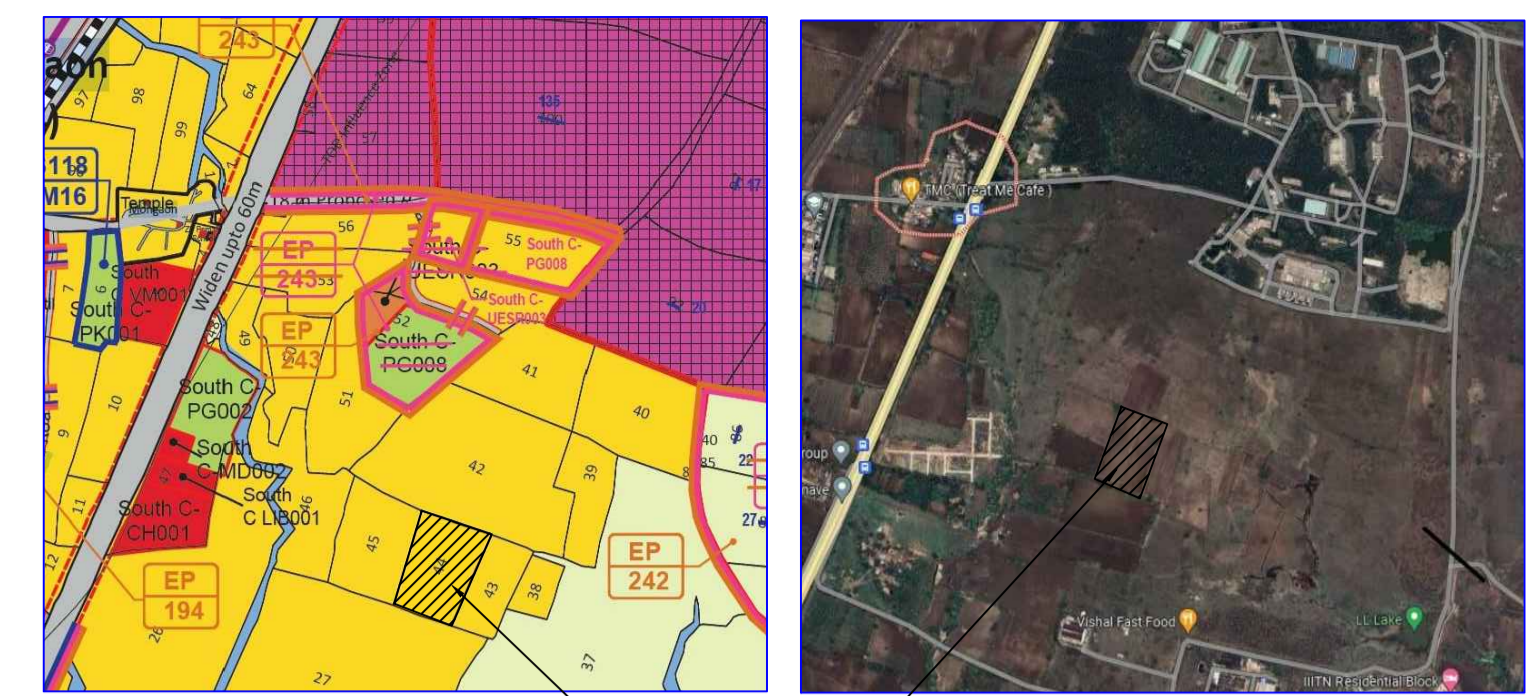


PLOT NO	NO	A	PLOT SIZE	PLOT AREA			CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.	PRO-RATA F.S.I.	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	
				SQ.M.	B	C											
1	1/2	X	9.706	+ 9.106	9.406	X	19.776	=	186.010	0.000	186.010	X	1.386	257.810	1	186.01	257.810
2	1/2	X	16.459	+ 15.369	15.914	X	11.000	=	175.050	0.000	175.050	X	1.386	242.619	1	175.05	242.619
3	1/2	X	15.369	+ 14.921	15.145	X	4.520	=	68.455	0.000	164.600	X	1.386	228.135	1	164.60	228.135
4	1/2	X	14.753	+ 14.504	14.629	X	11.000	=	160.920	0.000	160.920	X	1.386	223.036	1	160.92	223.036
5	1/2	X	14.504	+ 14.255	14.380	X	11.000	=	158.180	0.000	158.180	X	1.386	219.238	1	158.18	219.238
6	1/2	X	14.255	+ 14.006	14.131	X	11.000	=	155.440	0.000	155.440	X	1.386	215.440	1	155.44	215.440
7	1/2	X	14.006	+ 13.757	13.882	X	11.000	=	152.700	0.000	152.700	X	1.386	211.642	1	152.70	211.642
8	1/2	X	13.757	+ 13.432	13.595	X	14.371	=	195.370	7.720	187.650	X	1.386	260.083	1	187.65	260.083
9	1/2	X	13.824	+ 13.844	13.834	X	9.938	=	137.480	7.720	129.760	X	1.386	179.847	1	129.76	179.847
10	1/2	X	13.844	+ 13.860	13.852	X	8.000	=	110.820	0.000	110.820	X	1.386	153.597	1	110.82	153.597
11	1/2	X	13.860	+ 13.876	13.868	X	8.000	=	110.944	0.000	110.944	X	1.386	153.768	1	110.94	153.768
12	1/2	X	13.876	+ 13.892	13.884	X	8.000	=	111.070	0.000	111.070	X	1.386	153.944	1	111.07	153.944
13	1/2	X	13.892	+ 13.908	13.900	X	8.000	=	111.200	0.000	111.200	X	1.386	154.123	1	111.20	154.123
14	1/2	X	13.908	+ 13.924	13.916	X	8.000	=	111.330	0.000	111.330	X	1.386	154.303	1	111.33	154.303
15	1/2	X	13.924	+ 13.940	13.932	X	8.000	=	111.460	0.000	111.460	X	1.386	154.484	1	111.46	154.484
16	1/2	X	13.940	+ 13.956	13.948	X	8.000	=	111.590	0.000	111.590	X	1.386	154.664	1	111.59	154.664
17	1/2	X	7.815	+ 7.838	7.826	X	16.911	=	132.350	0.000	132.350	X	1.386	183.437	1	132.35	183.437
18	1/2	X	9.460	+ 9.429	9.444	X	13.500	=	127.500	0.000	127.500	X	1.386	176.715	1	127.50	176.715
19 TO 25	X	+			8.000	X	13.500	=	108.000	0.000	108.000	X	1.386	149.688	7	756.00	1047.816
26	X	+			9.938	X	13.500	=	134.163	7.720	126.443	X	1.386	192.775	1	126.44	175.250
27	X	+			10.000	X	14.000	=	140.000	7.720	132.280	X	1.386	183.340	1	132.28	183.340
28 TO 35	X	+			9.000	X	14.000	=	126.000	0.000	126.000	X	1.386	174.636	8	1008.00	1397.088
36	1/2	X	9.335	+ 9.371	9.353	X	14.000	=	130.942	0.000	130.942	X	1.386	181.486	1	130.94	181.486
37	1/2	X	8.895	+ 8.935	8.915	X	15.500	=	138.183	0.000	138.183	X	1.386	191.521	1	138.18	191.521
38 TO 45	X	+			9.000	X	15.500	=	139.500	0.000	139.500	X	1.386	193.347	8	1116.00	1546.776
46	X	+			10.500	X	15.500	=	162.750	7.720	155.030	X	1.386	214.872	1	155.03	214.872
47	X	+			9.000	X	15.500	=	139.500	7.720	131.780	X	1.386	182.647	1	131.78	182.647
48 & 49	X	+			8.100	X	15.500	=	125.550	0.000	125.550	X	1.386	174.012	2	251.10	348.025
50 TO 55	X	+			7.000	X	15.500	=	108.500	0.000	108.500	X	1.386	150.381	6	651.00	902.286
56	1/2	X	8.145	+ 8.113	8.129	X	13.776	=	111.985	0.000	111.985	X	1.386	174.672	1	111.98	174.672
57	1/2	X	8.113	+ 8.176	8.145	X	1.724	=	14.041								
57	1/2	X	8.176	+ 8.738	8.457	X	15.500	=	131.084	0.000	131.084	X	1.386	181.682	1	131.08	181.682
58 TO 63	X	+			7.000	X	15.500	=	108.500	0.000	108.500	X	1.386	150.381	6	651.00	902.286
64 & 65	X	+			8.100	X	15.500	=	125.550	0.000	125.550	X	1.386	174.012	2	251.10	348.025
66	X	+			9.000	X	15.500	=	139.500	7.720	131.780	X	1.386	182.647	1	131.78	182.647
67	X	+			10.500	X	15.500	=	162.750	7.720	155.030	X	1.386	214.872	1	155.03	214.872
68 TO 75	X	+			9.000	X	15.500	=	139.500	0.000	139.500	X	1.386	193.347	8	1116.00	1546.776
76	1/2	X	8.935	+ 8.940	8.938	X	2.243	=	20.047	0.000	138.66	X	1.386	192.179	1	138.66	192.179
77	1/2	X	8.940	+ 8.954	8.947	X	13.257	=	118.610	0.000	118.610	X	1.386	174.672	1	118.61	174.672
77	1/2	X	8.963	+ 8.980	8.972	X	16.000	=	143.544	0.000	143.544	X	1.386	198.952	1	143.54	198.952
78 TO 85	X	+			9.000	X	16.000	=	144.000	0.000	144.000	X	1.386	199.584	8	1152.00	1596.672
86	X	+			10.500	X	16.000	=	168.000	7.720	160.280	X	1.386	222.148	1	160.28	222.148
87	1/2	X	16.252	+ 15.841	16.047	X	10.500	=	168.480	7.720	160.760	X	1.386	222.813	1	160.76	222.813
88	1/2	X	16.252	+ 16.603	16.428	X	9.000	=	147.848	0.000	147.848	X	1.386	204.917	1	147.85	204.917
89	1/2	X	16.603	+ 16.956	16.780	X	9.000	=	151.010	0.000	151.010	X	1.386	209.300	1	151.01	209.300
90	1/2	X	16.956	+ 17.308	17.132	X	9.000	=	154.180	0.000	154.180	X	1.386	213.693	1	154.18	213.693
91	1/2	X	17.308	+ 17.660	17.484	X	9.000	=	157.350	0.000	157.350	X	1.386	218.087	1	157.35	218.087
92	1/2	X	17.660	+ 18.012	17.836	X	9.000	=	160.520	0.000	160.520	X	1.386	222.481	1	160.52	222.481
93	1/2	X	18.012	+ 18.363	18.188	X	9.000	=	163.680	0.000	163.680	X	1.386	226.860	1	163.68	226.860
94	1/2	X	18.363	+ 18.715	18.539	X	9.000	=	166.850	0.000	166.850	X	1.386	231.254	1	166.85	231.254
95	1/2	X	18.715	+ 19.067	18.891	X	9.000	=	170.020	0.000	170.020	X	1.386	235.648	1	170.02	235.648
96	1/2	X	8.139	+ 7.989	8.064	X	21.451	=	172.980	0.000	172.980	X	1.386	239.750	1	172.98	239.750
97	1/2	X	11.489	+ 10.973	11.231	X	13.204	=	148.290	0.000	148.290	X	1.386	205.530	1	148.29	205.530
98	X	+			8.500	X	13.204	=	112.230	0.000	112.230	X	1.386	155.551	1	112.23	155.551
99	X	+			11.500	X	13.204	=	151.850	7.720	144.130	X	1.386	199.764	1	144.13	199.764
													TOTAL	99	13271.69	18394.549	



PROPOSED SITE ON KH NO. KH NO 44

Project Details	
Proposal code -	NMRDA-24-87533
Zone Type -	Residential Zone
Name of service -	Layout Approval
Sub service -	Layout Demarcated/Final
Cts No./Survey No. -	44
Tahsil -	Nagpur gramim
Mouza -	MOHGAON(KH)
Location -	Nagpur Metropolitan Region Development Authority
Project Code -	NMRDA-24-87533
Application Number -	NMRDA/2024/00422
Proposal Number -	3647423
Separation/CRZ Zone Area -	

Amenity CALCULATION	
Name	Area
TOTAL	0.00

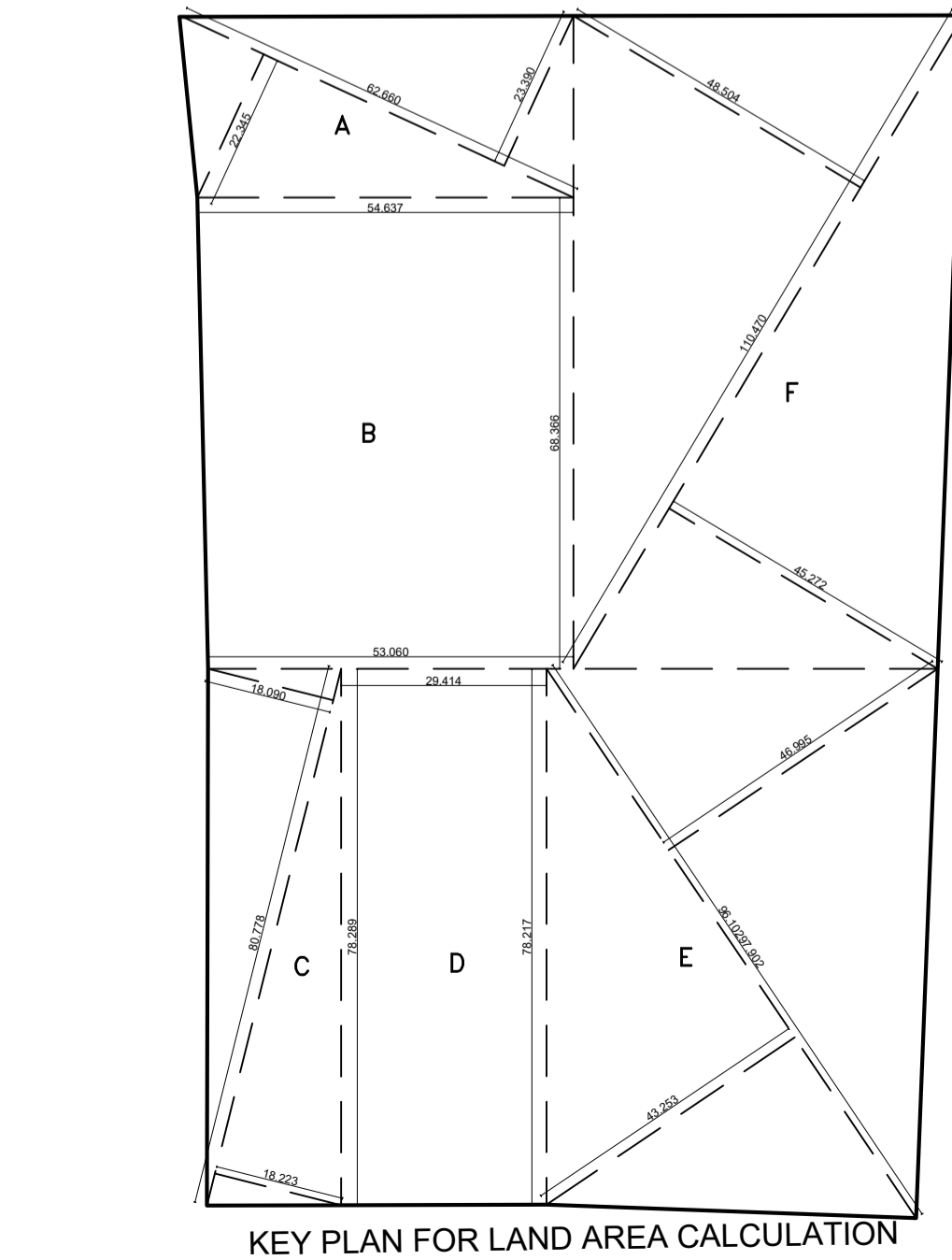
RECREATIONAL CALCULATION	
Name	Area
open space	1840.12
TOTAL	1840.12

Signature Not Verified
Digitally signed by LALIT SHYAM RAUT
Date: 2024.09.25 15:20:53 IST
Reason: Approved Drawing Plan
Designation: Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code: NMRDA-24-87533
Application Number: NMRDA/2024/00422
Proposal Number: 3647423
Certificate Number: NMRDA/LF/2024/APL00215

Town Planner
Date: 10/09/2024
Deputy Director of Town Planning
Date: 08/09/2024

Designator Engineer
Date: 09/09/2024
Sectional Engineer
Date: 08/09/2024

DETAILS OF LAYOUT/SUBDIVISION OF LAND								
Village	Parcel No.(S.No./H.No., C S No., F.P.No., Sub Plot No.Gut No)	Type(1.Raw/Adjoining Land/2.Sanctioned/3.Gunt Newari)	Area in SqM as per Revenue Record	Area as per Measurement Plan	Area as per POA	Area as per Demarcated	Area in possession	Stringent Area in SqM
MOHGAON	KH.NO.44	Raw/Adjoining Land	18400.00	18399.30	0.00	18399.30	18399.30	18399.30
Total Amalgamated Plot			18400.00	18399.30	0.00	18399.30	18399.30	18399.30



AREA UNDER OPEN SPACE											
1/2	X	28.307	+	25.596	26.9516	X	70.130	= 1890.116	0	1890.116	SQ.M.
TOTAL										1890.116	

AREA FOR ESS & W.T.P.											
				5.000	X	10.000	=	50.000	0	50.000	SQ.M.
TOTAL										1840.12	SQ.M.

AREA UNDER KHASARA NO 44														
A	1/2	X	22.345	+	23.390	22.8675	X	62.660	=	1432.878	0	1432.878	SQ.M.	
B	1/2	X	54.637	+	53.060	53.8485	X	68.366	=	3681.407	0	3681.407	SQ.M.	
C	1/2	X	18.090	+	18.233	18.162	X	80.778	=	1467.050	0	1467.050	SQ.M.	
D	1/2	X	78.289	+	78.217	78.253	X	29.414	=	2301.734	0	2301.734	SQ.M.	
E	1/2	X	43.253	+	46.995	45.124	X	96.102	=	4336.507	0	4336.507	SQ.M.	
F	1/2	X	48.504	+	45.272	46.888	X	110.470	=	5179.717	0	5179.717	SQ.M.	
TOTAL													18399.3	SQ.M.



FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 44 P.H.NO. 73 MOUZA-MOHGAON, TAH.- NAGPUR (RURAL) - DISTT. NAGPUR.
BELONGING TO:
SHRI. PANKAJ CHANDRANKANT WAGHMARE

AREA STATEMENT	
----------------	--

Signature Not Verified

Digitally signed by LALIT K SHIWANI RAUT
Date: 2024.09.23 15:29:54 IST
Reason: Approved Drawing Plan
Designation : Executive Engineer
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-24-87533
Application Number : NMRDA/2024/00422
Proposal Number : 3647423
Certificate Number : NMRDA/LF/2024/APU/00215

Verified by applicant

Signature Not Verified



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500077758

Project: MAULI TOWN 26 , Plot Bearing / CTS / Survey / Final Plot No.:**Kh No. 43, P.H. No. 74, Mouza - Mohagaon, Tah. - Nagpur (Rural), Distt. - Nagpur at Mohagaon Kh., Nagpur (Rural), Nagpur, 441110;**

1. Mr./Ms. **Pankaj Chandrakant Waghmare** son/daughter of Mr./Ms. **Chandrakant Vithalrao Waghmare** Tehsil: **Nagpur (Urban), District: Nagpur, Pin: 440001**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **29/10/2024** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:10/29/2024 5:47:07 PM

Dated: **29/10/2024**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority