. Supreme Court in the case of Atia Mohammadi Begum V/s State of Uttar Pradesh and others (1193-2- Supreme Court Cases-SCC Page 546) wherein it has been held that, the 'Master Plan' defined u/s 2(h) and referred in the definition of 'Urban Land' in Section 2(o) including Explanation (C) therein, is a Master Plan prepared and in existence at



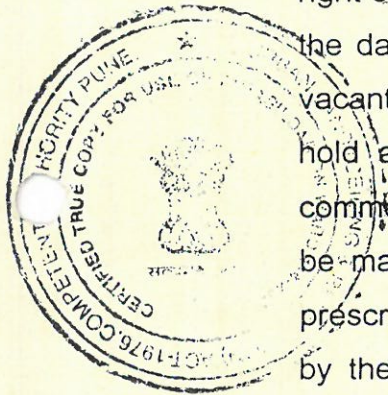


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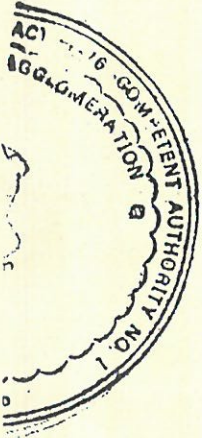
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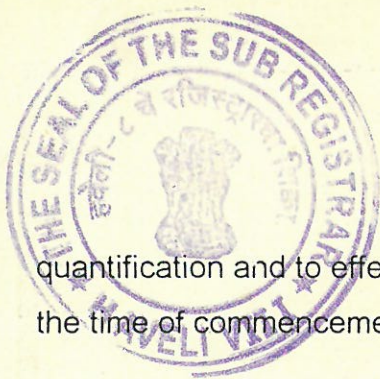
the time of commencement of the Act, when by virtue of Section 3, rights of the holder of the land, under the Act get crystallized and extinguish his right to hold any vacant land in excess of the ceiling limit. The observations of Division Bench of their Lordships Justice J.S.Varma and Justice N.M.Kasliwal in Para 4 of the judgement dt. 15-03-1993 are as under.

"4. Some other provisions of the Act which are material for deciding this question may now be referred. Section 3 enacts that except as otherwise provided in the Act, on and from the commence of the Act, no person shall be entitled to hold any vacant land in excess of the ceiling limit. Accordingly, the right of the person to hold any vacant land in excess of the ceiling limit ceased on the date of commencement of the Act, no person shall be entitled to hold any vacant land in excess of the ceiling limit. Accordingly, the right of the person to hold any vacant land in excess of the ceiling limit ceased on the date of commencement of the Act even though determination of the excess area had to be made under the machinery provisions, thereafter, in accordance with the prescribed procedure. The area of vacant land in excess of the ceiling limit held by the appellant has, therefore, to be determined as on February 17, 1976. Determination of the area of vacant land in excess of the ceiling limit under the Act is to be made with reference to the date of commencement of the Act, and right and liability of the holder of the land for this purpose under the Act crystallizes on the date of commencement of the Act unaffected by any subsequent events. The scheme of the Act, supports the construction that the aforesaid Explanation (C) means that if the land has been specified in the 'Master Plan' existing at the time of commencement of the Act for a purpose other than agriculture, then the land shall not be deemed to be mainly used for the purpose of agriculture by virtue of Explanation (C) and not if the land is specified in a 'Master Plan' prepared after the commencement of the Act. The plain language of Explanation (C) bears this construction and requires it to be so construed in order to harmonize it with the other provisions and scheme of the Act. Just as the holder of the land cannot by his subsequent action reduce the area of the vacant land in excess of the ceiling limit, the authorities too can not by any subsequent action increase the area of the excess vacant land by a similar action. The Master Plan defined in Section 2(h) and referred in the definition of 'Urban Land' in Section 2(o), including Explanation (C) therein, is obviously a "Master Plan" prepared and in existence at the time of the commencement of the Act, when by virtue of Section 3 of the Act, rights of the holder of the land under the Act get crystallized and extinguish his right to hold any vacant land in excess of the ceiling limit. The proceedings for determining the vacant land in excess of the ceiling limit according to the machinery provisions in the Act is merely for



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quantification and to effectuate the rights and liabilities which have crystallized at the time of commencement of the Act".

According to the provisions of Section 2(o) Urban Land excludes any such lands which is mainly used for the purpose of agriculture and recorded as such in the revenue record before the appointed day for the purpose of agriculture. Section 2(q) of the Act defines "Vacant Land" which does not include land on which construction is not permissible under the building regulations inforce in the area in which land is situated. It is admitted fact that the suit lands are agricultural lands and were used mainly for agricultural purpose, and recorded in the revenue record before the appointed day. It is further important to note that Pune Regional Development Plan came into force with effect from 17-05-1976. Even in the said plan the said suit lands included in agricultural zone and hence no construction activity was permissible under the building regulations inforce.

It is important to note in order to justify exclusion of lands from the operation of the Act the land must satisfy two tests :

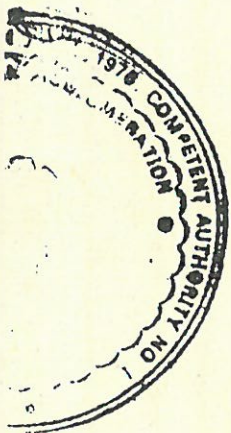
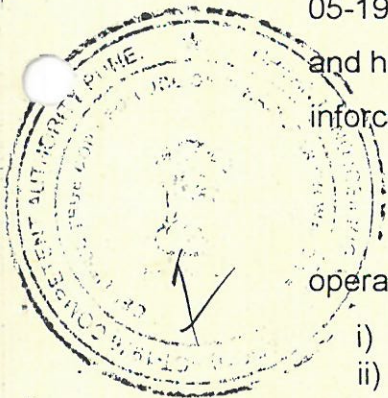
- i) It must be used for the purpose of agriculture.
- ii) It must be entered as such in the revenue record.

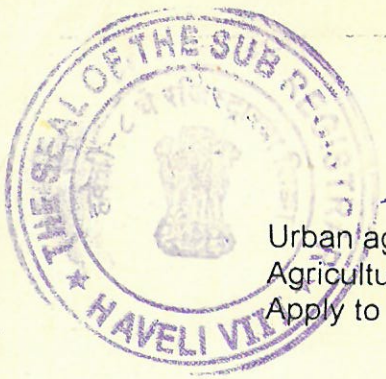
Both tests must be satisfied. The entire question therefore revolves around as to whether on the date of commencement of the Act, the said lands in question were shown to be falling in agricultural zone and being used and recorded as such. The perusal of the VII/XII extract of the lands in question clearly shows that the subject lands were and are used for the purpose of agriculture and were included in agricultural zone.

It has also been observed that the Department of Urban Affairs and Employment, Government of India, New Delhi in order to further clarify the various judgements delivered by the Hon'ble Supreme Court in the cases of V.B.Choudhari V/s Union of India, Thumati Venkaiah V/s State of Andhra Pradesh and others and Atia Mohammadi Begum V/s State of Uttar Pradesh and others have informed the Chief Secretary, Government of Maharashtra vide D.O.No.4/4/96 dt. 20-9-1996 (reported in 'Saklikar on Urban Land (Ceiling and Regulations) Act, 1976 Edition-1997) as follows.

Cl. ii) whether the land falling within the territorial jurisdiction of an Urban Agglomeration specified in Schedule-I to the Act is 'urban land' in Terms of Section 2(o) , read with respect to Section 2(h) of the Act ? If such land is not 'urban land', the Act shall not apply;

Cl.iii) Whether the 'urban land' within the territorial jurisdiction of an





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Urban agglomeration is the land mainly used for the purpose of Agriculture on the appointed day? If yes, the Act shall not Apply to such land;

In this D.O. letter the Government of India have also advised on the criterias for applicability of the Act. It has also been categorically mentioned in item 3 of the said letter that :

“ The provisions of the Act should therefore be applied after proper scrutiny of the cases from the above angles besides other provisions of the Act and not otherwise. It is needless to emphasise that this is absolutely necessary for uniformity in the implementation of the Act and also for avoiding any contempt proceedings in the Supreme Court”.

In this letter the Government of India have explained the phenomena of the applicability of the Act and by considering the points raised therein, if the present case is scrutinized, the answers to the question in clause (iii) would be – Yes, thereby meaning that the provisions of the Act are not applicable in the instant case.

The Government of Maharashtra also followed the principles laid down in the various judgements and guidelines given by the Central Government in the above mentioned written communications in various judgments decided u/s 34 of the Act.

From the above observations and discussions, it is clear in my opinion that the lands which are the subject matter of the return does not fall within the ambit of provisions of Urban Land (Ceiling and Regulation) Act, 1976.

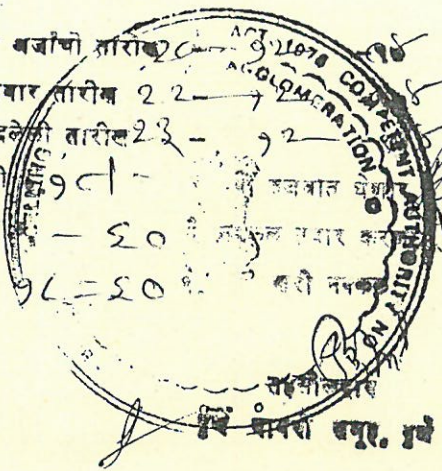
Based on the above observations, I pass the following order.

ORDER

The lands at S.No. 14 of village Dhanori Tal.Haveli Dist. Pune are not “Vacant Land” on the commencement of the Act, and the provisions of Urban Land (Ceiling and Regulation) Act, 1976, are not applicable to them. The present proceeding is therefore rendered inactionable and hence the case is closed.

Order accordingly.

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नकल तयार तारीख 22
नकल दिलेची तारीख 23
नकल को 90
कायद हो 50
वकूत प. 96-50



(Ratnakar Marathe)
Additional Collector and
Competent Authority, Pune
Urban Agglomeration, Pune.

12-3-12

Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.

To be submitted in duplicate

Annexure A

Notice under sub section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976.

To,

The Competent Authority,

Pune Urban Agglomeration

Sir,

The urban land, the particulars of which are given below, belongs to (give the particulars of the individual/family/firm/company/association or body of individuals to whom the urban land belongs)

1) Shri AMIT SUBHASH KHURANA 2) MS. POOJA SUBHASH KHURANA

Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be specified, the vacant land held by me/us as per particulars given below in favour of

ARCH BISHOP MAR THEOPHILUS MEMORIAL EDUCATIONAL AND MEDICAL FOUNDATION.

2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit as envisaged under the relevant provisions of the Urban Land (Ceiling and Regulation) Act 1976 (Annexure 1)

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him

4. I propose to register the above transaction at the office of the SUB REGISTRAR (Registering) Authority Haveli NO 8

Particulars

- 1 Name of the applicant (holder of vacant land) : MR AMIT SUBHASH KHURANA
MS. POOJA SUBHASH KHURANA.
2. Description of vacant land proposed to be transferred
VILLAGE DHANDRIE, TAL HAVELI, S. NO-14.
Plot number 1. 8092.00 sq. metres. (80 Acre) out of
b) Block number 20 Acre and 1 H 20 Acre.
c) Location
d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc.) RESIDENTIAL.
e) Any other particulars in regard to the vacant land.

(2)

3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures)

8092.00 sq' metres
Eight thousand ~~eight hundred~~ ~~eighty two~~ sq' metres
viz (2 Acres).

4. The intended transfer is by way of sale/mortgage/gift/lease.

SALE

5. In the case of lease, the term of the lease, if any

N.A.

6. In the case of sale, the price for which the land is proposed to be sold.

34, 10, 000/-
Thirty four lac ten thousand only.

7. Name and address of the transferee. ARCH BISHOP MAR THEOPHILUS, MEMORIAL

EDUCATIONAL & MEDICAL FOUNDATION
Regd office - 97, Shree chetan Co-op Housing Society,
48/1, Aundh Road, Khadki - Pune 3.

[Signature]
Signature of transferor

Place : PUNE

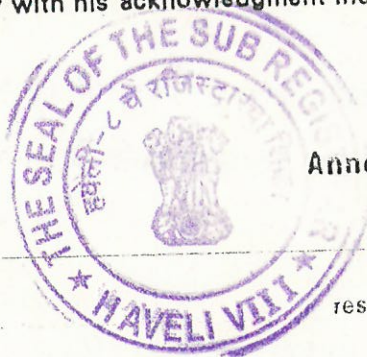
Full Name AMIT SUBHASH KHURANA
POOJA SUBHASH KHURANA

Date :

Address FLAT NO 1652, CLOVER HIGHLANDS,
KONDHWA - PUNE 48.

*If the intended transfer is in any other manner specify the same.

Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.



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Affidavit of

resident of

son / daughter / wife of

I, _____ aforesaid solemnly affirm and say as follows :

1 That the vacant land, particulars of which are given in the notice enclose herewith, belongs to

(give the particulars of the individual family, firm, company or association of body of individuals).

2 The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the ceiling limit laid down by the Urban Land (Ceiling and Regulation) Act 1976

(3)

I, _____ aforesaid, solemnly affirm and say that the facts mentioned in the paragraphs 1 and 2 are correct to the best of my knowledge and nothing is false therein and nothing material has been concealed therefrom

Place _____

Date _____

Desponent

NOTE : This affidavit should be on a stampet paper of appropriate value and shall be attested by a Magistrate/Sub Judge/Notary/Oath Commissioner.

Annexure II

Statement by the Prospective Transferee.

I/We propose to purchase / accept as gift / take on mortgage / take on lease (in the case of any other form of transfer specify the form of such transfer) the urban land, particulars of which are given in the notice enclosed herewith.

2. I/We do not hold any vacant land/lands with building.
I/We hold vacant lands with building as per particulars given below :

Particulars

1. Description of land

a) Plot number

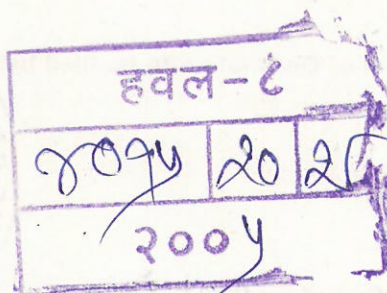
b) Block number

c) Location

d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc)

e) Any other particulars in regard to the vacant land.

2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building.



(4)

3. Nature of right of the transferee in such land/land with building.

Rosaul

(Signature of Transferee)

ARCH BISHOP MAR THEOPHILUS
MEMORIAL EDUCATIONAL AND
MEDICAL FOUNDATION (Regd)

Annexure B

Acknowledgement of the Competent Authority

Received the above notice on NO. ULC/D-11T-12/SR-31/05 dated 5-3-2005. In respect of ^{detenable sq. mt} land out of S.No. 14 of Village Dhanori Tal. Haveli dist. Pune admeasuring ^{area 8000-00} in the ULC case No. 2189 K/P decided on 5-12-2000 landholder is Shri. Subhash Satish Khurrah & others. Transferee shall file return 4/5 15 after has been purchased.

Pune

Date 16/3/2005

Dy. Collector & A No. 3
Pune Urban Agglomeration, Pune



Annexure C

Form of Declaration to be filed before The Registering Authority in case of sale



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I, Shri/Smt./Kum. Amit Khyasga son / daughter / wife of Shri Satish
Khyasga

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place Pune

Date 21-5-2005

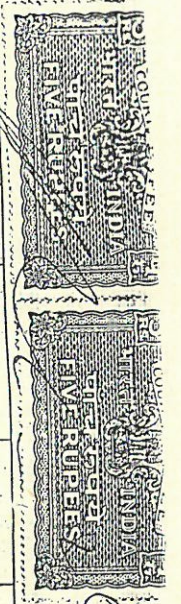
Amara

Signature of transferor

Reg. No. 63 m. e.
 No. 11
 Haveli Village

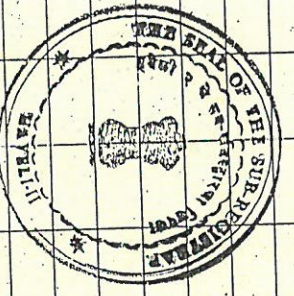
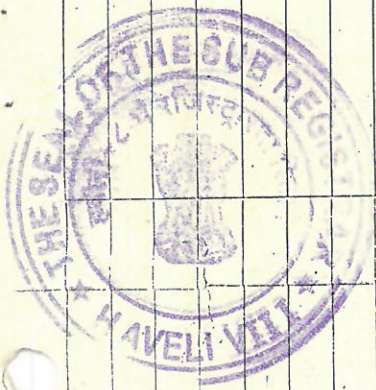
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श्री. ए. ए. ए. ए.



श्री. ए. ए. ए. ए.

क्र. सं. (Serial No.)	विषय (Subject)	पु. सं. (P. No.)	क्षेत्र (Area)	आक. सं. (Assessment No.)	दस्तावेज (Deed)	दस्तावेज का पंजीकरण (Registration)	दिनांक (Date)	पृष्ठ सं. (Page No.)	बिक्री मूल्य (Market Value)	पंजीकरण शुल्क (Registration Fee)	टिप्पणी (Remarks)
1	श्री. ए. ए. ए. ए.	10	10/10	10/10	श्री. ए. ए. ए. ए.	श्री. ए. ए. ए. ए.	10/10	10/10	10/10	10/10	श्री. ए. ए. ए. ए.
2	श्री. ए. ए. ए. ए.	20	20/20	20/20	श्री. ए. ए. ए. ए.	श्री. ए. ए. ए. ए.	20/20	20/20	20/20	20/20	श्री. ए. ए. ए. ए.
3	श्री. ए. ए. ए. ए.	30	30/30	30/30	श्री. ए. ए. ए. ए.	श्री. ए. ए. ए. ए.	30/30	30/30	30/30	30/30	श्री. ए. ए. ए. ए.
4	श्री. ए. ए. ए. ए.	40	40/40	40/40	श्री. ए. ए. ए. ए.	श्री. ए. ए. ए. ए.	40/40	40/40	40/40	40/40	श्री. ए. ए. ए. ए.
5	श्री. ए. ए. ए. ए.	50	50/50	50/50	श्री. ए. ए. ए. ए.	श्री. ए. ए. ए. ए.	50/50	50/50	50/50	50/50	श्री. ए. ए. ए. ए.



श्री. ए. ए. ए. ए.
 श्री. ए. ए. ए. ए.
 श्री. ए. ए. ए. ए.

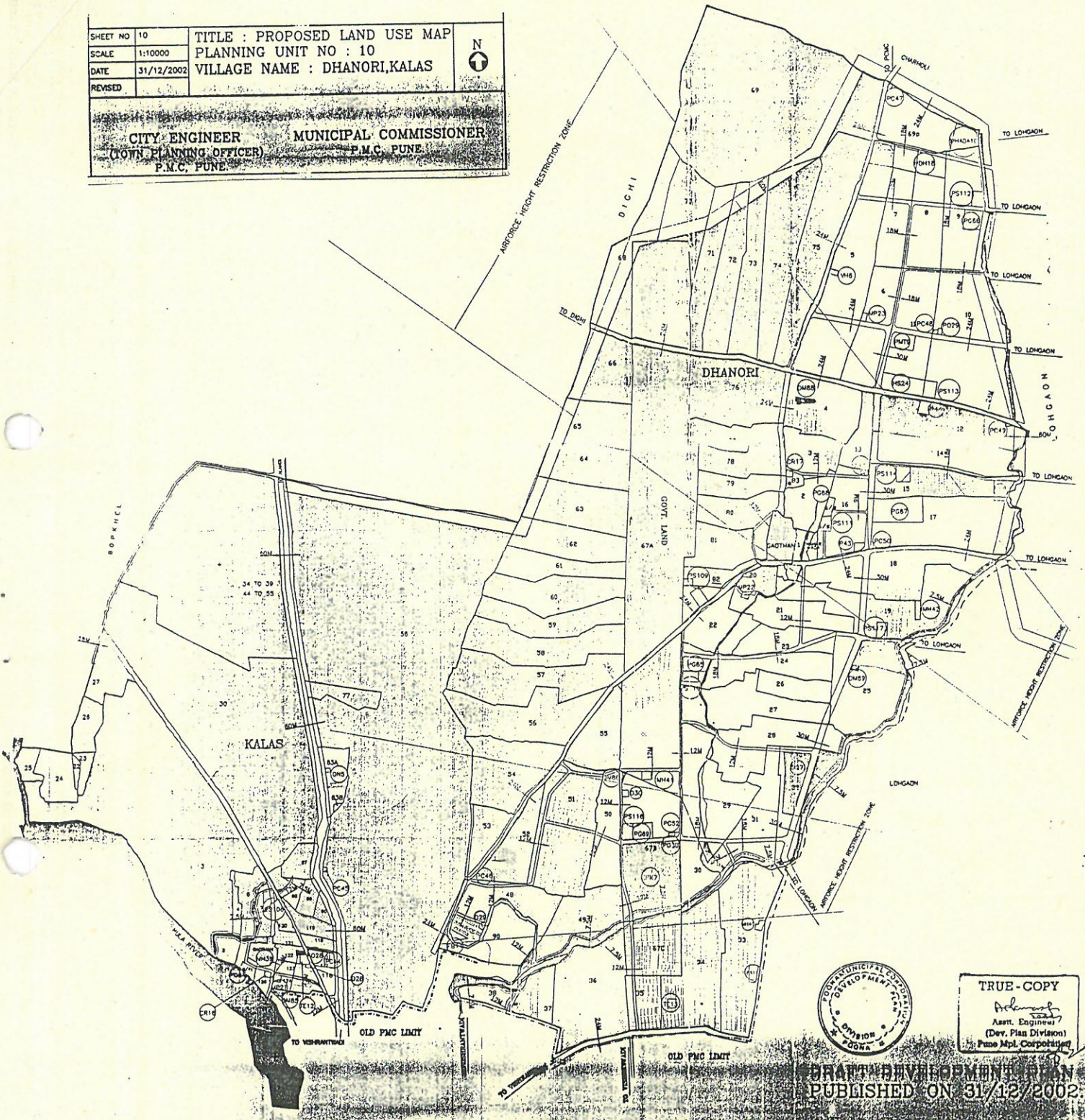
श्री. ए. ए. ए. ए.

श्री. ए. ए. ए. ए.

SHEET NO	10	TITLE : PROPOSED LAND USE MAP
SCALE	1:10000	PLANNING UNIT NO : 10
DATE	31/12/2002	VILLAGE NAME : DHANORI, KALAS
REVISED		

N
↑

CITY ENGINEER MUNICIPAL COMMISSIONER
(TOWN PLANNING OFFICER) P.M.C. PUNE
P.M.C. PUNE



TRUE - COPY
[Signature]
 Asst. Engineer
 (Dev. Plan Division)
 Pune Mpl. Corporation

GRANT DEVELOPMENT PLAN
 PUBLISHED ON 31/12/2002



हवल-८
 २०१५
 २३
 २००५

विशेष/प्र.आ./मु.सा.वि./२म.



नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये

पुणे विभाग पुणे: येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव आर्च विशांप मार प्रेझोफिडस मेमोरिअल एड्युकेशनल ट्रस्ट मेडीकल फौंडेशन,

डी. ७ सी. चेतन को-ऑ. डॉ. सोसा. लि. ६७७ काँट्रि रोड वडकी पुणे ३

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक ई-३१००-पुणे

डॉ. सी. ए. वसाकुल यांस प्रमाणपत्र दिले.

आज दिनांक १९/११/२००४ रोजी माझ्या सहोनिशी दिले.

शिक्का



सही गणेश
घर्मादाय उप आयुक्त
पदनाम पुणे विभाग, पुणे



डवेल-६
२००४
२०२६
२००४



21/05/2005

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

हवल8

दस्त क्र 4015/2005

6:51:30 pm

हवेली 8 (येरवडा)

2412L

दस्त क्रमांक : 4015/2005

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आर्च शिप मार थिओफिससमेमोरियल एज्युकेशन अॅण्डमेडिकल फाउंडेशन तर्फे विश्वस्त चेलकट्टी जॉन संम्युअल - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: औंध शह	लिहून देणार वय 66 सही <i>[Signature]</i>		
3	नाव: पुजा सुभाष खुराणा पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: ABBPK8493M	लिहून देणार वय 32 सही <i>[Signature]</i>		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
2	अमित सुभाष खुराणा





दस्त गोषवारा भाग - 2

हवल8

दस्त क्रमांक (4015/2005)

25/25

दस्त क्र. [हवल8-4015-2005] चा गोषवारा
बाजार मुल्य :3000000 मोबदला 3410000 भरलेले मुद्रांक शुल्क : 185800

पावती क्र.:4015 दिनांक:21/05/2005

पावतीचे वर्णन

नांव: आर्च शिप मार थिओफिससमेमोरियल
एज्युकेशन अॅण्डमेडिकल फाउंडेशन तर्फे विश्वस्त
चेलकट्टी जॉन सॅम्युअल - -

दस्त हजर केल्याचा दिनांक :21/05/2005 06:47 PM

निष्पादनाचा दिनांक : 21/05/2005

दस्त हजर करणा-याची सही :

[Handwritten signature]

30000 :नोंदणी फी

560 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/05/2005 06:47 PM

शिक्का क्र. 2 ची वेळ : (फी) 21/05/2005 06:50 PM

30560: एकूण

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड अे एम. शेख ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: घोरपडी

शहर/गाव: पुणे

तालुका: -

पिन: 411042

दु. निबंधकाची सही, हवेली 8 (येरवडा)

दु. निबंधकाची सही
हवेली 8 (येरवडा)





24/05/2005

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

हवल8

दस्त क्र 4015/2005

10:29:48 am

हवेली 8 (येरवडा)

२७/२८

दस्त क्रमांक : 4015/2005

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाव: आर्च बिशप मार थियोफिलीप्स मेमोरियल एज्युकेशन ॲण्ड मेडिकल फाउंडेशन तर्फे विश्वस्त चेलकट्टी जॉन सॅम्युअल - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: आ</p>	<p>लिहून घेणार वय 66 सही</p>		
2	<p>नाव: अमित सुभाष खुराणा पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: -- ईमारत नं: - पेठ/वसाहत: कोंढवा शहर/गाव: पुणे तालुका: - पिन: 411048 पॅन नम्बर: AAPPK1408D</p>	<p>लिहून देणार वय 28 सही</p>		
3	<p>नाव: पुजा सुभाष खुराणा पत्ता: घर/प्लॉट नं: सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: ABBPK8493M</p>	<p>लिहून देणार वय 32 सही</p>		





दस्त गोषवारा भाग - 2

हवल8

दस्त क्रमांक (4015/2005)

21/26

दस्त क्र. [हवल8-4015-2005] चा गोषवारा
बाजार मुल्य :3000000 मोबदला 3410000 भरलेले मुद्रांक शुल्क : 185800

पावती क्र.:4015 दिनांक:21/05/2005
पावतीचे वर्णन
नांव: आर्च बिशप मार थियोफिलीप्स मेमोरियल
एज्युकेशन अॅण्ड मेडिकल फाउंडेशन तर्फे विश्वस्त
चेलकट्टी जॉन सॅम्युअल - -

दस्त हजर केल्याचा दिनांक :21/05/2005 06:47 PM
निष्पादनाचा दिनांक : 21/05/2005
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
560 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/05/2005 06:47 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 21/05/2005 06:50 PM(कार्यवाही पूर्ण)
शिक्का क्र. 3 ची वेळ : (कबुली) 24/05/2005 10:30 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 24/05/2005 10:30 AM

30560: एकूण

दस्त नोंद केल्याचा दिनांक : 24/05/2005 10:30 AM

दु. निबंधकाची सही, हवेली 8 (येरवडा)

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड अे एम. शेख ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

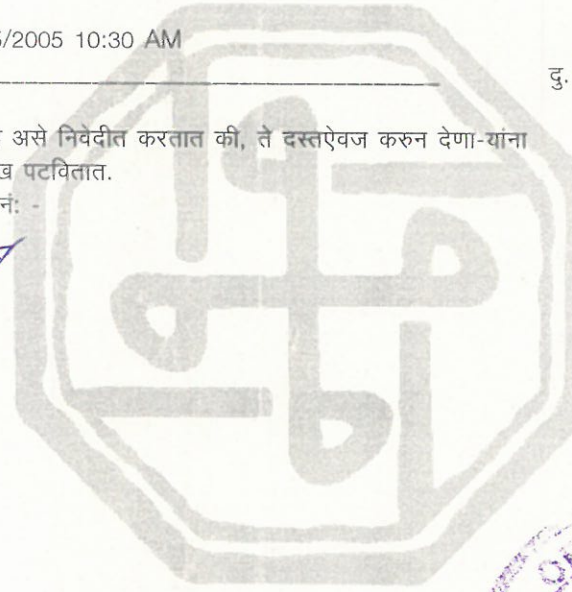
ईमारत नं: -

पेट/वसाहत: घोरपडी

शहर/गाव: पुणे

तालुका: -

पिन: 411042



पहिले नंबराचे पुस्तकाचे
२०१५ नंबरी नोंदला.
दुय्यम निबंधक हवेली क्र.६
दिनांक २४/५/२००५

दु. निबंधकाची सही
हवेली 8 (येरवडा)

प्रमाणित करण्यात येते की,
या दस्तामध्ये २६ पाने आहेत.

दुय्यम निबंधक हवेली क्र. ६





अहवाल दिनांक : 03/10/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]



11134694700

गाव :- धानोरी (944108)
ULPIN : 11134694700ता.लुका :- हवेली
भूमापन क्रमांक व उपविभाग : 14

जिल्हा :- पुणे

भू-धारणा
पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

ओढ्याचे शेत

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 7.94.00 बागायत - एकुण ला.यो. 7.94.00 क्षेत्र	132	जगन्नाथ रामचंद्र टिंगरे केशवबाई भिवा मोझे -----सामाईक क्षेत्र-----	0.9222	1.96	0.6500	(2616) (2616)	कुळाचे नाव व खंड इतर अधिकार
व) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.65.00 वर्ग (ब) - एकुण पो.ख. 0.65.00 एकुण क्षेत्र 8.59.00 (अंनब) आकारणी 16.87 जूडी किंवा विशेष आकारणी -	4381	पुणे महानगर पालिका रस्ता करीता व अमेनिटिस्पेस करीता	0.22.28	0.47		(24908)	बोजा - सहकारी सोसायटी इकरार तगाई रु 2000/- (933) धानोरी वि का स सो (933) बोजा - सहकारी सोसायटी इकरार धानोरी वि का स सो रु 2500/- दि 25/7/60 (1004)
	6115	मे ब्रह्मामीन को आं हो सो लि तर्फे चेअरमन अे व्ही म्हस्के -----सामाईक क्षेत्र-----	2.2000	4.67		(23807) (23807)	इतर इतर इतर इतर
	6116	दि मालंकारा ऑर्थोडॉक्स चर्च कॉन्सिल ऑफ बॉम्बे तर्फे कुन्नेन केरील थॉमस -----सामाईक क्षेत्र-----	1.6500	3.51		(15928) (15928)	अमिनटी 2475.92 चौ मी (18138) पुणे महानगरपालिका (18138) रस्त्यासठी 1493.84 चौ मी (18138)
	6117	आर्य विशपमाट थियोफिलिप्स मेमोरियल एज्युकेशन अँड मेडिकल फाऊंडेशन तर्फे विश्वास चेलकडी जॉन संम्युअल -----सामाईक क्षेत्र-----	0.8000	1.70		(15929) (15929)	प्रलंबित फेरफार : नाही.
	6118	सेंट थॉमस ऑर्थोडॉक्स एज्युकेशन सेसा तर्फे ट्रस्टी चेलकडी जॉन संम्युअल -----सामाईक क्षेत्र-----	0.4000	0.85		(15930) (15930) (15930)	शेवटचा फेरफार क्रमांक : 24908 व दिनांक : 08/06/2021
	6889	सुभाई संम्युअल कुडी	0.03.50	0.07		(19774)	
	6890	मेजर व्ही व्ही व्ही	0.03.50	0.05		(19774)	
	6891	सुभाई वेदी	0.03.50	0.07		(19774)	
	6892	श्रीमती पत्नीट विदु	0.03.50	0.07		(19774)	
	6893	नीबल करीयन	0.03.50	0.07		(19774)	
	6894	अनिल मॉन्सी	0.03.50	0.07		(19774)	
	6895	करीयन एम के	0.03.50	0.07		(17530)	
	6896	सुभाई व्ही व्ही	0.03.50	0.05		(19774)	
	7085	भगवान राजेंद्रप्रसाद आगरवाल [विजय राजेंद्रप्रसाद आगरवाल -----सामाईक क्षेत्र-----	1.20.00	2.55		(19774) (19774)	
	7221	सुभाई जयप्रकाश	0.03.23	0.07		(19774)	
	7939	मे .अमेय प्रमोर्टर्स अँड बिल्डर्स तर्फे भागीदार श्रुतिकेश संपत कंभार अंजली सुभाष म्हैत्रे -----सामाईक क्षेत्र-----	0.4000	0.85		(19774) (19774) (19774)	
	8715	पुणे महानगरपालिका रस्तारूदी साठी 503.76चौ.मी अमेनिटिस्पेस साठी 824.44चौमी	0.13.28	0.28		(21065)	
	9196	चॉईस रिअलटर्स तर्फे भागीदार अशोक राजेंद्रप्रसाद अगरवाल	0.97.72	2.08		(24908)	
	10249	रतोबल मेडो जे.ऑ.प.हॉसिंग सोसायटी ली. तर्फे चेअरमन व सेक्रेटरी	0.20.00	0.42		(23807)	
	जुने फेरफार क्र. (242)(819)(994)(1183)(1375)(2615)(7404)(7759)(11708)(11709)(12274)(17524) (17526)(17531)(17708)(22985)(24358)(24848)						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- धानोरी (944108)
भूमापन क्रमांक व उपविभाग : 14

तालुका :- हवेली

जिल्हा :- पुणे

		पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2017-18	खरीप					0.0		पड	7.9400	
2018-19	खरीप					0.0		पड	7.9400	
2019-20	खरीप					0.0		पड	7.9400	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."
दिनांक :- 02/11/2023
सांकेतिक क्रमांक :- 272500070312110000112023117

(नाव :- अजयकुमार सदानंद चडचकर)
तलाठी साझा :- कळसता हवेली जि :- पुणे

धानोरी, ता. हवेली, जि. पुणे