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20/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगाव 2
दस्त क्रमांक : 500/2021
नोंदणी :
Regn:63m

गावाचे नाव : मेहरुण

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	1250000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	793555
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा. इतर वर्णन :, इतर माहिती: मौजे मेहरूण गट नं. 385 यातील प्लॉट नं. 7 याचे क्षेत्र 502.25 चौ.मी.((GAT NUMBER : 385/प्लॉट/7 ;))
(5) क्षेत्रफळ	1) 5.0225 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पराग शांतिलाल सुरतवाला वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 29,30,31/1, यशवंत कॉलनी,जळगाव., महाराष्ट्र, जलगांव. पिन कोड:-425001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुमित प्रकाशचंद मुथा वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ललित कला भवन,जळगाव., महाराष्ट्र, JALGAON. पिन कोड:-425001 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	500/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	37500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12500
(14)शेरा	



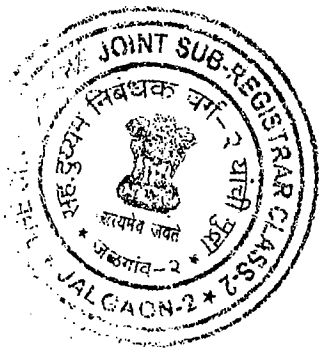
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

अस्सल बर हुकुम नक्कल

सह दुय्यम निबंधक (वर्ग-२)
जळगांव-२

2 C JAN 2021



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SALE DEED

Actual consideration Rs. 12,50,000/-

Govt. Valuation Rs.7,93,555/-

(Zone No. 1.187A @ Rs.1580/- per Sq.m.)

THIS IRREVOCABLE/PERMANENT DEED OF SALE IS EXECUTED ON TWENTY-NINTH DAY OF DECEMBER 2020 AT JALGAON.

BY AND BETWEEN

MR. PARAG SHANTILAL SURATWALA
Age: 38 Years, Occupation: Business and Agriculture
R/o: Plot no.29-30-31/1, Yashwant Colony,
Ringroad, Jalgaon.
PAN No. AQSPS1858A.

Hereinafter called and referred to as "**The Owner/Vendor**" (which expression shall, unless repugnant to the Context & meaning thereof, be deemed to mean and include his successors, heirs, legal representatives, executors, administrators and assigns, etc.)

...PARTY OF THE FIRST PART

AND

MR. SUMEET PRAKASHCHAND MUTHA
Age: 45 Years, Occupation: Business and Agriculture
R/o: 20/1, Opposite Lalit Kala Bhavan,
Ringroad, Jalgaon.
PAN No. AESPM7999E.

Hereinafter called and referred to as "**The Purchaser/Vendee**" (which expression shall, unless repugnant to the Context & meaning thereof, be deemed to mean and include his successors, heirs, legal representatives, executors, administrators and assigns, etc.)

...PARTY OF THE SECOND PART

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II सह दुय्यम निबंधक वर्ग-२ सत्यमेव जयते जळगांव-२ JALGAON-2

WHEREAS, all that piece and parcel of Plot No.7, part of sanctioned Layout, demarcated out of Survey No.385, and which admeasures 502.25 Sq. Meters, situated at Mehrun area, within the limit of Jalgaon Municipal Corporation, Tq. & Dist. Jalgaon together with all rights, easement, claim (without any past liability) and all that whatsoever attached to the said land, which property is also particularly mentioned in **Schedule-A** herein under, is subject of present Sale Deed and is referred to as the 'said plot' for the sake of brevity and convenience.

AND WHEREAS THE VENDOR REPRESENTED THAT

1. That, the Vendor is the undisputed, absolute and exclusive owner and possessor of the property, Plot No.7 described in **Schedule-A**, hereinunder;

2. That, the Plot No.7 described in **Schedule-A**, hereinunder is part of legally sanctioned Layout laid on the Land part of Survey No. 385 of situated at Mehrun, Jalgaon after the Order of Hon'ble District Collector, Jalgaon, vide Order No. Land/1/S.R./105/2009, dated 23/09/2010. So also, as per the letter of the Commissioner, Jalgaon Municipal Corporation dated 17/03/2011, bearing No.0212 and the Layout sanctioned by him;

3. That, the Owner Purchased the said plot from Mr. Sumeet Prakashchand Mutha (the present Purchaser) and 3 others (who had in-turn purchased the said plot from Harish Bhagwandas Jagwani and others as per Registered Sale Deed dated 02/09/2011 bearing Serial No.6168/2011, registered in the office of Sub-registrar Jalgaon) as per Registered Sale

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ जळगांव सत्यमेव जयते JALGAON-2

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exclusive and absolute owner of the said plot and is in Peaceful possession of the same.

4. That, since the sanction of the said Layout there is no change that has occurred and/or ordered by any competent authority in respect of the said Plot No.07 described in **Schedule-A** similarly there is no reservation of any kind imposed nor there is any change affecting its fullest use and/or any benefit/right including development rights/ FSI pertaining to the said Plot No.07, or the said Plot has never been transferred or surrendered or utilized or relinquished;

5. That, the said Plot No.7 described in **Schedule-A,** is not mortgaged and/or given as collateral and/or given as security for any kind of loan or financial facility or to any person, bank or financial institution and same is free from any charge or any encumbrances in all respects;

6. That, there is no dispute, objection, litigation, attachment, decree of whatsoever nature that is / was pending and / or adjudicated, in respect of the said Plot No.7 described in Schedule-A, similarly there is no order of any Court or Authority preventing the transfer of the property described in **Schedule-A**;

7. No consent or any permission from any person, institution or any family member is required or needed for the vendor to permanently and irrevocably transfer, sale the said Plot No.7 described in **Schedule-A** to the Purchaser and the Vendor alone is fully entitled to receive the entire consideration from the Purchaser;

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ सत्यमेव जयते JALGAON-2 जळगांव-२

8. The Vendor or any one on his behalf never entered in to any sort of transaction and/or agreement about the Plot No.7 more particularly described in **Schedule-A** with any third party which is adverse to the present transaction and / or affecting the title, ownership of the title passing to the purchasers

AND WHEREAS, the Vendor being desirous of selling the said Plot has represented all that is stated above, the Purchaser approached the Vendor to Purchase the said Plot No.7 described in **Schedule-A** and after considering the aforesaid representations and also after protracted Negotiations between the Parties, the Vendor agreed to permanently sell the said plot to the Purchasers for total consideration of Rs.12,50,000/- and the Purchasers also agreed to purchase the said plot from the Vendor at the said consideration .

AND NOW THEREFORE THIS DEED OF SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

I. The Vendor hereby permanently & irrevocably transfers, conveys, sells all that piece and parcel of Plot No.7, part of sanctioned Layout, demarcated out of Survey No.385, which admeasures 502.25 Sq. Meters, situated at Mehrun area, within the limit of Jalgaon Municipal Corporation, Tq. & Dist. Jalgaon also particularly mentioned in **Schedule-A** herein under hereinunder, together with all sort of rights, benefits, easements, all

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the privileges , actionable claim (if any) etc. attached thereto (saving the past liability) to the Purchasers for the total consideration of Rs.12,50,000/- (Rupees Twelve lakhs Fifty thousand Only) .

II. The entire agreed amount of consideration of Rs.12,50,000/- (Rupees Twelve lakhs Fifty thousand Only) has already been paid by the Purchasers to the Vendor as under:

a. Rs. 12,50,000/- (Rupees Twelve Lakhs fifty Thousand Only) is paid, to the Vendor , vide Cheque bearing No.684180 dated 18th December 2020, drawn on Shri. Mahavir Sahakari Bank Ltd., Jalgaon Branch.

The Vendor acknowledges the Receipt of the entire agreed consideration of Rupees Twelve lakhs Fifty thousand Only from the Purchaser towards permanent transfer, sale, assignment, of all that piece and parcel of the Plot No.7 described in Schedule-A.

III. That the vendor hereby declares that now there is no amount remaining due and receivable to the Vendor.

IV. That today Vendor has handed over the actual physical possession of the said Plot No.7 described in Schedule-A hereinunder, to the purchasers. The Purchaser have received the actual physical possession from the vendor and acknowledge the receipt of the same.

V. That the vendor declares that the Purchaser has now become complete, absolute and exclusive true owner and title holder of all that piece and parcel of the said Plot No.7 described in **Schedule-A,** and the Vendor or any one on his behalf now have no right, interest, entitlement of

THE SEAL OF THE JOINT SUB-REGISTRAR OF ASSURANCES सत्यमेव जयते JALGAON-2

whatsoever nature in all that of the said plot described in **Schedule-A,** or any part of it and the Vendor shall keep the Purchasers fully indemnified in that respect.

VI. The Vendor declares and assure to the Purchasers that all the Outgoings in respect of the said Plot like rates, taxes, levies etc. till date have been paid by the Vendor and the same shall hereinafter be paid by the Purchaser and the Plot described under **Schedule-A** is not subject matter of any litigation nor has it suffered any Decree, security, charge or attachment, further the said plot is not subject of acquisition and / or requisition, similarly there is no liability to pay any amount towards any loan, taxes, levies, charges and such any other fees or dues payable to Government or any other public office or to any financer or financial institution and in case, if any found then the Vendor shall clear the same and agree to keep the Purchaser indemnified in that respect.

VII. The Recitals, representations above shall be treated as integral part of these covenants and nothing is untrue therein, the Party of First Part shall keep the Purchasers indemnified in all respect stated hereinabove;

VIII. That the Vendor hereby gives No-Objection for recording the names of the Purchasers in all revenue and municipal records in respect of the said plot.

IX. That the purchasers shall bear all the expenses like Stamp Duty and Registration charges required for the execution and registration of this deed in their favour.

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ जळगांव सत्यमेव जयते JALGAON-2

SCHEDULE "A"

ALL that piece and parcel of Plot No.7, part of sanctioned Layout, demarcated out of Survey No.385, which admeasures 502.25 Sq. Meters, situated at Mehrun area, within the limit of Jalgaon Municipal Corporation, Tq. & Dist. Jalgaon also particularly mentioned in **Schedule-A** herein under hereinunder, together with all sort of rights, benefits, easements, all the privileges , actionable claim (if any) etc. attached thereto (saving the past liability) and all that attached to the said Plot No.7, having boundries as under:

On or towards North	:- Plot No.8.
On or towards East	:- Plot No.17 and 18.
On or towards South	:- Plot No.6.
On or towards West	:- 9 m wide Road.

The Lay out Map annexed hereto shall form integral part of this schedule.

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THE PRESENT INDENTURE WITH FREE WILL AND CONSENT IN PRESENCE OF THE WITNESSES SIGNED HEREIN UNDER.

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ सत्यमेव जयते JALGAON-2 जळगांव-२

VENDOR/ OWNER





MR. PARAG SHANTILAL SURATWALA

...PARTY OF THE FIRST PART

VENDEE/PURCHASER





MR. SUMEET PRAKASHCHAND MUTHA

...PARTY OF THE SECOND PART

WITNESS: -

1. Mr. Rushikesh D. Sonwalkar
   Age: - 40 Yrs. Occ. Service
   R/o: - Ashu Babu Nagar Jalgaon

2. Mr. Sunil Bhagwat Tayade
   Age: - 29 Yrs. Occ. service
   R/o: - mohan nagar, mahabal, Jalgaon

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