Receipt (part)

290/4770
Wednesday,September 06 ,2023
3:54 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 6158 दिनांक: 06/09/2023

गावाचे नाव: **खैरी**
दस्तऐवजाचा अनुक्रमांक: **कमट-4770-2023**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **मे वेसर इंडिया लि. तर्फे मॅनेजिंग डायरेक्टर सचिन गोपाल गुप्ता**

DELIVERED

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1160.00
पृष्ठांची संख्या: 58	
एकूण:	रु. 31160.00

आपणास मूळ दस्त ,पंचनेत्र डिट,सूची-२ अंदाजे 4:14 PM ह्या वेळेस मिळेल.

Sub Registrar Kamthi
दुय्यम निबंधक, श्रेणी-१
कामठी

बाजार मुल्य: रु.20085000 /-
मोबदला रु.84980600/-
भरलेले मुद्रांक शुल्क : रु. 5097700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1160/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923068308774 दिनांक: 06/09/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007647450202324E दिनांक: 06/09/2023
बँकेचे नाव व पत्ता:

1/1

CHALLAN

MTR Form Number-6

GRN MH007847450202324E	**BARCODE**	**Date** 04/09/2023-18:30:39	**Form ID** 25.1

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AACCK4993K
Office Name KMT_KAMTHI SUB REGISTRAR		**Full Name**	MS. KESAR INDIA LTD
Location NAGPUR			
Year 2023-2024 One Time		**Flat/Block No.**	KHASRA NO. 46/1
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030065401 Stamp Duty	5097700.00	**Road/Street**	MOUZA-KHAIRI, TAHSIL KAMPTEE
0030063301 Registration Fee	30000.00	**Area/Locality**	KHAIRI
		Town/City/District	
		PIN	4 4 1 0 0 1
		Remarks (If Any)	
		PAN2=BXDPJ1163Q~SecondPartyName=MR. DEEPAK RAMESHRAOJI JIBHKATE~CA=84960600~MarketVal=17510000	
Total	51,27,700.00	**Amount In Words**	Fifty One Lakh Twenty Seven Thousand Seven Hundred Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023090484324	CKX8844487
Cheque/DD No.		Bank Date	RBI Date	04/09/2023-18:32:51	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8856804225

सदर चलन केवल दुय्यम निबंधक कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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THE SEAL OF THE SUB-REGISTRAR OFFICE KAMPTEE

Print Date 04-09-2023 06:32:06


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SALE DEED FOR RS.8,49,60,600/-

Government Valuation: Rs. 2,00,85,000/- @ 1030/- Per Sqr Mtr

STAMP DUTY PAID Rs. 50,97,700/- and REGISTRATION FEES: 30,000/-

Within the jurisdiction of Sub- Registrar Kampthi and situated within the limits of Kampthi Dist. Nagpur

This Sale Deed is made and executed on this 5th day of September, 2023.

BETWEEN

MR. DEEPAK S/O RAMESHRAOJI JIBHKATE, aged about **49 years,** PAN No. **EXDPJ1163Q** and Adhaar No.**4691 6892 8550** (Mob: 8767283575) R/o Plot No.73, Amardeep Kunj, Ward No.2, Near New Hanuman Mandir, Bhilgaon, Nagpur-441002, hereinafter called the VENDOR, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said VENDOR as well as his legal heirs, legal representatives, executors, administrators, successors & assigns of the FIRST PART;

WITH THE CONSENT AND CONFIRMATION OF

(1) SMT. KUSUMBAI W/O RAMESHRAOJI JIBHKATE, aged about 71 years, PAN No. **BAEPJ3423M** and AADHAAR NO. **5707 4174 2971** R/o

(2) SHRI. RAMESH S/O CHINTAM JIBHKATE, aged about 78 years, ADHAAR NO. **9297 4505 5952 , R/o** C/o Purushotam Jibhkate, Ward no. 1, Naka no. 2, Bhilgaon, Near Hanuman Mandir, Bhilgaon, Khairi, Nagpur, Maharashtra 441401, hereinafter jointly called and referred to as the confirming party, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said CONSENTING PARTY

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and their heirs, legal representatives, executors, administrators, successors & assigns of the SECOND PART;

AND

M/s KESAR INDIA LTD, having its registered office at Flat No. 101, Jagat Plaza, Law College Square, Nagpur, Maharashtra – 440010, CIN No. **U51220MH2003PLC142989, PAN. AACCK4993K** acting through authorized **MANAGING DIRECTOR MR. SACHIN GOPAL GUPTA**, aged about **27** years Occupation: Business, Aadhar No : **7581 6469 0398** (PAN No. **BQLPG5735Q**) R/o Flat no. 301, Swami Samarth Apts, Civil Lines, GPO, Nagpur – 440001, (Mob. No.08400000038) hereinafter called the PURCHASER, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the THIRD PART;

WHEREAS THE VENDOR has represented himself to be the exclusive owner and holder of **(1)** all that piece and parcel of land bearing **Khasra No.46/1** admeasuring 1.30 H.R. (13000 Sqr.Mtrs), having assessment of Rs.7.14 in class-I rights, bearing P.H.No.16, being North-Eastern portion of Khasra No.46/1 including Borewell, **Mouza Khairi, Tehsil Kamthi** and District Nagpur, **(2)** all that piece and parcel of land bearing **Khasra No.46/2** admeasuring 1.40 H.R. (14000 Sqr.Mtrs), having assessment of Rs.6.45 in Class-I rights, bearing P.H. No.16, being adjacent to Nehar, Mouza Khairi, Tehsil Kamthi and District Nagpur (hereinafter referred to as the SAID PROPERTY, more specifically described in detail in schedule written hereunder);

AND WHEREAS before detailing out the terms and conditions of the present sale deed it is necessary to write down a brief title history with respect to the SAID PROPERTY as has been obtained from the concerned

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revenue department. The events as stated in the following paragraphs have been confirmed to be true and correct by the VENDOR and the PURCHASER relying upon the assurances given by the VENDOR has agreed to enter into the present contract for sale.

BRIEF HISTORY OF FLOW OF TITLE OF THE AFORESAID LAND

- (1) Smt. Shantabai Narayan Bhandarkar (2) Smt. Yamunabai Vitthalrao Bhandarkar (3) Shri. Pandurnag Narayan Aadmane acquired the land bearing Kh.No 140/2 admeasuring about 3.49 Acres and Khasra No. 149 admeasuring 7.16 Acres total admeasuring 10.65 Acres (i.e. 4.30 Hector R) of Mouza-Khairi by virtue of Will deed dt. 31.12.1969.

- Thereafter, Smt. Shantabai Narayan Bhandarkar (2) Smt. Yamunabai Vitthalrao Bhandarkar (3) Shri. Pandurnag Narayan Aadmane sold the land bearing Kh. No. 140/2, admeasuring 4.31 and Khasra No. 149, admeasuring 7.16 Acres total admeasuring 10.65 Acers to Smt. Kusum Ramesh Jibhkate by virtue of Sale Deed dt. 19.05.1982, which has been duly registered with the Sub-Registrar Nagpur in Book No. 1, Vol. No.291 at Sr. No. 3451.

- Thereafter, (1) Smt. Shantabai Narayan Bhandarkar (2) Smt. Yamunabai Vitthalrao Bhandarkar (3) Shri. Pandurnag Narayan Aadmane sold the land bearing Kh. No. 140/2, admeasuring 4.31 and Khasra No. 149, admeasuring 7.16 Acres total admeasuring 10.65 Acers to Shri Ramesh Chintaman Jibhkate by virtue of Sale Deed dt. 19.05.1982, which is duly registered with the Sub-Registrar Office, Nagpur in Book No. 1, Vol. No. 292 at Sr. No. 3452.

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- On causing resurvey and re measurement of the aforesaid land, the Western Portion land admeasuring 5.44 Acers (i.e. 2.20 Hector R) out of Khasra No. 140/2 total admeasuring 4.31 H.R., Land admeasuring 7.16 Acres out of Khasra No. 149 total admeasuring 10.65 Acers and Middle Portion land admeasuring 3.56 Acers (i.e. 1.41 Hector) out of Khasra No. 140/2 total admeasuring 4.31 H.R. and Khasra No. 149, admeasuring 10.65 Acers has been renumbered as Khasra No. 46/1, admeasuring 2.11 Hector R & Khasra No. 46/2 admeasuring 1.40 Hector R and said land has continued in the Ownership of (1) Smt. Kusum Ramesh Jibhkate (2) Shri. Ramesh Chintaman Jibhkate.

- Thereafter, Smt. Kusum Ramesh Jibhkate and the VENDOR, namely, Mr. Deepak Rameshraoji Jibhkate (son of Kusum) has affected mutual partition in respect of the land bearing Kh.No.46/1 admeasuring 2.11 HR, the said mutual partition has been recorded vide Mutual Partition Deed dated 06.11.2015, whereby, the land admeasuring 1.30 HR out of 2.11 HR has been allotted in the share of Shri Deepak Ramesh Jibhkate and accordingly the name of Shri Deepak Ramesh Jibhkate has been duly mutated in the 7/12 extract vide Ferfar No.1853.

- Similarly, Shri. Ramesh S/o Chintaman Jibhkate and the VENDOR, namely, Mr. Deepak Rameshraoji Jibhkate (son of Ramesh) have also affected mutual partition in respect of the said property i.e. land of Kh. No.46/2 admeasuring 1.40 HR, the said Mutual partition has been recorded vide Mutual Partition Deed dated 06.11.2015, whereby, the land admeasuring 1.40 HR of Kh.No.46/2 has been allotted to Shri

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Deepak Ramesh Jibhkate and accordingly the name of Shri Deepak Ramesh Jibhkate has been duly mutated in the 7/12 extract.

AND WHEREAS, the PURCHASER has requested the VENDOR to join Mrs. Kusum Ramesh Jibhkate and Mr. Ramesh Chintaman Jibhkate as a consenting party to the present sale deed so as to convey a clear and marketable title in favour of the PURCHASER and accordingly the CONSENTING PARTY has been joined in the present sale deed;

AND WHEREAS The PURCHASER is doing the business of dealing in real estate and to purchase pieces and parcel of land and sell them with or without developing the same or to put up construction on land and give the same on lease or rent.

AND WHEREAS The **SAID PROPERTY** is found suitable by the PURCHASER for the purpose of real estate activities and its allied business thereof and accordingly the Purchaser has approached the Seller to sell to the Purchaser **SAID PROPERTY** so that the Purchaser can itself develop the **SAID PROPERTY** by way of investment with the intention of laying layouts upon the SAID PROPERTY and thereafter selling the same to the prospective purchasers in order to earn for the Purchaser income on such investment which could be used, utilized and spent in the interest of the Purchaser and for its object and purposes and the Vendor has agreed to sell to the Purchaser the **SAID PROPERTY**.

AND WHEREAS in the aforesaid premises the parties desire to execute this Sale Deed for the purpose of transfer and sale by the VENDOR to the PURCHASER and purchase by the PURCHASER, THE SAID PROPERTY for a total consideration of **Rs. 8,49,60,600/- (Rupees Eight Crore Forty Nine Lakhs Sixty Thousand Six Hundred Only)**

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AND WHEREAS the transaction between the parties has been finalized, therefore, it is found expedient to execute this sale deed so as to reduce the terms of transaction between the parties into writing.

(1) That in pursuance of the terms agreed and in consideration of a total sum of **Rs.8,49,60,600/- (Rupees Eight Crore Forty Nine Lakhs Sixty Thousand Six Hundred Only)**

(2)) approx. calculated @ **Rs. 464.43/-per Sq. Ft./ & @ Rs.4997.68 /- per Sq. Mtrs.** to be paid by the PURCHASER to the VENDORS, the VENDORS as beneficial and legal owners thereof do hereby agree to grant, assign, convey and transfer by way of SALE all that the SAID PROPERTY to hold the same to and unto the PURCHASER as owner thereof forever, free from all encumbrances, whatsoever and also free from any arrears of Land Revenue, Taxes, Cesses, and all other outgoings payable up to date.

(3) SALE CONSIDERATION AND PAYMENT MODE

That on behalf of PURCHASER the VENDOR have paid the partial consideration/ advance payments in the following manner:

MANNER OF PAYMENT

Rs. 5,00,000/- **(Rupees Five Lakhs Only)** paid by the Purchaser to the Vendor **Deepak Jibhkate** by way of **Cheque** bearing no. **024554** dated **18/02/2023** drawn on **Central Bank of India,** Udyog Bhavan Nagpur toward earnest money. The receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,00,000/- **(Rupees One Lakhs Only)** paid by the Purchaser to the Vendor **Deepak Jibhkate** by way of **Cheque** bearing no. **No.024592** dated **18/02/2023** drawn

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on **Central Bank of India**, Udyog Bhavan Nagpur toward sale consideration. The receipt whereof is hereby acknowledged by the Vendor.

Rs. 3,00,00,000/- **(Rupees Three Crore Only)** to be paid to the Vendor **Deepak Jibhkate** by the Purchaser, by way of **Cheque** bearing No. **026461** dated **07/12/2023** drawn on **Central Bank of India**, Udyog Bhavan Nagpur, which is on completion of 90 days from the date of Registry of this Sale Deed. This is hereby acknowledged by the Vendor.

Rs. 3,00,00,000/- **(Rupees Three Crore Only)** to be paid to the Vendor **Deepak Jibhkate** by the Purchaser, by way of **Cheque** bearing No. **026462** dated **07/03/2024**, drawn on **Central Bank of India**, Udyog Bhavan Nagpur, which is on completion of 180 days from the date of Registry of this Sale Deed. This is hereby acknowledged by the Vendor.

Rs. 2,35,10,994/- **(Rupees Two Crore Thirty Five Lakhs Ten Thousand Nine Hundred and Ninety Four Only)** to be paid to the Vendor **Deepak Jibhkate** by the Purchaser, by way of **Cheque** bearing No. **026460** dated **15/04/2024**, drawn on **Central Bank of India**, Udyog Bhavan Nagpur, which is on completion of 365 days from the date of Registry of this Sale Deed. This is hereby acknowledged by the Vendor.

Rs. 8,49,606/- **(Rupees Eight Lakhs Fifty Thousand Four Hundred Thirty Only)** deducted by the Purchasers From the Sale Consideration payable to the Vendor towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in

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the appropriate account of Income Tax Department, Bearing TDS Certificate No. AK08429945.

Rs. 8,49,60,600/- (Rupees Eight Crore Forty Nine Lakhs Sixty Thousand Six Hundred Only)

THAT, the VENDORS acknowledge the receipt of the aforesaid total consideration and hereby acquit, release, and discharge the PURCHASER from the same. This sale deed shall be valid till the realization of Post dated cheques.

The VENDOR confirms that the vacant and peaceful possession of the SAID PROPERTY has been delivered to the PURCHASER without reservation of any right by the VENDOR or by any person acting through or on behalf of the VENDOR. The VENDOR further confirms that the PURCHASER is at liberty to get its name mutated in the 7/12 extract on registration of the present sale deed. The VENDOR further confirms that the PURCHASER shall be at liberty to start development of the SAID PROPERTY in any manner as may be desired by the PURCHASER and for such development the PURCHASER shall be at liberty to apply for sanction, permission, approvals from the concerned authority as may be required. The VENDOR shall not object/obstruct the PURCHASER its constituents, attorneys, transferees from carrying out any development activity upon the SAID PROPERTY. The VENDOR and the CONFIRMING PARTY jointly declare and confirm that they have no title, claim, possession and any right, title and interest in and upon the SAID PROPERTY which shall be exclusively held, owned and possessed by the PURCHASER with the clear and marketable title.

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3. The VENDOR declares and hereby covenants with PURCHASER as follows:-

(i) That the VENDOR has an exclusive, valid and marketable title, with absolute rights and full authority to sell, convey and transfer the SAID PROPERTY by way of sale to the PURCHASER and the SAID PROPERTY is being transferred to the PURCHASER free from all encumbrances, charges, liens, demands, mortgages, claims and/or attachments, etc.

(ii) That the SAID PROPERTY or any part thereof is neither a subject-matter of any acquisition/requisition, nor has the VENDOR received any notice for the same to that effect till date and the Vendor hereby assures that the SAID PROPERTY or any part thereof is not subject-matter of any dispute/claim or pending litigation/arbitration.

(iii) That the vacant and peaceful possession of the SAID PROPERTY has been delivered to the PURCHASER without reserving any rights therein and therefore and as such SAID PROPERTY hereby sold shall be peaceably entered into and shall be held and enjoyed with all benefits accruing there from by the PURCHASER without any interruption or disturbance by the VENDOR or by any person claiming through or under or in trust for the VENDOR .

(iv) That the VENDOR will, at the cost of the person requiring the same, execute and do every such assurance or things as may be found necessary or expedient for further and more perfectly

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THE SEAL OF THE SUB-REGISTRAR URBAN-I KANPUR

assuring the SAID PROPERTY to the PURCHASER and its successors and assigns as may reasonably be required.

(iv) That the VENDOR will support any application made by the PURCHASER for mutation of name(s) on the SAID PROPERTY hereby sold and will render all assistance for obtaining the mutation in respect thereof in favour of the PURCHASER.

(v) That the SAID PROPERTY sold to the PURCHASER is correctly described in the schedule hereunder written and if any misstatement, error or omission is discovered, the same shall not annul or adversely affect this sale but such misstatement, error or omission will be corrected and set right by the VENDOR at his costs.

(vi) That the VENDOR has not done or suffered any act whereby the SAID PROPERTY hereby sold is encumbered in any way or whereby the VENDOR is debarred from transferring the same by way of sale to the PURCHASER as hereinabove mentioned. In case the PURCHASER or its assign(s) are deprived of the SAID PROPERTY either in full or in part because of any defect found in the title of the VENDOR or any encumbrance thereon, or the PURCHASER suffers the damages because of any concealment in the matter of defect in the title or possession of the SAID PROPERTY or any part(s) thereof, In that event the VENDOR shall be liable to correct/clear the defect found after execution of the sale deed with his own cost or expenses.

(vii) In case, there is any pending litigation with respect to the SAID PROPERTY or any such litigation is instituted or filed on a later date with respect to or arising out of any of the transactions prior to execution of this deed, the VENDOR shall indemnify the

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PURCHASER against the same and the VENDOR shall at its on cost and expenses shall resolve any such litigation in and upon the SAID PROPERTY. If the PURCHASER is required to defend any such litigation the VENDOR shall be liable to bear the cost and expenses of the said litigation. In case any arrears in respect of any outgoing due till the date of execution of this deed on the SAID PROPERTY are detected, the same shall be paid by the VENDOR to the concerned authorities or the same shall be reimbursed to the PURCHASER by VENDOR if paid by the PURCHASER.

4. The CONSENTING PARTY declares and hereby covenants with PURCHASER as follows:-

(i) The VENDOR has full and absolute authority to deal with the SAID PROPERTY and to pocket the entire sale consideration paid by the PURCHASER. The Consenting Party shall never dispute the title of the VENDOR and the authority of the VENDOR to enter into the present sale transaction with the PURCHASER. The Consenting party declares and confirms that the title of VENDOR is absolute and they have no right, title, interest in the SAID PROPERTY.

(ii) The ownership of the SAID PROPERTY has been conveyed to the VENDOR by virtue of aforesaid mutual deeds of partition dated 06.11.2015 and in case the PURCHASER requires the consenting party to execute any other document of conveyance for clarification and for more perfectly assuring the SAID PROPERTY in favour of the PURCHASER, the consenting party shall execute such document without demanding any extra compensation thereof from the PURCHASER.

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(iii) The Consenting party confirms the conveyance of absolute, valid and marketable title of the SAID PROPERTY on execution of the present sale deed in favour of the PURCHASER.

5. The VENDOR and the CONFIRMING jointly declare that out of the sale proceeds received from the PURCHASER, they shall purchase another agricultural land for their use and occupation as an agriculturist and as such they shall not be rendered landless after the sale of the SAID PROPERTY. The PURCHASER has agreed to purchase the SAID PROPERTY on this specific undertaking given by the VENDOR and the CONFIRMING PARTY. In case of the breach of the said undertaking, the VENDOR and the CONFIRMING PARTY or any of their legal heirs or any person acting for and on behalf of them shall not have any claim upon the SAID PROPERTY. VENDOR and the CONFIRMING PARTY further undertake to indemnify the PURCHASER and make good the loss /damage caused to the PURCHASER on account of breach of this undertaking. The VENDOR and the CONFIRMING PARTY shall be liable to reimburse the cost as may be incurred by the PURCHASER on account of breach of the undertaking given by them.

6. The PURCHASER declares and hereby covenants with VENDOR as follows:-

6.1 That the PURCHASER shall be liable to pay all taxes and outgoings in respect of SAID PROPERTY to the concerned authorities from the day of execution this Sale Deed. In case any arrears in respect of any taxes, outgoings, charges, stamp duty or payment in respect of the SAID PROPERTY or the documents related thereto are claimed prior to the date of this Sale Deed or anything done prior thereto, the VENDOR shall be responsible for the same and the VENDOR shall pay the same to the concerned authorities. The VENDOR also undertakes to

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reimburse the PURCHASER for all such outgoing(s) if the same is/are paid by the PURCHASER. The VENDOR agrees and undertakes to indemnify and keep indemnified the PURCHASER from all the arrears of charges and taxes related to the SAID PROPERTIES. The VENDOR further confirms that he is in peaceful possession of the entire area of the SAID PROPERTIES and there are no boundary disputes with any of adjoining occupants of the SAID PROPERTY. The VENDOR has delivered the vacant and peaceful possession of the SAID PROPERTY to the PURCHASER free from any dispute, litigation, claims of any of the adjoining occupants. The VENDOR undertakes to indemnify the PURCHASER its assignee from any future claim with respect to any boundary dispute, if any, raised by any of the adjoining occupants of the SAID PROPERTY. In case, the PURCHASER is deprived of any area due to any boundary dispute of any of the adjoining occupants, the VENDOR shall compensate the PURCHASER for the cost and damages as may be suffered by the PURCHASER.

7. THAT, the PURCHASER very well knows about the land admeasuring 0.10 HR less than that which is shown in 7/12 extract, the same is acknowledged by the vendor. Accordingly, the Purchaser and the vendor have mutually agreed upon the terms and conditions mentioned herein and have decided upon the total consideration accordingly.

8. That all the expenses towards the stamp duty and registration fee payable in respect of this sale deed has been agreed to be borne and paid by the PURCHASER .

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9. The VENDOR declares and assures to the PURCHASER that the transfer herein contained is not hit by the provisions of any law for the time being in force.

SCHEDULE OF PROPERTY-A

All that piece and parcel of land bearing **Khasra No.46/1** admeasuring **1.30 H.R.** having assessment of Rs.7.14 in class-I rights, bearing P.H. No.16, being north-eastern portion of Khasra No.46/1 including Borewell, **Mouza Khairi, Tehsil Kamthi** and District Nagpur, and Bounded as under:-

East :- Khasra No.46/2

West:- Khasra No.35 and Remaining Portion of Khasra No. 46/1

North :- Khasra No.83

South :- Khasra No.49

SCHEDULE OF PROPERTY- B

All that piece and parcel of Agriculture land bearing **Khasra No. 46/2** admeasuring **1.40** situated at MOUZA-KHAIRI, P.H. No. 16, Revenue paid Rs. 6.45, having Bhogwatdar Class-1 rights bearing Khate No.144 situated within the village limits of Grampanchayat Khairi, Tahsil Nagpur Rural, District Nagpur and Bounded as under:-

East :- Khasra No.46/3

West :- Khasra No.46/1

North :- Khasra No.83

South :- Khasra No.47

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IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Sale Deed at Kamptee, Maharashtra in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED



D. R. Jibhkate

MR. DEEPAK S/O RAMESHRAOJI JIBHKATE

(VENDOR)

CONSENTING PARTIES



R. C. Jibhkate

1. MR. RAMESHRAOJI S/O CHINTAMAN JIBHKATE

(consenter 1)



श्री. कुसुम जीभकाटे

2. MRS. KUSUMBAI W/O RAMESHRAOJI JIBHKATE

(consenter 2)

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M/S KESAR INDIA LTD.

Thorough Managing Director
MR. SACHIN S/o GOPAL GUPTA
PURCHASER



WITNESSES

1. _____

(Manoj Rameshraoji Jibhkate)
Witness 1



2. _____

(Roshni R. Dharmali)

Witness 2

क. म. ट.
8660 / 2023
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