

22 JUL 2024

## ANNEXURE-IV

### SPECIAL REPORT ON TITLE

To,  
Punjab National Bank  
The Chief Manager  
Circle Sastra Centre, South Delhi  
Upper Ground Floor, 7, Bhikaji Cama Place, New Delhi

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT										
(A)	<b>Particulars:</b>											
1.	Name of the borrower with address:	<b>Aurva International Pvt. Ltd., through its Director Ram Kumar Chopra S/o. Late Shiv Das Chopra. R/o. Office No. K-101, West Patel Nagar, New Delhi-110 008.</b>										
2.	Name of the person offering Mortgage with percentage/constitution and address:	<b>Aurva International Pvt. Ltd., through its Director Ram Kumar Chopra S/o. Late Shiv Das Chopra.</b>										
3.	Details of the property to be mortgaged:  All that piece & parcel of the immovable property being <b>Gat No. 110/4</b> area measuring 00 H. 11 R i.e., 1,100.00 Sq. Meters, Assessment Rs.22=00 Ps. having <b>Grampanchayat Milkat No. 877</b> with <b>construction of G+2 floors hotel</b> building knows as ' <b>Hotel Keshav</b> ' having <b>27 rooms, total construction area measuring 908.58 Sq. Meters</b> , with all fittings and fixtures, along with necessary licenses, electric connection, telephone lines etc., situated at village <b>Nimgaon Korhale</b> , Tal. <b>Rahata</b> , Dist. <b>Ahmednagar</b> , and boundaries are as under:  On or towards: <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="width: 40%;"></td> <td style="text-align: center;"><b>Gat No. 110/4</b></td> </tr> <tr> <td>East</td> <td>: Nagar Manmad Road</td> </tr> <tr> <td>West</td> <td>: Gat No. 111</td> </tr> <tr> <td>South</td> <td>: Gat No. 110 Part, Mr Waghchoure</td> </tr> <tr> <td>North</td> <td>: Gat No. 110 Part</td> </tr> </table>			<b>Gat No. 110/4</b>	East	: Nagar Manmad Road	West	: Gat No. 111	South	: Gat No. 110 Part, Mr Waghchoure	North	: Gat No. 110 Part
	<b>Gat No. 110/4</b>											
East	: Nagar Manmad Road											
West	: Gat No. 111											
South	: Gat No. 110 Part, Mr Waghchoure											
North	: Gat No. 110 Part											
(B)	<b>Investigations:</b>											
1.	<b>Details of the title deeds/documents (including link deeds/parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of the document, date of execution &amp; details of registration)</b>											

=====OFFICE=====

Nashik: 6,7,8, Meghdoot Shopping Center, Above Priya Hotel, Opposite Old C.B.S. Nashik-422001  
 Mumbai: 17, Second Floor, Above Jolly Garden Restaurant, Raje Bahadur Mension, Fort, Mumbai -400023  
 Email: advmtq@gmail.com sayyedaltamash.as@gmail.com  
 Phone No. 0253-2573164 Mob No. 9225118350, 9822268758

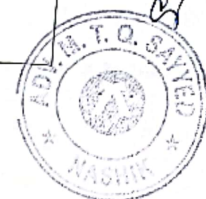


	<p>1. Photocopies of 7/12 Extracts &amp; relevant mutation entries.</p> <p>2. Photocopy of No Objection Certificate dated.08/06/2010, issued by Grampanchayat Office Nimgaon (Ko.), Tal. Rahata, Dist. Ahmednagar.</p> <p>3. Certified copy of Sale-Deed of N.A. Property with Hotel Building dated. 23/02/2010 duly registered at the office of Hon. Joint Sub-Registrar, Grade 2, Rahata at Sr. No. RHT-768-2010.</p> <p>4. Photocopy of Completion Certificate dated.21/04/2003, issued by Grampanchayat Office, Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar.</p> <p>5. Photocopy of Sale Deed dated. 03/07/1995 duly registered at the office of Hon. Joint Sub-Registrar, Rahata at Sr. No. RHT-1237-1995.</p>
2.	<p>Whether documents given to the counsel are original* one or more copies of documents? (*Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)?</p> <p>1. Certified copy of Sale-Deed of N.A. Property with Hotel Building dated. 23/02/2010 duly registered at the office of Hon. Joint Sub-Registrar, Grade 2, Rahata at Sr. No. RHT-768-2010.</p> <p>2. Photocopy of Sale Deed dated. 03/07/1995 duly registered at the office of Hon. Joint Sub-Registrar, Rahata at Sr. No. RHT-1237-1995.</p> <p>(Original are with Punjab National Bank).</p>
3.	<p>Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?</p> <p>Compared certified copy with photocopy of Sale-Deed of N.A. Property with Hotel Building dated. 23/02/2010 duly registered at the office of Hon. Joint Sub-Registrar, Grade 2, Rahata at Sr. No. RHT-768-2010.</p> <p>(Original is with Punjab National Bank).</p>
4.	<p>Whether the registration particulars, numbers &amp; date, and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?</p> <p>Yes. As Per Certified/Photocopy</p>
5.	<p>Whether the registration</p> <p>Yes. As Per Certified/Photocopy.</p>



	particulars, numbers & date, and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	
6.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes. As Per Certified/Photocopy.
7.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes. As Per Certified/Photocopy
8.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes.
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes.
10.	Whether there is any bar under any local law for the creation of the mortgage of the property be mortgaged? (In some states, there are legal restrictions in the creation of the mortgage of agricultural property for non-agricultural purposes.)	No.
11.	Whether there is any restriction regarding the sale of the property to be mortgaged?	No.
12.	Whether all the approvals, clearance/sanctions required for the creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals, and clearances yet to be obtained?	Yes.
13.	Whether the property is ancestral or under joint ownership or the minor is having an interest in the property? If so, its effect thereof.	Self-acquired property.
14.	Whether the property to be	No.

	mortgaged has been acquired under the Land Acquisition Act, 1894?	
15.	Whether Urban Land (Ceiling & Regulation) Act, 1976 is applicable in the state where the property is located?	The Urban Land (Ceiling & Regulation) Act, 1976 is now abolished in the state of Maharashtra, hence at present, no permission is required.
16.	In the case of leasehold property, whether permission / No Objection Certificate from the lessor is required for the creation of a mortgage? Whether permission of the lessor / No Objection Certificate is obtained?	Not Applicable.
17.	What is the rate of sharing of unearned income with the lessor, in the event of sale of the property?	Not Applicable.
18.	Whether copy of title deed favouring lessor (other than government) is made available to examine the validity of the lease?	Not Applicable.
19.	Whether terms & conditions given in the Lease Deed have been complied with? If any condition is violated, the effect thereof.	Not Applicable.
20.	Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage, or any certificate is to be submitted to the bank to show that no dues are outstanding to the Income Tax Department?	No.
21.	In respect of agricultural land, whether the land is declared surplus or under consolidation of holdings?	Not Applicable.
22.	Whether certified copies of revenue records have been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue records be submitted to the bank while submitting the certificate of Title Investigation.)	Yes.



# ADV. M.T.Q. SAYYED & ASSOCIATES

23.	Whether the mortgaged property is enforceable under SARFAESI Act-2002.	Yes.
24.	Whether the owner's title valid, absolute, clear and marketable one?	Yes.
25.	Based on the Documents available, Whether the owner's title is saleable?	Yes.
26.	Based on the Documents available, Whether the owner's title is Transferable?	Yes.

Place: Nashik.

Date: 22 JUL 2024

M.T.Q. Sayyed  
Advocate



Page

5

of 11

-----OFFICE-----

Nashik: 6,7,8, Meghdoot Shopping Center, Above Priya Hotel, Opposite Old C.B.S. Nashik-422001  
Mumbai: 17, Second Floor, Above Jolly Garden Restaurant, Raie Bahadur Mension. Fort. Mumbai -400023



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# CERTIFICATE

Reference No.	Entry Sr. No.	Register No.
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To,  
**Punjab National Bank**  
**The Chief Manager**  
**Circle Sastra Centre, South Delhi**  
**Upper Ground Floor, 7, Bhikaji Cama Place, New Delhi**

**Subject:** Opinion on Investigation of Title and obtaining of Search Report in respect of immovable property being **Gat No. 110/4** area measuring 00 H. 11 R i.e., 1,100.00 Sq. Meters, Assessment Rs.22=00 Ps. having **Grampanchayat Milkat No. 877** with **construction of G+2 floors hotel** building knows as '**Hotel Keshav**' having **27 rooms, total construction area measuring 908.58 Sq. Meters**, with all fittings and fixtures, alongwith necessary licenses, electric connection, telephone lines etc., situated at village **Nimgaon Korhale**, Tal. **Rahata**, Dist. **Ahmednagar** and going to be acquired by **Aurva International Pvt. Ltd.**, through its **Director Ram Kumar Chopra S/o. Late Shiv Das Chopra.**

Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report on Title which is enclosed.

I hereby certify that the registration particulars, number, date, and page particulars, etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of the office of Sub-Registrar / Registrar of assurances as well as with a certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of the previous owner and intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied, and compared these documents from the records of the office of Sub-Registrar / Registrar of assurances and from the records of other appropriate authorities.

1. Hon. Tahsildar, Ahmednagar.
2. Hon. Talathi, **Nimgaon Korhale**, Tal. Rahata & Dist. Ahmednagar.

I shall be liable /responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

*[Signature]*



The search report of which is annexed hereto, conducted by me, for the period from 1994 to 2024 discloses **present charge of Punjab National Bank.** I have not given/have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

(a)	Name of lender	Not Applicable
(b)	Date of Opinion & Reference Number (if any)	Not Applicable
(c)	Remarks	Not Applicable

I find the following defects / no defects in the title of the person offering mortgage:

I hereby certify that **Aurva International Pvt. Ltd., through its Director Ram Kumar Chopra S/o. Late Shiv Das Chopra** has acquired a clear, valid & marketable title over the above-said property, and he/she is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed.

1. Photocopies of 7/12 Extracts & relevant mutation entries.
2. Photocopy of No Objection Certificate dated.08/06/2010, issued by Grampanchayat Office Nimgaon (Ko.), Tal. Rahata, Dist. Ahmednagar.
3. Original and Certified copy of Sale-Deed of N.A. Property with Hotel Building dated. 23/02/2010 duly registered at the office of Hon. Joint Sub-Registrar, Grade 2, Rahata at Sr. No. RHT-768-2010, together with original Registration Receipt No. 768.
4. Photocopy of Completion Certificate dated.21/04/2003, issued by Grampanchayat Office, Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar.
5. Original Sale Deed dated. 03/07/1995 duly registered at the office of Hon. Joint Sub-Registrar, Rahata at Sr. No. RHT-1237-1995.

Place: Nashik.

Date: **22 JUL 2024**

**M.T.Q. Sayyed**  
Advocate



**Enclosed:**

1. Special Report on Title
2. Chain of Title
3. Certified copy/ies of Title Deed/s & Link Deed/s
4. Search Report

Page

**7**

of 11

# ANNEXURE-V - 'B' SEARCH REPORT

Account:	Punjab National Bank
Branch Office:	Circle Sastra Centre, South Delhi New Delhi

Search Report relates to searches made in:

- Sub-Registrar Office, Nashik
- Registrar of Companies - Not Applicable
- Courts - Not Applicable
- Other Offices:
  - Office of the Co-Operative Societies - Not Applicable
  - Development Authority (DDA / HUDA / and the like) - Not Applicable
- Any other documents:
  - The 7/12 Extracts & relevant 6D mutation entries

## 1. Sub-Registrar / Registrar of Assurances Office

**There is no system of issuance of encumbrance certificate by the office of Sub-Registrar.**

- Besides obtaining encumbrance certificate from the Sub-Registrar, a personal search was carried out by me for the purpose. The online inspection was made from the Year 1994 to till date, Vide GRN No. MH0055878522024256 Dated. 22/07/2024  
**The search discloses Subject to present charge of Punjab National Bank.**

- The ownership of the property being of a company, a search was conducted in the following offices of the registrar of companies:

ROC	INFORMATION
NIL	NIL

## 4. Inspection of Court records disclosed: -

Name of Court	Date of Order	Nature of Order
NIL	NIL	NIL

## 5. Searches made / Inspections carried out in the following offices disclosed: -

Office	Date of Search / Inspection	Information
NIL	NIL	NIL
A study of the following documents disclosed: -Details of Documents Perused		Information
As stated in Certificate i.e., Annexure-V		As stated in Certificate i.e., Annexure-V

Defects noticed are indicated in the Certificate given by me.

Place: Nashik.

Date: **22 JUL 2024**

**M.T.Q. Sayyed**  
Advocate



Page

**8**

of 11



## CHAIN OF TITLE & SEARCH REPORT

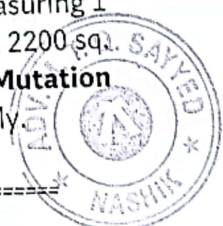
To,  
Punjab National Bank  
The Chief Manager  
Circle Sastra Centre, South Delhi  
Upper Ground Floor, 7, Bhikaji Cama Place, New Delhi

**Subject:** Chain of Title & Search Report in respect of the immovable property being **Gat No. 110/4** area measuring 00 H. 11 R i.e., 1,100.00 Sq. Meters, Assessment Rs.22=00 Ps. having **Grampanchayat Milkat No. 877** with **construction of G+2 floors hotel** building knows as '**Hotel Keshav**' having **27 rooms, total construction area measuring 908.58 Sq. Meters**, with all fittings and fixtures, alongwith necessary licenses, electric connection, telephone lines etc., situated at village **Nimgaon Korhale**, Tal. **Rahata**, Dist. **Ahmednagar** and going to be acquired by **Aurva International Pvt. Ltd.**, through its **Director Ram Kumar Chopra S/o. Late Shiv Das Chopra**.

Sir,

As per your instructions, I am hereby submitting this Chain of Title & Search Report in respect of subject mentioned property, for which I have taken search of the concerned revenue record & other relevant documents of the property, which are described below.

1. Dr. Eknath Bhagchand Gondkar purchased Gat No. 110P area measuring 0 H.11 R from Narayan Bala Kanore, for consideration of ₹ 90,000/- (Rupees Ninety Thousand only), by way of **Sale Deed** dated. 09/04/1992, therefore, name of the purchasers was entered as owners & possessor in the revenue records, vide **Mutation Entry No. 1447** duly certified on 16/04/1992.
2. Dr. Sonyabapu Bhagchand Gondkar purchased Gat No. 110P area measuring 0 H.11 R from Narayan Bala Kanore, for consideration of ₹ 90,000/- (Rupees Ninety Thousand only), by way of **Sale Deed** dated. 09/04/1992, therefore, name of the purchasers was entered as owners & possessor in the revenue records, vide **Mutation Entry No. 1448** duly certified on 16/04/1992.
3. Hon. Tahsildar, Kopargaon issued **Order** dated. 22/10/1993, bearing No. Kaksh1/Jamin1/1229/93 and Hon. Upper Collector, Upnagar issued **Order** dated. 19/10/1993, bearing No. Mah/Karya/3B/A2ASR/134/93 granting the landowner 1. Eknath Bhagchand Gondkar and 2. Sonyabapu Bhagchand Gondkar permission for Non-Agricultural utilization of an area measuring 1 H.33 R out of Survey No. 110/1 and an area measuring 0 H.22 R i.e., 2200 sq. Meters out of Survey No. 110/2 for Hotel, and to that effect, **Mutation Entry No. 1598** duly certified on 06/11/1993 is mutated accordingly.



4. 1) Gurudipsing Dharamsinh Chas and 2) Tejdirsing Gurudipsing Chas purchased Gat No. 110/2/2B area measuring 0 H.11 R i.e., 1100 sq. Meters from Dr. Sonyabapu Bhagchand Gondkar, for consideration of ₹ 4,40,000/- (Rupees Four Lakh Forty Thousand only), by way of **Sale Deed** dated 03/07/1995 duly registered at the office of Hon. Joint Sub-Registrar, Rahata at Sr. No. RHT-1237-1995, therefore, names of the purchasers were entered as owners & possessor in the revenue records, vide **Mutation Entry No. 1736** duly certified on 27/07/1995.
5. Tejdirsing Gurudipsing Chas obtained permission under Section 85 of the Maharashtra Land Revenue Act, 1966 from Hon. Tahsildar, Rahata by Order dated 28/03/2002, bearing No. Vatap/SR/144/2002 and effected partition of the land owned by him as follows: Survey No. 110/2/2 area measuring 0 H.11 R given to the share of Gurudipsing Dharamsinh Chas, to that effect, **Mutation Entry No. 2562** duly certified on 11/09/2002 is mutated accordingly.
6. Grampanchayat Office, Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar issued **Completion Certificate** dated 21/04/2003 in the name of Gurudipsing Dharamsinh Chas certifying that full development work in Gat No. 110/2/2B having House No. 877, R.C.C. Building an area measuring 9,774 sq. Feet.
7. Hon. Tahsildar, Rahata issued Order dated 22/06/2004, bearing No. Ku.Ka./R.T.S./614/04 in consonance with Order, bearing No. C.L.R./2001/Pra.Kra. 4 Bhag 1/L-1 Cell issued by Hon. Deputy Secretary, Revenue & Forest Department, Ministry, Mumbai -32, thereby, old survey numbers of various properties at village Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar were assigned new ones, to that effect, **Mutation Entry No. 2782** duly certified on 22/06/2004 is mutated accordingly.
8. Government of Maharashtra Revenue & Forest Department Government issued by Letter dated 25/05/2007 bearing No. Land01/2006/Pra.Kra. 12/J-1 Ministry, Mumbai, Hon. Collector Office, Nagar issued by Order dated 25/06/2007 bearing No. Mah/Karya/2B/373/07 and Hon. Tahsil Office, Rahata/Sanklan/Land/dated 26/06/2007, thereby, the remark of 'Layout Open Space/Layout Road Space' incorporated in revenue records of Gat No. 1 to 409, to that effect, **Mutation Entry No. 4233** duly certified on 30/07/2009 is mutated accordingly.
9. Aurva International Pvt. Ltd., through its Director Ram Kumar Chopra S/o. Late Shiv Das Chopra purchased Gat No. 110/4 area measuring 00 H. 11 R i.e., 1,100.00 Sq. Meters, Assessment Rs. 22=00 Ps. having **Grampanchayat Milkat No. 887** with **construction of G+2 floors hotel** building knows as **'Hotel Keshav'** having **27 rooms, total construction area measuring 908.58 Sq. Meters**, with all fittings and fixtures, alongwith necessary licenses, electric connection, telephone lines etc. from Gurudipsing Dharamsinh Chas, for consideration of ₹ 2,32,11,111/- (Rupees Two Crore

Page

10

of 11

Page

11

of 11



# ADV. M.T.Q. SAYYED & ASSOCIATES

Thirty-two Lakh Eleven Thousand One Hundred Eleven only), by way of **Sale-Deed of N.A. Property with Hotel Building** dated. 23/02/2010 duly registered at the office of Hon. Joint Sub-Registrar, Grade 2, Rahata at Sr. No. RHT-768-2010, therefore, name of the company was entered as owners & possessor in the revenue records, vide **Mutation Entry No. 4349** duly certified on 14/03/2010.

10. It is seen from the record that though it appears that the property is mortgage with Punjab National Bank through Equitable Mortgage, but bank has not provided any document regarding the mortgage so also in the search of IGR Maharashtra no entry of mortgage is seen or found, hence we could not comment on the same about the mortgage.

## 7/12 Extract

11. The digital 7/12 Extract downloaded on 22/07/2024 at 13:23:50 Hrs of **Gat No. 110/4** area measuring 1,100.00 Sq. Meters stands in the names of **Aurva International Pvt. Ltd., through its Director Ram Kumar Chopra S/o. Late Shiv Das Chopra** In other rights column the remark 'an area measuring 110 Sq. Meters towards Road Open Space' is seen and no charges or encumbrances of whatsoever nature is seen.

From aforesaid documents, I am of the opinion that the title of **Aurva International Pvt. Ltd., through its Director Ram Kumar Chopra S/o. Late Shiv Das Chopra**, in respect of the immovable property being **Gat No. 110/4** area measuring 00 H. 11 R i.e., 1,100.00 Sq. Meters, Assessment Rs.22=00 Ps. having **Grampanchayat Milkat No. 877 with construction of G+2 floors hotel building** knows as '**Hotel Keshav**' having **27 rooms, total construction area measuring 908.58 Sq. Meters**, with all fittings and fixtures, along with necessary licenses, electric connection, telephone lines etc., situated at village **Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar**, is clear, legal & marketable and free from encumbrances, **subject to present Punjab National Bank.**

Place: Nashik.

Date: 22 JUL 2024

T-2253-2024-25-RAMKUMAR CHOPDA-TITLE@

M.T.Q. Sayyed  
Advocate



Page

11

of 11



# ग्रामपंचायत कार्यालय, निमगाव (को.)

ता. राहाता

(स्थापना २४/५/१९५२)

जि. अहमदनगर



- सरपंच -

- उपसरपंच -

सौ. अर्चना बाळासाहेब गाडेकर

श्री. भाऊसाहेब रंगनाथ पा. कातोरे

डि (०२४२३) २५५२६७

ग्रा.पं. जा. क्र. २०५५/१९

दिनांक : ८/६/२०१०



न्यायदान दाखला

ग्रामपंचायत कार्यालय निमगाव डे तर

स्थान मान कुरु दाखला देणे येणे

डोकी इन्टरनॅशनल फुटबल चें ८/७ यामधुन  
चेष्टा तर्फे हा ए. नॅशनल ग्रॅंड प्रीमियर  
चे अर्जा वळे मि. ८५७ व गज. ११०/८२२२५.  
महो. होटेल / वॉजींग या परवाना देणे  
ग्र.पं. निगी काही हरकत नाही तसेच.  
इपरवेन्स दुसरे दाखला देणेस हरकत  
नाही. हा दाखला रिल्व झरो.

ग्रामसेवक

ग्रामपंचायत कार्यालय, निमगाव (को.)  
ता. राहाता, जि. अहमदनगर

TRUE COPY  
S. D. Patil  
Advocate

Ahmednagar Zilla Parishad  
Health Department  
No. PH/Desk-IV/NOCK/98/2003  
Ahmednagar dt. 5/5/2003

Subj:- Grant of 'No Objection Certificate' to

Shri/Smt. Gurdipsingh D. Chas.  
Village Nimgaon Tal. Rahata Dist. A. Nagar.  
Ref:- 1) His/Her Application dt. 28/1/03  
2) PHC/Site Inspection on 28/4/03 AG-204.  
From the Medical Officer /c P.H.C.  
Savali-Vihar Tal. Rahata Dist. A. Nagar.

On Physical inspection the proposed site of the village - Nimgaon-Korhale  
Survey No./Gat No./Gram Panchyat M. No. 110/2/28 of village Nimgaon-Korhale  
Taluka - Rahata - Dist. Ahmednagar is inspected by the sanitary Inspector  
Ahmednagar, Medical Officer/c Primary Health Center Savali-Vihar Tal. Rahata Dist. Ahmednagar.  
for the health & Sanitary point of view there is no  
objection to the proposed site for Non-agriculture use for - Hotel & Lodging  
for one year only from the Health & sanitary point of  
views.

# DISCUPTION OF THE SITE

Name of the Village	Survey No/Gat No. G.P.M. No. Plot No.	Area	Name of Owner.
Nimgaon Korhale H.No. 877	110/2/28	0 = 11 R.	Shri - Gurdipsingh D. Chas. at Nimgaon Korhale Tal. Rahata

D. S. S.  
District Health Officer  
Zilla Parishad, Ahmednagar.

Shri/Smt. Gurdipsingh D. Chas.  
at Nimgaon-Korhale Tal. Rahata Dist. A. Nagar  
Copy to the Tahasildar/S.D.O./The Collector. Rahata Dist. Ahmednagar  
Addition-1) Tree plantation should be made around the area. on the open space. Drainage /  
latrine & urinal system is essential for this purpose & disinfected drinking water should be  
provided always & wall compound should be done around the side & all Sanitary facilities should be  
provided for the health point of view & he should take precaution not to be harmful to human  
life.  
N.O.C. from Asstt. Commissioner, Food and Drugs, Adm. (M.S) Ahmednagar is necessary for  
Hotel purpose.  
Brick-kin should be away 500 Mtrs from residential houses, School, Temple & Road etc.  
S.D.C. should be given from Pollution Control Board Ahmednagar/Nasik.

TRUE COPY  
S. D. Patil  
Advocate

# ग्रामपंचायत कार्यालय, निमगांव कोल्हाळ

उपसरपंच

श्री. राजेंद्र सिताराम गाडेकर

(का. केअमन-अप्यासपुरी का. वि. शेती पत संस्था, निमगांव को.)

२५५११८/२५६४१६ मोबा. ०९८२२५१४३७३



सरपंच

श्री. भाऊसाहेब रंगनाथ पा. कातोरे

(चेअमन-वि. का. से. सो. निमगांव को.)

२५५७४६

ता. राहता

(स्थापना २४/०५/१९७२)

जि. अहमदनगर

ब्रा. प. जा. नं. -

१०५/०३

दिनांक २१/४/२००३

प्रति  
 श्री. गुरुदिलिप धरमलाल चालु  
 रा. निमगांव कोल्हाळ - ता. राहता

विषय:- दुधारी बांधकाम परवानगी कायदा  
 संश्लेषण: री. २५४०३ चा अर्ज

आपण स्थावर जेव्हा दुधारी बांधकाम  
 पुढाऱ्याने परवानगी देण्यात येत आहे  
 दि. २५/४/०३ चे हा बांधकाम परवानगीतील  
 अर्ज व नियम यात अर्जित सध्या बांधकाम  
 बांधकाम बांधकाम मंजुरीची शिफारस जरी  
 येत आहे

ग्रामसेवक

ग्रामपंचायत, निमगांव कोल्हाळ, ता. राहता

सरपंच

ग्रामपंचायत निमगांव कोल्हाळ ता. राहता

TRUE COPY

S. D. Patil

Advocate

२९  
ग्रामपंचायत हाप अथवा लोकशाहीचा पाया आहे

# ग्रामपंचायत कार्यालय, निमगांव कोरगाळे

उपसरपंच

श्री. राजेंद्र सिताराम गाढेकर

(व्हा. चेअरमन - श्रद्धासुग्रीवा. वि. शेतीपत संस्था, निमगांव को.)

ब २५५१८/२५६४१६ मोबा ०९८२२५१४३७३ ब (उपे) २५५२६७



सरपंच

श्री. भाऊसाहेब रंगनाथ पा. कातोरे

(चेअरमन - वि. क. से. सो. निमगांव को.)

ब २५५७४६

ता. राहाता

(स्थापना २४/०७/१९९२)

जि. अहमदनगर

आ. प. जा. नं. - १७५-१७५

दिनांक २९/४/२००३



आ. ध. जा. नं. दाखला

ग्रामपंचायत निमगांव कोरगाळे ता.

राहाता आज कडून दाखला देणारे

येता की श्री. गुरुद्विपलिंग धरमलिंग

चाव. रा. निमगांव येथी जतन, ११०/४५५

मह. आ. की जी वसात १७५४-जे. फुलाची

वसात वीक्षण पूर्ण केले आहे व दाखला

हिला

ग्रामपंचायत, निमगांव कोरगाळे, ता. राहाता

ग्रामपंचायत, निमगांव कोरगाळे, ता. राहाता

TRUE COPY

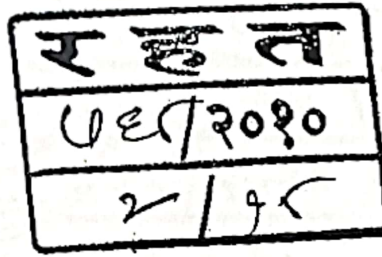
S. D. Patil  
Advocate

MH004969842202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jul 2024	Receipt	Receipt no.: 1113533790
	Name of the Applicant :	ADV MTQ SAYYED
	Details of document has to be downloaded :	Dist :Ahmednagar SRO :Rahata Scanned Document No. : 768 RequestID :918be4a7fa264a1c
	Year :	2010
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH004969842202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/formSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/formSearchChallanWithOutReg.php</a> '		

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*[Signature]*





R/o. Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar  
( hereinafter called the "Vendor" which term shall mean and include all his heirs, executors, administrators, legal representatives and assigns etc.)

IN FAVOUR OF

Aurva International Pvt. Ltd., New Delhi PAN AAAC0641F  
A company registered under Indian Companies Act 1956  
and having it's registered office at K-101, West Patel Nagar  
New Delhi 110 008 incorporated on 30.03.1988  
through it's Director

Mr. Ram Kumar Chopra S/o. Late Shiv Das Chopra  
Age 65 years, Occ. Business  
having office at K-101, West Patel Nagar  
New Delhi 110 008.

(herein after called the "Vendee / Purchaser" which expression shall mean and include it's all executors, members, attorneys, successors, administrators, legal representatives etc.)

All the non-agricultural plot situated at Nimgaon Korhale, within the jurisdiction of Nimgaon Grampanchayat, Sub Dist & Tal. Rahata, Dist. Ahmednagar, more particularly described in the schedule hereunder. The said property is converted to commercial non-agricultural use by order of the Collector, Ahmednagar vide his order No. Revenue/W3(b)/NASR/134/1993 Dated 19.10.1993, original owner Shri. Sonyabapu Bhagchand Gondkar has sold this plot to the present Vendor and entered his name into revenue record vide mutation entry No. 1736. And thereafter the Vendor has constructed a hotel building as per the sanctioned lay-out plan and building plan.

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रहत  
८६६/२०१०  
३/१६



That the said property is self acquired property of the Vendor. The Vendor want to purchase another convenient property and develop the other properties. Therefore they have decided to sell out the said property and invest the funds as abovementioned. The Vendee being a company in hotel and resorts and tourism business, required property for its project near Shirdi, preferred present property for the same and approached the Vendors. And the vendor has offered to sell the said property (hereinafter called as the "said Property") for a sole consideration of Rs. 2,32,11,111/- (Rupees Two Crore Thirty Two Lakh Eleven Thousand One Hundred and Eleven only) to the Vendee herein and the vendee has agreed to purchase the same for the said price.

NOW THIS DEED OF SALE THEREFORE WITNESSETH AS FOLLOWS.

1] That in pursuance of the said agreement and in consideration of the sum of Rs. 2,32,11,111/- which is paid to the Vendor by the vendee as follows,

Sr.	Ch./DD No.	Amt.	Date	Bank
1.	916280	31,00,000/-	28/12/09	State Bank of Patiala
2.	930583	9,99,000/-	20/02/10	State Bank of Patiala
3.	930577	9,99,000/-	20/02/10	State Bank of Patiala
4.	930578	9,99,000/-	20/02/10	State Bank of Patiala
5.	930579	9,99,000/-	20/02/10	State Bank of Patiala
6.	930565	9,99,000/-	20/02/10	State Bank of Patiala
7.	930566	9,99,000/-	20/02/10	State Bank of Patiala
8.	930567	9,99,000/-	20/02/10	State Bank of Patiala
9.	930568	9,99,000/-	20/02/10	State Bank of Patiala
10.	930569	9,99,000/-	20/02/10	State Bank of Patiala
11.	930570	9,99,000/-	20/02/10	State Bank of Patiala

....3....

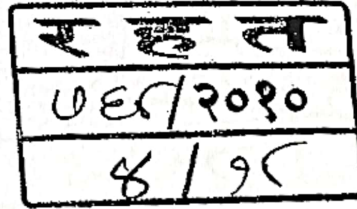
12.	930571	9,99,000/-
13.	930572	9,99,000/-
14.	930573	9,99,000/-
15.	930562	9,99,000/-
16.	930563	9,99,000/-
17.	930564	9,99,000/-
18.	930580	9,99,000/-
19.	930581	9,99,000/-
20.	930582	9,99,000/-
21.	930574	9,99,000/-
22.		

Total amount received  
Lakh Eleven Thousand

Which the vendee has received separate receipt for full and final due and payable

The vendee has received the said property (mortgage) from the vendor and vendee together

2] The vendee is the sole owner of the said property and nobody else has any claim or demands, liens



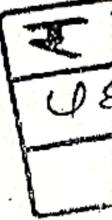
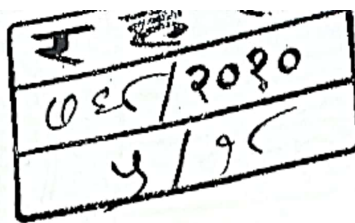
12.	930571	9,99,000/-	20/02/10	State Bank of Patiala
13.	930572	9,99,000/-	20/02/10	State Bank of Patiala
14.	930573	9,99,000/-	20/02/10	State Bank of Patiala
15.	930562	9,99,000/-	20/02/10	State Bank of Patiala
16.	930563	9,99,000/-	20/02/10	State Bank of Patiala
17.	930564	9,99,000/-	20/02/10	State Bank of Patiala
18.	930580	9,99,000/-	20/02/10	State Bank of Patiala
19.	930581	9,99,000/-	20/02/10	State Bank of Patiala
20.	930582	9,99,000/-	20/02/10	State Bank of Patiala
21.	930574	9,99,000/-	20/02/10	State Bank of Patiala
22.		1,31,111/-	23/02/10	paid by cash today.

**Total amount received Rs. 2,32,11,111/- (Rupees Two Crore Thirty Two Lakh Eleven Thousand One Hundred and Eleven only)**

Which the vendor hereby accepts, admits, and acknowledges and separate receipt for the same shall not be necessary. Thus the Vendor has received full and final consideration from the purchaser, and now nothing is due and payable from the purchaser to the vendor.

The vendor hereby sells, conveys, and transfers to the vendee, the said property (more clearly described in the schedule) in favour of the vendee together with all rights, easements that are attached thereto.

2] The vendor hereby assures and covenants with the vendee that the vendor is the sole and absolute owner of the said property which is his self acquired property which was purchased by him and since then he is in possession of the same and is entitled to convey the same to the vendee and nobody else has any right, title and interest in the said property, and the said property is free from all encumbrances, mortgages, charges, dues, demands, liens and court attachments whatsoever.



- 3] That the Vendor hereby assures unto the purchaser that the said property or any part thereof is neither a subject matter of any acquisition requisition, nor have they received any notice to that effect till today.
- 4] That the Vendor hereby assures unto the purchaser that the said property is not a subject matter of any dispute or pending litigation.
- 5] The vendor has handed over all the documents and papers relating to the said property to the vendee and will hand over any further requirements if any.
- 6] That all the legal heirs, executors, administrators of both the parties shall also be bound by all these terms and conditions of these presents.
- 7] That the purchaser having paid the consideration, as aforesaid, and also observing and performing the terms and conditions of the agreement, the Vendor do hereby sells, transfers and conveys the said property in favour of the purchaser to HAVE AND TO HOLD the same absolutely and for ever as true owner thereof.
- 8] The vendor shall be bound to indemnify the vendee against any loss that the vendee may be put to by reasons of any defect in the title of the vendor, and the vendee shall be entitled to recover from the vendor all such expenses that the vendee may be put to by reasons of any litigation of the property, concerning the title or possession of the property mentioned in the schedule.
- 9] The vendor has paid all the taxes, charges payable in respect of the said property upto the date of registration and the same shall be paid by the vendee in future.

10] The vendor has actual physical possession and measurements today.

11] That as the purchaser now he shall get his undertakes to extend.

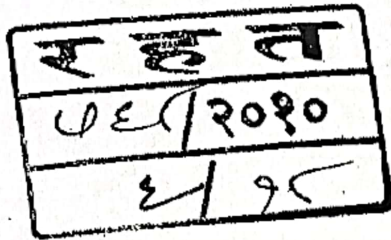
12] All the registration incidental expenses.

All the pieces of land in Nimgaon Kothak within the jurisdiction having

G. No. 110/4, Grampancha building known as G. No. 908.58 Sary license

The said property

East : Naga  
South : G. M  
West : G. M



10] The vendor has delivered to the vendee the vacant and peaceful actual physical possession of the said property by taking actual measurements today.

11] That as the purchaser has become absolute owner of the said property, now he shall get his name entered in the record of rights, and Vendor undertakes to extend necessary cooperation in that behalf.

12] All the registration expenses, like stamp duty, registration fees, incidental expenses are borne by the Vendee.

#### THE SCHEDULE OF THE PROPERTY,-

All the piece and parcel of non agricultural property situated at village Nimgaon Korhale, Tal. Rahata, Dist. Ahmednagar, in the State of Maharashtra, within the jurisdiction of Sub-Registrar, Rahata, Tal. Rahata, Dist. Ahmednagar, having

G. No. 110/4, area H. 00 = 11 R., Assessment Rs. 22 = 00 Ps. having Grampanchayat Milkat No. 877 with construction of G + 2 floors hotel building known as "Hotel Keshav" having 27 rooms, total construction 908.58 Sq. Mtrs., with all fittings and fixtures, alongwith necessary licenses, electric connection, telephone lines etc.

The said property is bounded by or towards :

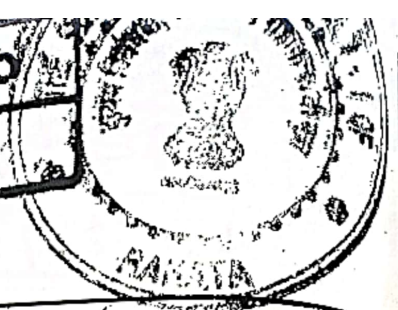
East : Nagar Manmad Road

South : G. No. 110 part, Mr. Waghchoure

West : G. No. 111,

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North : G. No. 110 part.

In witness whereof the parties hereto have signed this deed of  
with free will and consent on the day, month, and year first mentioned  
the presence of the following witnesses -

Prepared By Shri. S. S. Raksha,  
Advocate, Rahata ☎ 98227 59084.

*[Signature]*

Witnesses:

*[Signature]*

Sadaphel N.T., Rahata

*[Signature]*

Vendor

(Gurudipsinh Dharamsinh Chas)

2) Ghadge S.S.

Ghadge S.S., Rahata

*[Signature]*

Purchaser

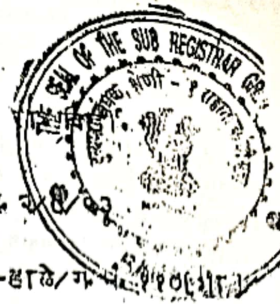
(Aurva International Pvt. Ltd., New Delhi)

Represented by Ram Kumar Chopra

अपर  
मा. जिल्हाधिकारी यांचे समोरील कामकाज

विषय - मोजे निमगांव को-हाळे स. म. ग. नं. ११० पै.  
विनशेती बांधत

श्री. श्रीमती सकनाथ भागवत गोदकर व सोन्याबापू भागवत गोदकर



वाचने - १) तहसीलदार को-हाळे यांचेकडील क. फ. १/जमिन १/७४१/९२ दि. २४/११/१९

दिनांक -

२) महा. संयोजक मगर रचना / म. म. ग. नं. ११० पै. विनशेती/निमगांव को-हाळे/म. म. ग. नं. ११० पै.

३) म. ज. म. अधिनियम १९६९ चे कलम ४४  
व त्याखालील नियम

क. महा. कार्य ३ ब/१९६९ म. १३४ / ११९३ अहमदनगर दिनांक १२/११/१९९३

आदेश

श्री. श्रीमती सकनाथ भागवत गोदकर व इतर १

यांनी त्यांच्या

मालकीच्या मोजे निमगांव को-हाळे क. फ. ११० पै. मधील २२०० चौ. मी. क्षेत्रात [हॉटेलासाठी]

१/२४/२०१९/वाणिज्य/अर्थ/मि. कारणासाठी विनशेती परवानगी लागणी केलेली आहे व १/२४/२०१९/४४/४४

१/२४/२०१९/४४/४४ राजी सरकारी कायद्यात जमा केलेली आहे

संगमनेर संगमनेर

विषयवस्तू जमिनीत विनशेती परवानगी देणेसाठी कार्यकारी अधिपती म. म. ग. नं. ११० पै. विनशेती/निमगांव को-हाळे/म. म. ग. नं. ११० पै. यांनी नगर यांनी माहिती देण्यात आले आहे. त्यांनी नगर रचना, नगर / संगमनेर रचना - अहमदनगर प्रकल्प विभाग अहमदनगर यांना नाव देऊन दाखला प्राप्त झाला आहे.

सोपाना म. जिल्हाधिकारी अहमदनगर, म. म. ग. नं. ११० पै. मधील २२०० चौ. मी. क्षेत्रात [हॉटेलासाठी] भागवत गोदकर व इतर १ यांनी मोजे निमगांव को-हाळे क. फ. ११० पै. मधील २२०० चौ. मी. क्षेत्रात [हॉटेलासाठी]

कारणासाठी विनशेती परवानगी खालील अटीवर देत आहे

- १) प्रस्तुतची विनशेती परवानगी अधिनियम व त्या खालील नियमांसारखे देण्यात येत आहे.
- २) ज्या प्रयोजनासाठी विनशेती परवानगी देणेत आलेली आहे त्या प्रयोजनासाठीच अटीवारी प्रयोजनात क्षेत्राचा वापर करावा.
- ३) अर्जदारांनी प्रस्तुतच्या जमिनीत सध्याच्या आवेगापासून एक यंत्रणा आत विनशेतीचा वापर सुद्धा करावा अन्यथा सध्याचे परवानगीचा वापरात रद्द समजले जाईल.
- ४) प्रयोजनातील बांधकामाचे आराखडे सध्या कार्यक्रमावरून (म. म. ग. नं. ११० पै. म. म. ग. नं. ११० पै.) मजूर करून घ्यावे व सध्याचे बांधकाम सोबत जोडलेल्या मजूर रेखांकन आराखड्यांनुसार करावे.
- ५) मजूर रेखांकन आराखड्यात मा. जिल्हाधिकारी यांचे आगाऊ परवानगी, शिमाय तोणताही बदल करता येणार नाही.
- ६) प्रस्तुत जमिनीत गटारी, अंतर्गत रस्ते जोड रस्ते व पुणे करून स्वतंत्र प्राधिकारणाचे साधने दिले शिवाय भूखंडाची निवट करिता येणार नाही.
- ७) म. म. अधिनियम १९६९ (जमिनीच्या वापरात बदल व अकृषीक आकारणी) मधील परिशिष्ट २ मध्ये नमूद केले प्रमाणे बांधकामाच्या नियमांचे पालन करावे.
- ८) प्रयोजनातील जमिनीचा ज्या तारखेपासून विनशेती वापर सुद्धा केलेला आहे त्या तारखेपासून प्रत्येकी भूधारक/भूखंड धारक यांनी प्रति चौ. मी. ला २ पै. व या वराने विनशेती सारा ताराचा सध्याचा विनशेती सारा क. ४४/४४-अधिक स्थानिक उपकर एवढा येत आहे. सध्याचे विनशेतीचा वापर २४-७-२००१ नंतर मविन दराने बदललेला पात्र राहिल.
- ९) प्रयोजनात क्षेत्राची नियमाप्रमाणे होणारी विनशेती म. जिल्हा निरीक्षक भुसा. अभिलेख, नगर यांचेकडून मोजणी करून घ्यावी व आदेशात नमूद केलेले क्षेत्र व अकृषीक आकारणी प्रत्यक्षात मोजणी प्रत्यक्षानंतर त्याप्रमाणे बदललेला पात्र राहिल.
- १०) अर्जदारांनी प्रयोजनातील क्षेत्रात विनशेतीचा वापर पुढे केलेला ३० दिवसांचे आत या क्षेत्रात तयारीत कामगार तलाठी यांचे मार्फत तहसीलदार को-हाळे यांना कळवावे.
- ११) भूधारक भूखंडधारक यांनी म. ज. म. (जमिनीच्या वापरात बदल व अकृषीक आकारणी) नियम १९६९ मध्ये परिशिष्ट ४-५ मध्ये नमूद केलेल्या विहित नमुन्यात समद, विनशेती वापरात सुद्धा केलेला ३ महिन्यात तयार करून घ्यावी.

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१) जिल्हाधिकारी वरनाधीन शेत्याचा विमोती वापर मुद्दा केल्याच्या तारखेबाबुन व यामांचे आम प्रहनाधीन शेतात पंगारतीने - बांधकाम पूर्ण करावे - मध्यम - मुद्दा वाद जायनाच्या अर्थप्रमाणे योग्य ती पंदाची व विविधिची रयतम आयातन जिहा - विकारी रयाच्या अधिपार व क्षेत्र येउ प्रकमीत.

विनावापुर्णप्रहनाधीन जमिनीमात्र - जमिनीची विक्री केल्या हो येकापयेदीर ठरेल

रेखांकनातील लाक रयांचे दर्शविलेल्या पूरतीस अधीन राहून राहरी परवापणी येनेस येत आहे.

रेखांकन नवाजात दर्शविले प्रमाणे खुली ठेवण्याची जागा कायम, स्वतःची खुली ठेवाची, व विकसम करून स्वानिक प्राधिक - रणाचे ताब्याय घावे.

- अंतामंत रयते मजोबनासचे जमिनीमात्र प्रयेस भागे म्हणून बापक येणे आयसयना आहे.
  - तयतेचे भोषारकाम सुविधेन घाछा येणार नाही याची वधाना घ्याची
  - स्थापित प्रवापकाणाचे नियमानुसार मोडवाणी व निमाणे पाण्याची व्यवस्था करणे तयमपारक राहिल.
  - भूखंडांतल भोज्याको - विविधताचे काम स्थानिक प्राधिकरणाचे पुढे परवापणी शिवाय लक्ष मये.
  - अजंदाराची दिलेला माहिती पूरतीची आवळल्यास परवापणी रद्द मयमणेन घ्यावी.
  - तयमयवा नुचराची रेखांकनातील रययांची या रेखांकनातील रयत भूळपून रयापेन.
  - जागर परयत बांधकाम करण्यापूर्वी मयवनासिकेकील साधकामाची योग्य ती परवापणी येवता याची
  - जर ले बाऊर मयवे मयवनासिकेकी पाण्याची पाईप लाईन गात अतेक तर त्यावर बांधकाम करता येणार नाही
  - भोणतेही निमास बांधकाम **मालेगांव नगर** राज्य मागीच्या मध्यावापुन २५ मिटरचे आन करता येणार नाही
  - राज्य मयवनापुन आतील रयापासाठी करत एकच रोड जोड रययास सा. या. लात्याकडून परवापणी येनेस येईल
  - बांधकाम मुहयान करणेचे अतोवर सा. या. लात्याची परवानगी घ्यावी.
  - ययताला व लयवा जामेत तारे लायायंत
  - म. रा. धि. म. व. लाईनरवा सोमो. वाजुम १२ फूट अंतर मोडवे.
- हाटेल परवाना लक्षम अधिकारी याचिपुन दोन महिन्यात देण्यात यावा**  
**शास्तीविषयक खंड**

१) विमोती वापर मुद्दा केल्या अजंदा याची तहसीलदार कोपरगांव यांना म कळविले. रयकाम रु ५०० - पयस किया

मा. जिल्हाधिकारी ठरवतिल ती रयकम रु ५ म्हणून आकारणेत येईल.

२) डरमोस अतीरिची योग्यताही जतीने उल्लेखन केल्याचे वायरीन उगरीवत अतिरिचमाच्या उगवयान्ये अजंदार-भूखंड घारक रया शिधोय पाव होईल असा इतर ओणत्याही शिधोय बाधा न आणता जिहाधिकारी निदोत करतील असा आका - रणी रयकम रु ५५५ थारत्यावर सदरना भूखंड अजंदार भूखंडधारका यांच्या ताब्यात ठेवण्याचे चानू देयता येईल.

३) उपरुक्त "अ" मयवे काहीही अंतर्भूत असले तरी या अधिकार पयाच्या लपयधाविकड काणतीही इमारत किवा बाधकाम आत्मास किवा बापरण्यात आल्यास जिहाधिकायांनी विनिष्ट केल्या मुदतीन पया प्रकुरे इमारत किवा बांधकाम काढून टाकण्यात आले नाही किवा त्याम बदल करण्याची येवस्य करण्यात आली नाही तर स्वाप्रमाणे कामयाही करपन येऊन स्वावावतला खच संयधोताकडून महमूलाची थकवाची म्हणून वसुल करता येईल.

४) ही परवापणी कुळगायदा प्रा प. कायदा व प्रसूत विनयेतीची निगडित आलेल्या इतर सय कामयाच्या तरद्वीत अधीन रहाण्याचे अटीवर देण्यात येत आहे.

Attested  
 Executive Magistrate  
 Kopergaon

रति

श्री/श्रीमती एकनाथ भागवत

राही/- x x x  
 सं. बा. कुलकर्णी.  
 जिल्हाधिकारी, अहमदनगर



प्रत : तहसीलदार कोपरगांव यांचे कडेस मूळ प्रकरणास अर्पण अर्त अर्ह्याधिकारी अर्त प्रयनवार कोस्ता

२/- प्रस्तुत प्रकरणी ता. नं. मं. २ व विनयेती मोदयुक्त मध्ये याचिपुन दोन महिन्यात देण्यात, अजंदारमय जिहाधिकारी

सनद तयार करून घ्यावी समवेत उपरोक्त सय अटी समाविष्ट कराव्यात.

प्रत : मा. आवयत नायिक विभाग, नायिका यचिकडेस मूळ सचिवालय

प्रत : जिहा मिराक्षक भूमी अभिलेख, नगर याचिकडेस अ.

प्रत : उप विभागीय अधिकारी, नगर/तंगमनैर/थीरापूर/कजंथ याचिकडेस

त : जिल्हाधिकारी यांची अंतर्गतलेखा गरिहा काळा

प्रत : जिल्हा मिराक्षक भूमी अभिलेख तथा नगर भूमापन अधिकारी नगर

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अपर जिल्हाधिकारी, नगर

~~मंडल अधिकारी,  
कोपरगाव, जि. :~~

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जमीन महसूल अधिकार अभिलेख आणि नोंदवहया. ( तयार करणे व सुस्थितीत ठेवणे ) नियम , १९७९ यातील नियम ३, ५, ६ आणि ७]

जिल्हा

तालुका : राहता

जिल्हा : अहमदनगर

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	भोगवटादार वर्ग -१							

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गाव नमुना द्वारा

पिकांची नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम , १९७९ यातील नियम २९]

पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	
मिश्र पिका खालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
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नायब तहसिलदार

तहसिल कार्यालय, राहता

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RESOLUTION  
RESOLUTION OF THE BOARD PASSED IN THE MEETING OF BOARD OF  
DIRECTORS HELD ON THE 01<sup>ST</sup> DAY OF FEBRUARY 2010 AT 11.00 A.M. AT  
THE REGISTERED OFFICE OF THE COMPANY AT K-101, WEST PATEL  
NAGAR, NEW DELHI - 110 008.

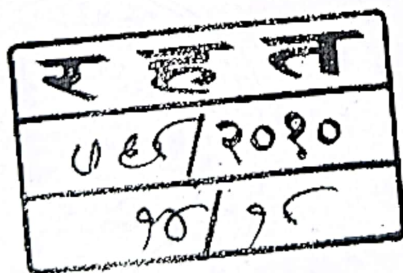
Resolved that a property may be purchase at Shridi in Maharashtra to expand  
business in hospitality sector.

Further resolved that Mr. R.K. Chopra, Director of the Company be and is  
hereby authorised to represent the company to sign/file/to complete all the  
necessary formalities documents required to purchase of the property and get  
registered in the Government Departments.

" CERTIFIED TRUE COPY "

By order of the Board

*[Signature]*  
[ DIRECTOR ]



*Aurva International (P) Ltd.*

WEST PATEL NAGAR, NEW DELHI-110008 (INDIA) Ph : +91-11-25882591 Fax : +91-11-43411040 URL : www.aurvagroup.co



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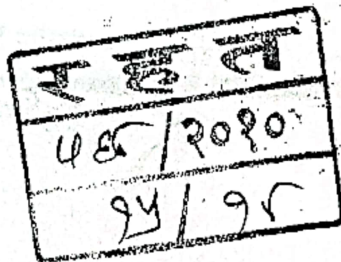


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## AUTHORITY LETTER

This has reference to the Minutes of the Meeting held on 01<sup>st</sup> February, regarding for purchase of property in Shridi (Maharashtra), Mr. R.K.Chopra be assigned to finalise/sign/complete the formalities for purchase of property owned by Mr. Gurdip D Singh under the title of "Hotel Keshav" at Shridi.

We hereby authorise Mr. R.K. Chopra, Director of this company to represent to signed the necessary documents related to the purchase of the property.



For AURVA INTERNATIONAL (P) LTD.

VARUN CHOPRA  
DIRECTOR

Signature of Mr. R.K. Chopra attested

For AURVA INTERNATIONAL (P) LTD.

  
Director

*Aurva International (P) Ltd.*

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