Index-II

14/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगाव 2
दस्त क्रमांक : 4207/2021
नोंदणी :
Regn:63m

गावाचे नाव : मेहरुण

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	1500000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1094608.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगांव म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे मेहरुण सर्व्हे नं. 385,यातील प्लॉट नं.17,याचे एकुणात क्षेत्र 692.79 चौरस मीटर((Survey Number : 385/प्लॉट/17 ;))
(5) क्षेत्रफळ	1) 6.9279 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रिती जयेश शाह वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आदर्श नगर, जळगांव, ता.जि. जळगांव., महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:- 2): नाव:-संजय चंपकलाल शाह वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जीवनधुका सोसायटी, कांदीवली -इस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुमीत प्रकाशचंद मुथा वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ललीत कला भवन समोर, रिंग रोड, जळगांव, महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4207/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	60000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)शेरा	

20रु. 16 JUN 2021 Rs.20
वीस रुपये TWENTY RUPEES

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
14 JUN 2021

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

जलगाव - २
दस्त.क्र.४२०७/२०२१
४/२६

SALE DEED

Actual consideration Rs. 15,00,000/-
Govt. Valuation Rs.10,94,940/-
(Zone No. 1.187A @ Rs.1580/-per Sq.m.)

THIS IRREVOCABLE/PERMANENT DEED OF SALE IS EXECUTED ON THIS THIRTY FIRST DAY OF MARCH 2021 AT JALGAON.

BY AND BETWEEN

1. MRS. PREETI JAYASH SHAH
Age: 54 Years, Occupation: Household,
R/o: 60, Khushi Adarsh Nagar,
Besides Kazi Bunglow, Jalgaon.
PAN No. AQWPS8102R.

AND

2. MR. SANJAY CHAMPAKLAL SHAH
Age: 52 Years, Occupation: Business,
R/o: Building No.49, Room No.977,
Jivandhuka Society, Kandivali East, Mumbai.
PAN No. BDPPS2177B.

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

Hereinafter called and referred to as "**The Owners/Vendors**" (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

ज	ल न – २
दस्त.क्र.	४२०७ /२०२१
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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.)

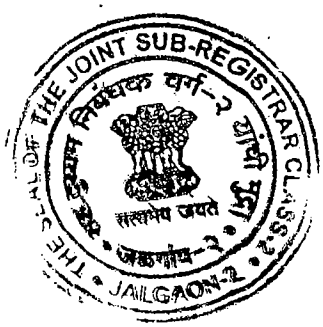
...PARTY OF THE SECOND PART

WHEREAS, all that piece and parcel of Plot No. 17, part of sanctioned Layout, demarcated out of Survey No.385, and which admeasures 692.79 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 VENDORS REPRESENTED THAT

1. That, the Vendors are the undisputed, absolute and exclusive owners and possessors of the property, Plot No. 17 described in **Schedule-A**, hereinunder;

2. That, the Plot No. 17 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,



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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 said plot was Purchased as per Registered Sale Deed dated 28/07/2014 bearing Serial No.2693/2014 registered in the office of Sub-registrar Jalgaon, by Mrs. Preeti Jayash Shah and Mr. Champaklal Shah, thereafter said Mr. Champaklal Shah passed away on 01/04/2020 and he was succeeded by the present Owners/Vendors as his only legal heirs and since then the Vendors (Vendor No.1 to the extent of ¾ share and Vendor No.2 to the extent of ¼ share) alone have become undisputed, exclusive and absolute owner of the said plot and are 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.17 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.17, or the said Plot has never been transferred or surrendered or utilized or relinquished;

5. That, the said Plot No.17 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;

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

जळगाव - २
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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.17 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 vendors to permanently and irrevocably transfer, sale the said Plot No.17 described in **Schedule-A** to the Purchaser and the Vendors alone are fully entitled to receive the entire consideration from the Purchaser;

8. The Vendors or any one on their behalf never entered in to any sort of transaction and/or agreement about the Plot No.17 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 purchaser.

AND WHEREAS, the Vendors being desirous of selling the said Plot have represented all that is stated above, the Purchaser approached the Vendors to Purchase the said Plot No.17 described in **Schedule-A** and after considering the aforesaid representations and also after protracted Negotiations between the Parties, the Vendors agreed to permanently sell the said plot to the Purchaser for total consideration of Rs.15,00,000/- and the Purchaser also agreed to purchase the said plot from the Vendor at the said consideration .



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

I. The Vendors hereby permanently & irrevocably transfers, conveys, sells all that piece and parcel of Plot No.17, part of sanctioned Layout, demarcated out of Survey No.385, which admeasures 692.79 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) to the Purchaser for the total consideration of Rs.15,00,000/-(Rupees Fifteen lakhs Only).

II. The entire agreed amount of consideration of Rs.15,00,000/- (Rupees Fifteen lakhs Only) has already been paid by the Purchaser to the Vendors as under:

a. Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid, to the Vendor No.1, vide Cheque bearing No.684190 dated 8th February 2021, drawn on Shri. Mahavir Sahakari Bank Ltd., Jalgaon Branch.

b. Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid, to the Vendor No.1, vide Cheque bearing No.684144 dated 15/06/2021, drawn on Shri. Mahavir Sahakari Bank Ltd., Jalgaon Branch.

Rs.15,00,000/- Total

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

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	८/२८

The Vendors acknowledges the Receipt of the entire agreed consideration of Rupees Fifteen lakhs Only from the Purchaser towards permanent transfer, sale, assignment, of all that piece and parcel of the Plot No.17 described in Schedule-A. That at the request of the Vendors, the Purchaser has paid the entire amount of consideration to Vendor No.1 only, and Vendor No.2 hereby expressly consents to the same and undertakes that he shall not raise any dispute regarding the same in future.

III. That the vendors hereby declare that now there is no amount remaining due and receivable to the Vendors apart from the two Post Dated cheques mentioned in clause II (b) and (c) and irrespective of the encashing or otherwise of the two cheques the present transaction stands completed today and is irrevocable.

IV. That today Vendors have handed over the actual physical possession of the said Plot No.17 described in Schedule-A hereinunder, to the purchaser. The Purchaser has received the actual physical possession from the vendor and acknowledges the receipt of the same.

V. That the vendors 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.17 described in **Schedule-A,** and the Vendors or any one on their behalf now have no right, interest, entitlement of whatsoever nature in all that of the said plot described in **Schedule-A,** or any part of it and the Vendor shall keep the Purchaser fully indemnified in that respect.

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

जलगाव - २
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VI. The Vendors declare and assure to the Purchaser that all the Outgoings in respect of the said Plot like rates, taxes, levies etc. till date have been paid by the Vendors 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 Vendors 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 Purchaser indemnified in all respect stated hereinabove;

VIII. That the Vendors hereby give No-Objection for recording the names of the Purchaser in all revenue and municipal records in respect of the said plot.

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

SCHEDULE "A"

ALL that piece and parcel of Plot No.17, part of sanctioned Layout, demarcated out of Survey No.385, which admeasures 692.79 Sq. Meters, situated

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

ज ल न – २
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at Mehrun area, within the limit of Jalgaon Municipal Corporation, Tq. & Dist. Jalgaon 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.17, which is admeasuring, on Eastern side-24.67 m, on Western side- 30.67 m, on Northern side-23.5 m and on Southern side-17.5 m having boundaries as under:

On or towards North	:- Plot No.9 and 15.
On or towards East	:- Plot No.16.
On or towards South	:- Plot No.18.
On or towards West	:- Plot No.8 and 7.

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.

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

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VENDORS/ OWNERS



MRS. PREETI JAYASH SHAH







Sanjay C. Shah

MR. SANJAY CHAMPAKLAL SHAH

...PARTY OF THE FIRST PART

VENDEE/PURCHASER





MR. SUMEET PRAKASHCHAND MUTHA

...PARTY OF THE SECOND PART

WITNESS: -

1. Mr. Virendra Kumar Kukreja.
   Age: - 49 Yrs, Occ. Business.
   R/o: - Ganpati Nagar, Jalgaon.

2. Mr. Rishabh Shah
   Age: - 30 Yrs. Occ. Business
   R/o: - 60, "Khushi", Adarsh nagar, Jalgaon.

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