270/4291 पावती ✓Original/Duplicate
Saturday,May 20 ,2017 नोंदणी क्रं. :39M
4:36 PM Regn.:39M

पावती क्रं.: 4833 दिनांक: 20/05/2017

गावाचे नाव: गोन्ही (सिम)
दस्तऐवजाचा अनुक्रमांक: नगन7-4291-2017
दस्तऐवजाचा प्रकार : सेल डीड
सादर करणाऱ्याचे नाव: श्री नरेंद्र धरणीधरजी गांधी - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1860.00
पृष्ठांची संख्या: 93	
एकूण:	रु. 1960.00

आपणास मूळ दस्त ,पंबनेल प्रिंट सूची-२ अंदाजे
4:54 PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक,
नागपूर ग्रामिण क्र. १

बाजार मुल्य: रु.60552500 /-
मोबदला रु.65000000/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रकम: रु 100/-
2) देयकाचा प्रकार: By Cash रकम: रु 1860/-
नोंदणी फी माफी अथवा रुपांतर :-
1) Fee Adjusted : Old Doc.No203-2017 Amt. 30000



महाराष्ट्र MAHARASHTRA ◑ 2016 ◑

...JR TREASURY
Z 588638
17 MAR
Stamp Head Cl...

DEED OF SALE

Consideration Rs.6,50,00,000/- (Rupees Six Crore Fifty Lacs Only)
Market Value Rs.6,05,52,500/-

{ Stamp Duty Rs.35,75,000/- & Registration Fees Rs.30,000/- is paid on **Agreement to Sell** registered at Sr.No.**203** in the Office of Joint Sub-Registrar No.7, Nagpur Gramin on 11-01-2017 }

THIS DEED OF SALE IS MADE AND EXECUTED at NAGPUR on this **20th** day of **MAY, 2017**, **BETWEEN :**

Mrs. V. A. Bhide

Mrs V. A. Bhide

M. A. Kusmaykar

Mrs A. P. Joshi

नोंदणी - ७
२०/५/२०१७

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-I

	२५५१ २१
	नरेट अल्पाक्षर संस्थेत
	५०८
सतिश [illegible] पाटील	क. १६/८१, फॉर्म क्र. ४६०१७४१ दि.व्हातोकारी ऑफिसर, ता. कामठी, कामठी (ग्रामीण)
व्या करा खरेदी	[illegible] मुद्रांक [illegible] मुद्रांक [illegible]

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या सरतपासीनुसार नोंदणीच्या दृष्टीने परिपूर्ण आहे, बरोबर आहे, संपूर्ण मजकूर, निष्पादकाने स्वतःची, [illegible] वाचला आहे व मला मान्य आहे व दस्तऐवजात [illegible]

लिहून घेणार

नागपूर-७
२८/६/२०१७

लिहून घेणार
१) [illegible]
२) [illegible]

(1) **SMT. VRUSHALI Wd/o. ASHOK BHIDE**, Aged about 56 Years, Occupation - Agriculturist & Business, R/o. 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.), **PAN - BDOPB1105R & AADHAAR No. 543084573222**

(2) **SHRI. SHASHANK S/o. ASHOK BHIDE**, Aged about 34 Years, Occupation - Agriculturist & Service, Presently residing at U.S.A. and Permanent resident of 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.), and acting through his duly authorized Power of Attorney holder **SMT. VRUSHALI Wd/o. ASHOK BHIDE**, Aged about 56 Years, Occupation - Agriculturist & Business, R/o. 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.),

(3) **SHRI. SAURABH S/o. ASHOK BHIDE**, Aged about 32 Years, Occupation - Agriculturist & Service, R/o. 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.), **PAN - BDOPB1106N & AADHAAR No. 475880066200**

(4) **SHRI. DILIP S/o. SAKHARAM BHIDE**, Aged about 61 Years, Occupation - Agriculturist & Business, R/o. Flat No.201, Ranjana Enclave, Plot No. 51/A, Opposite Anand Mangal Apartment, Pande Layout, Khamla, Nagpur - 440025 (M.S.), **PAN - ABNPB71949D & AADHAAR No. 702186993328**

(5) **SHRI. KISHOR S/o. SAKHARAM BHIDE**, Aged about 59 Years, Occupation - Agriculturist & Business, R/o. Flat No. 102, Devi Prabha Enclave, Plot No. 27 & 28, Swawalambi Nagar, Near Pioneer Society, Bhamti Parsodi Road, Nagpur - 440022 (M.S.), **PAN - AAVPB3479R & AADHAAR No. 757694606857**

W.o. V. A. Bhide
Res. V. A. Bhide

(6) **SAU. MADHURI W/o. ARUN KARMARKAR**, Aged about 58 Years, Occupation - Agriculturist & Business, R/o. Modi Galli No.3, Sitabuldi, Nagpur - 440012 (M.S.), **PAN - BERPK8584D & AADHAAR No. 693582046165**

M. A. Karmarkar
W.o. A. P. Joshi

(7) **SAU. ANJALI W/o. PRADEEP JOSHI**, Aged about 50 Years, Occupation - Agriculturist & Business, R/o. Plot No. 119B, Sukhsagar Apartments, Opposite Vyankatesh Hosptial, Pande Layout, Khamla, Nagpur - 440025 (M.S.), **PAN - AJGPJ9651F & AADHAAR No. 446924928120**

hereinafter jointly and severally be called & referred to as the **"VENDORS / OWNERS / SELLERS / PARTY No.1"**, which expression shall unless repugnant to the context or meaning thereof shall always means and includes the said VENDORS as well as, his/her/their respective legal heirs, legal representatives, executors, administrators, successors, nothinees, assignees and agents etc. of the FIRST PART;

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AND

(1) **SHRI. NARENDRA S/o. DHARNIDHARJI GANDHI**, Aged about 54 Years, Occupation - Business & Agriculturist, R/o. Plot No.40, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), **PAN - ACIPG8340D & AADHAAR No. 575763092393**

(2) **DR. SHRI. PRAMOD S/o. DHARNIDHARJI GANDHI**, Aged about 48 Years, Occupation - Doctor & Agriculturist, R/o. Plot No.39, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), **PAN - ABFPG5754R & AADHAAR No. 865690089241**

hereinafter be jointly and severally be called & referred to as the **"PURCHASER / PARTY No.2"**, which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said **PURCHASER**, as well as his/her/their respective legal heirs, legal representatives, executors, administrators, successors, nominees, assignees and agents etc. of the SECOND PART;

WHEREAS, Vendor No.1 to 3 i.e. Smt. Vrushali Ashok Bhide, Shri. Shashank Ashok Bhide & Ku. Saurabh Ashok Bhide are the joint Owners of All that Piece and Parcel of Agricultural Land bearing Survey No.7/1 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.39 H.R., Revenue - Rs.5.82/-, Khata No. 30, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur, Vendor No.4 i.e. Shri. Dilip Sakharam Bhide is the Owner of All that Piece and Parcel of Agricultural Land bearing Survey No.7/2 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.39 H.R., Revenue - Rs.5.02/-, Khata No. 50, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur and the Vendors No. 1 to 7 are the Joint Owners of All that Piece and Parcel of Agricultural Land bearing Survey No.7/4 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.38 H.R., Revenue - Rs.5.02/-, Khata No. 52, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur more particularly described in the Schedule of Property below, hereinafter be called and referred to as "the said Land / Property", which is acquired by them from Late Shri. Sakharam Mahadeorao Bhide by virtue of ancestral and inheritance rights;

M/S V.A. Bhide
V.A. Bhide

H.A. Kashimshetwar
Prop. A.P. Joshi

AND WHEREAS, previously the Land bearing Khasra No.7 admeasuring about 8.31 H.R., of Mouza - Gonhi (Sim), Revenue - Rs.30.12/-, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur, was owned and possessed by Shri. Sakharam Mahadeorao Bhide, being his self acquired property.

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AND WHEREAS, the said Shri. Sakharam Mahadeorao Bhide died intestate on 04-12-1987 leaving behind Smt. Usha Wd/o. Sakharam Bhide, Shri. Ashok Sakharam Bhide, Shri. Dilip Sakharam Bhide, Shri. Kishor Sakharam Bhide, Sau. Madhuri Arun Karmarkar & Sau. Anjali Pradeep Joshi as his only legal heirs and upon his demise, the aforesaid Smt. Usha Wd/o. Sakharam Bhide & others became the joint Owners of the said Khasra No.7 of Mouza - Gonhi (Sim);

AND WHEREAS, as per the Order of 3rd Joint Civil Judge, Junior Division, Nagpur in R.C.S. No. 1689/2001 dated 05-04-2002 the said Land bearing Khasra No.7 was partitioned amongst the aforesaid 6 legal heirs of Late Shri. Sakharam Mahadeorao Bhide in equal proportion, and the Tahsildar, Nagpur Gramin has by his Order dated 12-03-2004 in Case No. रा.मा.क.3/एस.आर.वि.–43/2003–2004, has effected the said Partition and mutated the said Property in the name of respective Owners and accordingly the Scheduled Property came to the share of respective Owners as mentioned hereinabove i.e. Khasra No.7/1 came to the share of Shri. Ashok Sakharam Bhide, Khasra No. 7/2 came to the share of Shri. Dilip Sakharam Bhide & Khasra No. 7/4 came to the share of Smt. Usha Sakharam Bhide;

AND WHEREAS, Smt. Usha Sakharam Bhide died intestate on 29-08-2003 leaving behind Shri. Ashok Sakharam Bhide, Shri. Dilip Sakharam Bhide, Shri. Kishor Sakharam Bhide, Sau. Madhuri Arun Karmarkar & Sau. Anjali Pradeep Joshi as her only legal heirs and upon her demise, her aforesaid legal heirs have became the joint Owners of her portion of the land i.e. the said Khasra No.7/4 of Mouza - Gonhi (Sim) as per relevant provisions of The Hindu Succession Act, 1956 as amended by the Amendment Act, 2005.

Mrs V. A Bhide
Mrs V. A. Bhide

AND WHEREAS, Shri. Ashok Sakharam Bhide died intestate on 31-03-2016 leaving behind Smt. Vrushali Wd/o. Ashok Bhide, Shri. Shashank Ashok Bhide & Shri. Saurabh Ashok Bhide as his only legal heirs and upon his demise, his aforesaid legal heirs have became the joint Owners of his portion of the land i.e. the entire said Khasra No.7/1 & part of Khasra No.7/4 of Mouza - Gonhi (Sim);

M. A. Karmarkar.
Mrs. A. P. Joshi

AND WHEREAS, as such the aforesaid Party No.1 have now become the absolute legal Owners of the said Property (i.e. their respective share in the said Property) and the said Property/Properties is/are duly mutated in the name of respective Vendors in the Revenue Records i.e. 7/12 Extract;

AND WHEREAS, now therefore the Vendors have become the absolute Owners of their respective said Property and capable to deal in respect of the said Property independently with any Person/Firm/Company/Institution etc;

AND WHEREAS, the Vendor No.(2) Shri. Shashank Ashok Bhide has executed an General Power of Attorney in respect of the said Property in favour of his mother Smt. Vrushali Ashok Bhide on 22-08-2016, which is duly Impounded and regularized by the Collector of Stamps, Nagpur City on 29-09-2016, by virtue of his order dated 27-09-2016 in EVN Case No. 4600901/367/2016;

AND WHEREAS, the Owners being in need of money and for that purpose desirous of selling the said Property have entered into an Agreement to Sell of the said Property with the Purchasers on 10-01-2017, which is duly registered at Sr.No.203 in the Office of Joint Sub-Registrar No.7, Nagpur Gramin on 11-01-2017 after payment of requisite Stamp Duty of Rs.35,75,000/- & Registration Fees of Rs.30,000/- thereon;

AND WHEREAS, there was a dispute regarding the said Land between the Owners and Smt. Shakuntala Wd/o. Kashinath Daf & others bearing Regular Civil Suit No. 1000 / 2006 and as the parties to the said Suit have reached to an amicable out of Court settlement, the said Suit was unconditionally withdrawn by Smt. Shakuntala Wd/o. Kashinath Daf & others on 19-01-2017 by filing a Pursis to that effect and the said Suit is disposed off as Withdrawn.

AND WHEREAS, in continuation and completion of the aforesaid Agreement to Sell dated 10-01-2017, the Vendors have hereby jointly sold and the Purchaser has/have purchased the said Property for a valuable consideration of **Rs.6,50,00,000/- (Rupees Six Crore Fifty Lacs Only)** on the stipulations and conditions as mentioned hereunder:

Smt. V.A. Bhide
Mr. V.A. Bhide

NOW THEREFORE, THIS DEED OF SALE IS WITNESSETH AS UNDER:

(1) THAT, the Vendors jointly have hereby sold, transferred and conveyed All that Piece and Parcel of Agricultural Land bearing Survey/Khasra Nos. 7/1, 7/2 & 7/4 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.39 H.R., 1.39 H.R. & 1.38 H.R. respectively, totally admeasuring about 4.16 H.R., Revenue Rs.5.82/-, 5.02/- & 5.02/- respectively, P.H.No.35, Occupancy - Class I, Khata No.30, 50 & 52 respectively, Tahsil - Nagpur Gramin, District - Nagpur and more particularly described in the Schedule of Property below for a valuable consideration of Rs.63,23,000/- (Rupees Sixty Three Lac Twenty Three Thousands Only) per Acre, thus for a total consideration of **Rs.6,50,00,000/- (Rupees Six Crore Fifty Lacs Only)** which is paid by the Purchaser to the Vendors in the manner as mentioned in the Manner of Payment below:

Mrs. A.P. Joshi

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MANNER OF PAYMENT:

Sr. No.	AMOUNT in Rupees	NAME OF THE RECEIVER	CHEQUE / PAY ORDER No.	DATE	BANK NAME
1	25,00,000/-	Smt. Vrushali Ashok Bhide	765735	10-01-2017	SBI, Hingna MIDC, Nagpur
2	12,00,000/-	Shri. Saurabh Ashok Bhide	765736	10-01-2017	SBI, Hingna MIDC, Nagpur
3	40,50,000/-	Shri. Dilip Sakharam Bhide	765741	10-01-2017	SBI, Hingna MIDC, Nagpur
4	10,00,000/-	Shri. Dilip Sakharam Bhide	765737	10-01-2017	SBI, Hingna MIDC, Nagpur
5	25,00,000/-	Shri. Kishor Sakharam Bhide	765738	10-01-2017	SBI, Hingna MIDC, Nagpur
6	25,00,000/-	Sau. Madhuri Arun Karmarkar	765739	10-01-2017	SBI, Hingna MIDC, Nagpur
7	25,00,000/-	Sau. Anjali Pradeep Joshi	765740	10-01-2017	SBI, Hingna MIDC, Nagpur
8	10,00,000/-	Shri. Dilip Sakharam Bhide	457933	01-03-2017	The Yavatmal Urban Co-op Bank Ltd., Deonagar, Nagpur
9	15,00,000/-	Shri. Dilip Sakharam Bhide	457932	03-03-2017	The Yavatmal Urban Co-op Bank Ltd., Deonagar, Nagpur
10	35,00,000/-	Shri. Dilip Sakharam Bhide	457934	03-03-2017	The Yavatmal Urban Co-op Bank Ltd., Deonagar, Nagpur
11	1,73,75,000/-	Smt. Vrushali Ashok Bhide	331184	18-05-2017	The Yavatmal Urban Co-op Bank Ltd., Gandhibag, Nagpur
12	49,00,000/-	Shri. Saurabh Ashok Bhide	331185	18-05-2017	The Yavatmal Urban Co-op Bank Ltd., Gandhibag, Nagpur
13	1,62,75,000/-	Shri. Dilip Sakharam Bhide	331186	18-05-2017	The Yavatmal Urban Co-op Bank Ltd., Gandhibag, Nagpur
14	6,00,000/-	Shri. Kishor Sakharam Bhide	331187	18-05-2017	The Yavatmal Urban Co-op Bank Ltd., Gandhibag, Nagpur
15	18,00,000/-	Sau. Madhuri Arun Karmarkar	331188	18-05-2017	The Yavatmal Urban Co-op Bank Ltd., Gandhibag, Nagpur
16	18,00,000/-	Sau. Anjali Pradeep Joshi	331189	18-05-2017	The Yavatmal Urban Co-op Bank Ltd., Gandhibag, Nagpur

TOTAL : Rs.6,50,00,000/- (Rupees Six Crore Fifty Lacs Only)

(2) THAT, the Vendors hereby agree and acknowledge that they have received the aforesaid total consideration amount of Rs.6,50,00,000/- (Rupees Six Crore Fifty Lacs Only) as mentioned hereinabove in the name of Vendors from the Purchaser and that now nothing remains to be paid to them in respect of the aforesaid transaction.

(3) THAT, the Purchaser takes the complete responsibility to clear / honor the aforementioned Cheque / Pay Order(s) as mentioned in the Manner of payment above and any default on the part of the Purchaser in honoring the aforesaid Cheque / Pay Order(s), the Vendors shall have the right to recover the unpaid amount from the Purchaser.

(4) THAT, as per specific and joint request of the Vendors, the Purchaser have made the payment of entire consideration amount in the name of the Vendors as mentioned in the Manner of payment above and it is specifically agreed by the Vendors that the distribution of the aforesaid consideration amount amongst

As-V. A. Bhide
for V. A. Bhide

A. Karmarkar.
for A. P. Joshi

JOINT SUB-REGISTRAR CLASS-I

themselves in the proportion of their respective share in the said Property shall be the complete responsibility of the Vendors alone and the Purchaser shall not be held responsible for the same at any time in future, nor will they (i.e. the Vendors) make any claim in that regard.

(5) **THAT, the VENDORS do hereby covenant with the PURCHASER as follows:**

(i) That, the Vendors have good, valid, legal, lawful and marketable title and absolute right and full authority to convey, assign and transfer to the Purchaser by way of Sale the said Property more particularly described in the Schedule hereunder written, absolutely forever.

(ii) That, the Vendors further assures to the Purchaser that the Property hereby sold is belonging to them alone being acquired by them by virtue of inheritance rights and that none except them have acquired any manner of right, title &/or interest of any kind whatsoever in respect of the same.

(6) THAT, the VENDORS do hereby covenants with the PURCHASER as follows:

(i) That, the Property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through, under or in trust for them and without any interruption or disturbance by any other person whatsoever.

V. A. Bhide
A. Bhide

(ii) That, the Vendors have done no act whereby the Property hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of Sale to the Purchaser absolutely forever. The Vendors further covenants that the said Property is free from all or any encumbrances, claims, charges and mortgages and hereby declare that the said Property is not the subject matter of any legal dispute, attachment or any notice of any kind whatsoever.

A. P. Joshi

(iii) That, if the Purchaser is deprived of the whole or any part of the property hereby sold for any reason to which this Sale is not subject, the Vendor will pay to the Purchaser by way of damages the whole amount of Sale price or such part of it as shall bear the same proportion to the whole Property, as the case may be.

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(iv) That, the Vendors further assures to the Purchaser that they have not transferred the said Property by way of Gift, Sale, Lease or in any other manner whatsoever to anybody else till date.

(v) That, the Vendors have paid up to date all dues and taxes and all other outgoings etc. levied on the Property hereby sold till the date of execution of Sale Deed and if, in future, anything is found due in respect of prior to Sale Deed period, then the Vendors shall pay and clear the same and indemnify the Purchaser for any cost, expenses, damages, etc.

(vi) That, the Vendors have already handed over / delivered the actual physical vacant possession of the said entire Property hereby sold to the Purchaser on 17-01-2017 and also confirmed the same by executing a Possession Letter in that regard and as a result therefore the Purchaser has/have now become exclusive, absolute and full Owner of the said Property.

(vii) That, the Vendors have delivered all the Original deeds and documents relating to the said Property hereby sold to the Purchaser at the time of Execution of this Sale Deed.

Mrs. V. A. Bhide
Mrs. V. A. Bhide

(viii) That, the Vendor No.(7) Sau. Anjali Pradeep Joshi is the Owner of Khasra No. 7/6A of Mouza - Gonhi (Sim) and the said Khasra No. 7/6A does not share any boundary with the said Property as mentioned in the Schedule of Property and is as marked in the "Annexure - A" attached herewith.

(7) THAT, the PURCHASER do hereby covenant with the VENDORS as follows:

(i) That, the Purchaser shall hereafter pay all the taxes and dues as may be levied by the appropriate authorities upon the said Property from the date of registration of this Sale Deed.

Mrs. A. P. Joshi

(ii) That, all the expenses on account of preparation of Sale Deed document, Stamp Duty charges, Registration expenses & Advocate fees etc, for transferring the said Property in favour of the Purchaser have been borne and paid by the Purchaser.



(8) THAT, the Vendors hereby undertake to co-operate the Purchaser in any legal / technical matters regarding title and clearances till date required for Sanctioning of Layout by N.M.R.D.A. / Appropriate Authority.

(9) THAT, the Vendors are unable to provide the Measurement "C" Sheet within agreed time limit and they hereby undertake to provide the duly demarcated measurement "C" Sheet ("क" प्रत) from the T.L.R./D.L.R./Appropriate Authority for the said Property and to keep the Purchaser indemnified.

(10) THAT, this transaction shall be subject to the Jurisdiction of appropriate Court in Nagpur District.

(11) THAT, the Property hereby sold shall be taken to be correctly described in the Schedule hereunder written and if any mistake, mis-statement, error or omission is discovered at a later date then the same shall not annul this contract nor shall any compensation be allowed in respect thereof, but all the same, it shall always be subject to correction by the parties hereto.

(12) THAT, the Recitals, Annexure and Schedule in and to this Agreement form an integral part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of the said Property, this Agreement shall be read and construed in its entirety.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF AGRICULTURAL LAND bearing Survey / **KHASRA Nos. 7/1, 7/2** & **7/4** of Mouza - **GONHI (SIM)** also known as **GODHANI**, admeasuring about **1.39 H.R., 1.39 H.R. & 1.38 H.R.** respectively, totally admeasuring about **4.16 H.R.** (OR 10.28 Acres), Revenue Rs.5.82/-, 5.02/- & 5.02/- respectively, P.H.No.35, Occupancy - Class I, Khata Nos. 30, 50 & 52 respectively, Tahsil - Nagpur Gramir, District - NAGPUR, along with all the appurtenant and/or easementary rights, title, shares and interests belonging thereto/therein, hereinbefore called and referred to as "the said Land / Property".

The said Property is bounded as under -

ON THE EAST	:	Pandhan Road & Khasra No. 7/3, 7/5 & 7/6 (Land owned by Tekaopas Infrastructure Pvt. Ltd.)
ON THE WEST	:	Nallah & Shiv Dhura
ON THE NORTH	:	Pandhan Road & Khasra No. 8 & Khasra No. 46 (Land owned by Shri. Ramaji Thaware & Shri. Pillaji Nandurkar respectively)
ON THE SOUTH	:	Khasra No. 6/1 (Land owned by Shri. Padmakar Sabu)

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IN WITNESS WHEREOF, the parties named hereinabove have set their respective hands at Nagpur to this Deed of Sale of the said Property, after understanding and agreeing to the terms and conditions mentioned above on the date aforesaid written in presence of the following attesting witnesses.

NOTE : *Where the context so requires, words and expression referring to the parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.*

Drafted by : Adv. Vaibhav M. Heda, Nagpur.

WITNESSES:



1.



Mrs.V.A.Bhide



(1) SMT. VRUSHALI ASHOK BHIDE



Mrs.V.A.Bhide



(2) SHRI. SHASHANK ASHOK BHIDE
Acting through Power of Attorney holder
SMT. VRUSHALI ASHOK BHIDE



2.









(3) SHRI. SAURABH ASHOK BHIDE







(4) SHRI. DILIP SAKHARAM BHIDE





(5) SHRI. KISHOR SAKHARAM BHIDE



M. A. Karmarkar.
(6) SAU. MADHURI ARUN KARMARKAR



Mrs. A. P. Joshi
(7) SAU. ANJALI PRADEEP JOSHI
VENDORS / OWNERS / SELLERS / PARTY No.1



N Gandhi
(1) SHRI. NARENDRA DHARNIDHARJI GANDHI



Gandhi
(2) DR. SHRI. PRAMOD DHARNIDHARJI GANDHI
PURCHASER / PARTY No.2

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SUB REGISTRAR, GLASS-II, NAGPUR

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव - गोन्ही (सिम) तालुका - नागपूर (ग्रामीण) जिल्हा - नागपूर दिनांक - 07/12/2016 पर्यंत अदयावत

गट क्रमांक व उपविभाग 7/1	सुधारणा पद्धती भोगवटादार वर्ग -I	भोगवटादाराचे नांव

शेतीचे स्थानिक नाव	क्षेत्र आकारआणे पै पो.ख.फे.फा		छाते क्रमांक
क्षेत्र एकक हे आर सी सी	अशोक संग्राम भिडे	1.39.00502.00	(650) 30
जिरायत 1.39.00	वशाली वि. अशोक भिडे		(650) कळाचे नाव
बागायत -	सौरभ अशोक भिडे		(650) इतर अधिकार
तरी -	शशांक अशोक भिडे		(650) इतर
वरकस -	------सामाईक क्षेत्र------	1.39.00502.00	फे.क्र.186 दि.7.5.04 मा. तहसिलदार याचे आदेश क्र. 3/एसआरएच (186) 43 /आ दि.12.03.04 अन्वये (186)
इतर -			
---------- ----------			
एकुण क्षेत्र 1.39.00			
---------- ----------			
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग - ब			
[illegible]			
---------- ----------			
आकारणी 5.02			
---------- ----------			
जुडी किंवा विशेष आकारणी -			
	(186),(196),(646)	15	सीमा आणि प्रमापन चिन्हे

दिनांक: 07/12/2016 पर्यंत अदयावत

गाव नमुना बारा
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: गोन्ही (सिम) तालुका: नागपूर (ग्रामीण) जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील								निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		

9/12/16

9/12/16

नगन-७
२०१७

गाव नमुना बारा दिनांक:- 07/12/2016 पर्यंत अदयावत
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (करणे व सुस्थितीत ठेवणे) नियम,१९७१ खालील नियम २९)

गाव: गोन्ही (सिम) तालुका: नागपूर (ग्रामीण) जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील											
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र			निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र						स्वरूप	क्षेत्र		
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				

18/02/2017



नमुना अनुसूची

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिनियम अधिनियम अंतर्गत कोतवाल (तलाठ कायदे व दुरुस्तीसह तलाठी) नियम, १९८१ तालीम नियम ३, ५, ६ अंतर्गत)

गाव :- मोहदी (रिक्त) तालुका :- कामठी (कामठी) जिल्हा :- नागपूर

अ.क्र. तालुका व गावाचा	भूमापन पट्टाची	मोजमापनाचे साधन
7/2	सोनगटाहा वर्ग -1	

क्षेत्रीची स्थानिक संज्ञा			क्षेत्र	आकार आणे पै	रु.पै.	शेरा	खाली फेरफार
क्षेत्र तपशील	हे.आर.चौ.मी	तिलोरा सरकारच्या विरुद्ध	1.39.00	5.02		(186)	50 मुळाची जात इतर अधिकार इतर पो.ग्र.186 पि.7.5 (04.80 गावठाणच्या दक्षिणे अंतिम स. नं/गावठाणची (185) 43 गा.स.पि. 12.03 04 आकारी (186)
जिराईत	1.39.00						
बागायत	-						
पोटखराब	-						
एकूण क्षेत्र	1.39.00						
पोटखराब (तात्पुरतीचा अपवाद)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो. ख.	0.00.00						
इतर हक्क विशेष उल्लेखाचे							
		(186)					जोडा आणि मुळाचा शिक्के

नमुना अनुसूची बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिनियम अधिनियम अंतर्गत (कायदे व दुरुस्तीसह तलाठी) नियम,१९८१ तालीम नियम २३)

गाव: मोहदी (रिक्त) तालुका: कामठी (कामठी) जिल्हा: नागपूर

		विशेष नियमावलीतील क्षेत्राचा तपशील								विशेषाधिकारातील तलाठीकडील उपलब्ध/ असलेली जमीन		अन्य नियमावली तालीम	
		विशेषतया संरक्षित वर्गाच्या		पट्टा किंवा न प्रदेयतेतील क्षेत्र			विशेष नियमावलीतील क्षेत्र						
वर्ष	क्षेत्रफळ	जात तिरीमित	अजात तिरीमित	तिरावरे जात	जात तिरीमित	अजात तिरीमित	तिरावरे जात	जात तिरीमित	अजात तिरीमित	उपलब्ध	क्षेत्र		
2013-14	जमीन									जात	1.3900		

दिनांक - 08/03/2016 पर्यंत अद्यावत

- [illegible]

तलाठी अभयारी. - SUVITAMM030

दिनांक फेरफाराचा दिनांक. - 07/02/2017.

Signature valid

Digitally signed by SUBHASH R[illegible]DAS YADAV
Date: 2017.02.07 11:51:50 +05
Reason: 7/12 Extract
Location: Nagpur(Gra[illegible]PUR001

नगन - ७
८२८१ / २०१७
९४ / ९३

OFFICE OF THE JOINT SUB-REGISTRAR, CLASS-2, HAVELI NO. 1

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३, ५, ६ आणि ७)

गाव - मोन्ही (सिम) तालुका - नागपूर (ग्रामीण) जिल्हा - नागपूर दिनांक:- 12/07/2016 पर्यंत अद्ययावत

गट क्रमांक व उपविभाग 7/4	आधारणा पद्धती भोगवटादार वर्ग - I	भोगवटादाराचे नाव

शेतीचे स्थानिक नाव	क्षेत्र आकारअाणे पो ख ज फा	खाते क्रमांक
क्षेत्र एकक हे आर चौ मी जिरायत 1.38.00 बागायत - तरी - तरकस इ ह ..... एकूण क्षेत्र 1.38.00 ..... पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकूण पो ख 0.00.00 ..... आकारणी 5.02 ..... जुडी एकर तैरण अस्तरणी	दिलीप सखाराम भिडे (228) किशोर सखाराम भिडे (228) माधुरी अरुण करमरकर (228) अंजली प्रदीप जोशी (228) (अशोक सखाराम भिडे 1.38.00552.00] (650) वशाली वि. अशोक भिडे (650) रोहन अशोक भिडे (650) रश्मिक अशोक भिडे (650) .....सामाईक क्षेत्र.....	52 कुळाचे नाव इतर अधिकार इतर फे.क्र.186 दि.7.5.04 मा. सहसिलदार यांचे आदेश क्र 3 एसआरव्ही (186) (... दि ... मानवी (186) इतर दि. 17.12.07 वारसान (228)
	(186)(196)	सीमा आणि अभिनव चिन्हे

गाव नमुना बारा दिनांक:- 12/07/2016 पर्यंत अद्ययावत
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९६१ यातील नियम २९)
गाव: मोन्ही (सिम) तालुका: नागपूर (ग्रामीण) जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील								निर्वळपिकाखालील नागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्वळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		

नगन – ७
दस्त क्रमांक २०१७
९५/१३

THE JOINT SUB-REGISTRAR, CLASS-2 NAGPUR

गाव नमुना बारा दिनांक:- 12/07/2016 पर्यंत अद्ययावत

अधिकार अभिलेख पत्रक

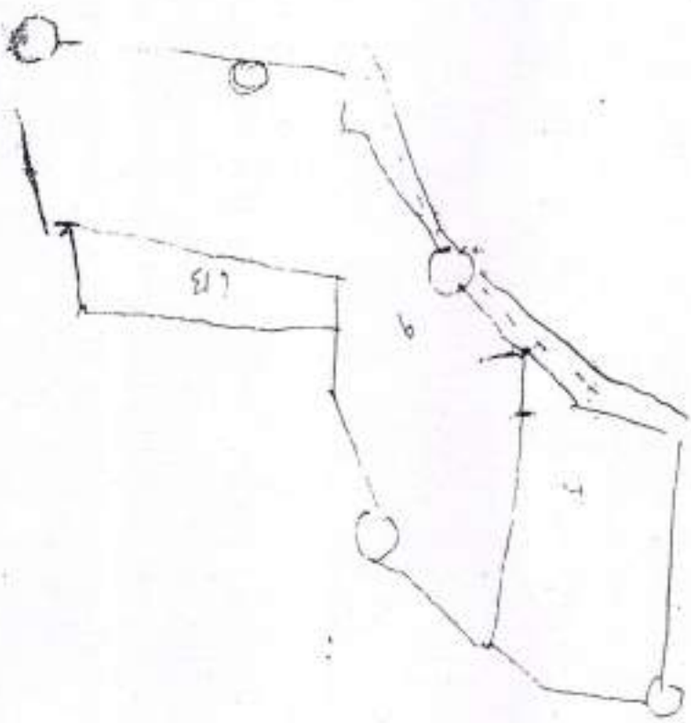
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

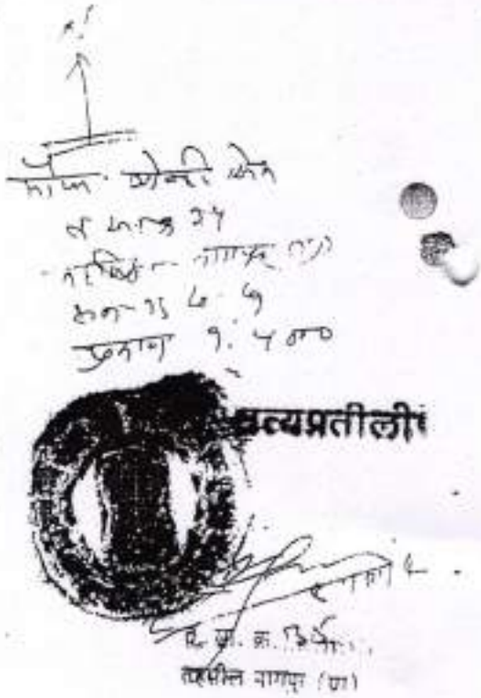
गाव: गोन्ही (सिम) तालुका: नागपूर (ग्रामीण) जिल्हा: नागपूर

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		

नगन – ७
रुपये २०१७
५७/६३

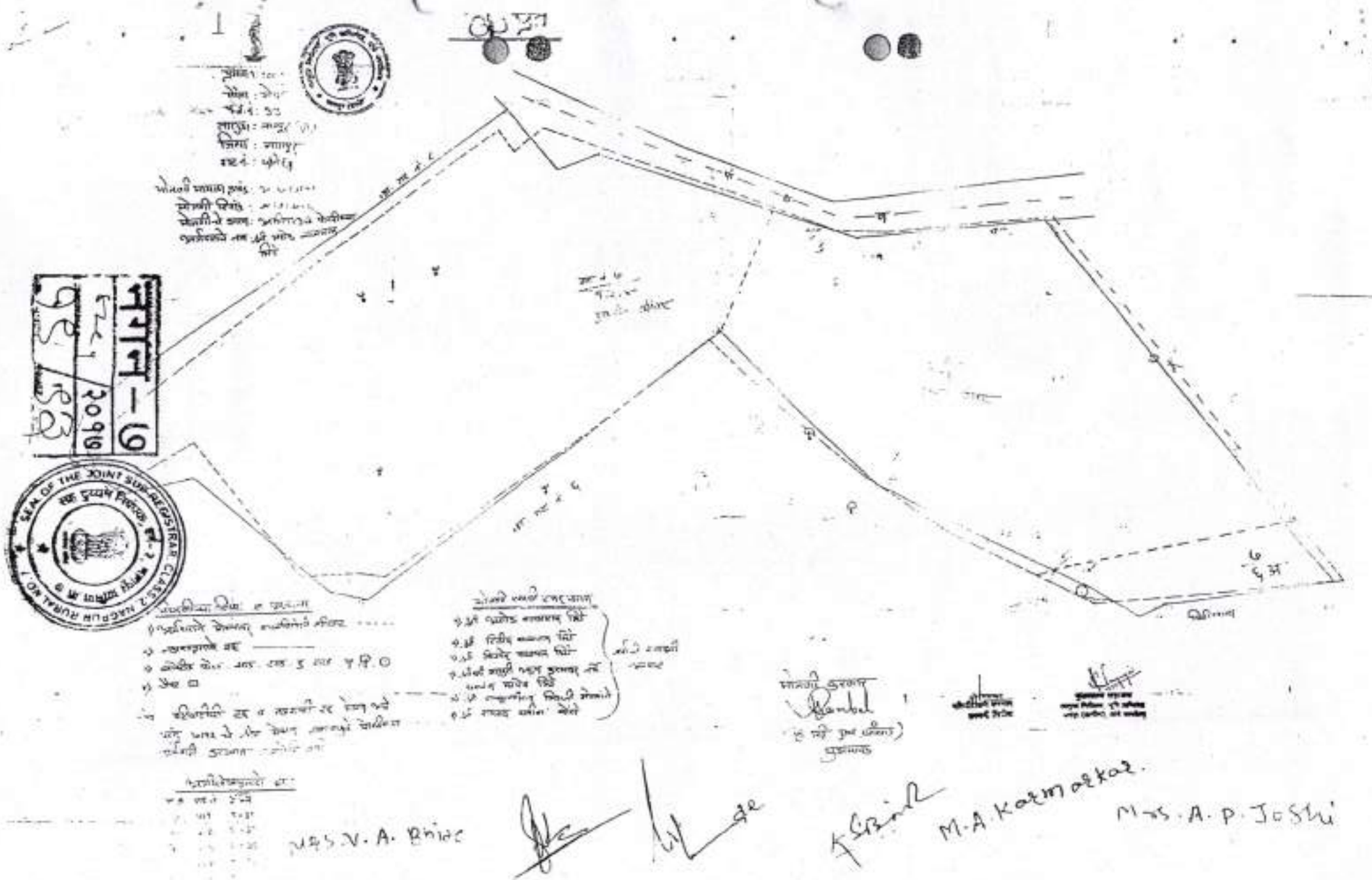
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 1




प्रत्यक्षदर्शी


नगन – ७
२०१७

ANNEXURE - A



M/S. V. A. Bhide

M.A. Karmarkar.

M/S. A. P. Joshi

गांव नमुना - सात बारा

गांव पो.सुरक्षावार पत्र ०४ तालुका काटोल

भूमापन क्रमांक पट क्रमांक	हिस्सा क्र.	वर्ग
28	9	
भूमापन क्रमांकाचे स्थानिक गांव		

मालकाचे नाव :

नरेंद्र-धरनीधरजी गांधी
रा-नागपूर

खाते क्रमांक :- 33

कुळाचे नाव :-

लागवडीचे योग्य क्षेत्र	हेक्टर	आर
जिरायत -		8-09
बागायत -		
भात शेती -		
एकूण -		8-09
पो.ख. -		
एकूण -		
	रुपये	पैसे
आकार -	42	8L
एकूण -	42	8L

खंड :-
सोबे २७ शाखकोचा जाटी
सोबा १ तलीकुलाळ पठान खरे
एकूण ५६ ७८ L ९३१७
पैकी १५४ हे ७८ आर क्षेत्रफळ
वा ९८ L

गांव नमुना क्र. ७ अ

गांव नमुना क्र. १२

वर्ष	हंगाम	पिकाखालील क्षेत्र: मिश्र पिकाचे एकूण क्षेत्रफळ	मिश्र पिके: जलसिंचन	मिश्र पिके: अजलसिंचन	निर्मळ पिकाचे नांव: जलसिंचन	निर्मळ पिकाचे नांव: अजलसिंचन	पिकाऊ व विकास विरूपयोगी असा जमिनीचा तपशील: प्रकार	पिकाऊ व विकास विरूपयोगी असा जमिनीचा तपशील: क्षेत्र	जमीन कसणाऱ्याचे नांव	कायदेशीर संबंध	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२
2002 2010	-	-	-	-	-	-	-	-	पडित प	2.39 2.80	—		कि ? हे आ जमिन मध्य उमर

सत्यप्रतिलीपी

नगन - ७
६४४६/२०११

ए. जी. काळे
ग्रामअधिकारी
सा. क्र. ४४ काटोल

नगन - ७
५२९/२०१७
२०/५३

THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ खालील नियम ३, ५, ६ आणि ७)

गाव :- काटोल तालुका :- काटोल जिल्हा :- नागपुर अहवाल दिनांक:- 20-05-2017

भुमापन क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटादाराचे नांव
821	भोगवटादार वर्ग -I	

शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी जिरायत 0.40.00 बागायत - तरी - वरकस - इतर - ---------- ---------- एकुण क्षेत्र 0.40.00 ---------- ---------- पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो ख 0.00.00 ---------- ---------- आकारणी 1.85 --- ---------- किंवा - विशेष आकारणी	प्रमोद धरणीधरजी गांधी हरीश सुभाषचंदजी भटड ------सामाईक क्षेत्र------ 0.40.00 1.85	(1001) (1001)		76 कुळाचे नाव इतर अधिकार इतर (1361) दि 9.01.01 (1361) इतर (3889) दि 5.02.08 व फे क्र 3983 (3984 दि 2.04.08 (3889)
	(20301)			इतर अधिकार व इतर भुमापन चिन्हे

टीप:- या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही [illegible] कार्यालयाची [illegible] नाही. [illegible]

नोंद नमुना बारा

अहवाल दिनांक: 20-05-2017

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९७१ खालील नियम २९)

गाव: काटोल तालुका: काटोल जिल्हा: नागपुर

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित		स्वरूप	क्षेत्र		

2005-06	खरीप									पडित	0.4000		
2006-07	खरीप									पडित	0.4000		
2007-08	खरीप									पडित	0.4000		
2008-09	खरीप									पडित	0.4000		
2009-10	खरीप									पडित	0.4000		
2010-11	खरीप									पडित	0.4000		
2011-12	खरीप									पडित	0.4000		

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.





महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RK 173023

शपथपत्र व बंधपत्र

मी/आम्ही १) श्रीमती वृषाली अशोक भिडे स्वत:करीता व श्री. शशांक अशोक भिडे तर्फे आममुख्यत्यार म्हणून २) श्री. सौरभ अशोक भिडे ३) श्री. दिलीप सखाराम भिडे ४) श्री. किशोर सखाराम भिडे ५) सौ. माधुरी अरूण करमरकर ६) सौ. अंजली प्रदीप जोशी रा. नागपूर सत्य प्रतिज्ञेवर कथन करते की,

Mrs. V.A. Bhide

मौजे गोन्ही (सिम), स. न. ७/१, ७/२, ७/४, क्षेत्र १.३९, १.३९, १.३८ हे.आर. अनुक्रमे ही मिळकत माझ्या/आमच्या मालकी हक्काची असून, सदरचे क्षेत्र पूर्वी लागू असलेल्या नागरी जमीन कमाल धारणा अधिनियम १९७६ नुसार ———— नागरी

नगर-७ मौजा ... अधिनियमांतर्गत सक्षम ... मी/आम्ही नागरी जमिन (कमाल धारणा व विनियमन) अन्वये विवरण पत्र सक्षम प्राधिकारी यांचे कडेम दाखल

M.A. Kashmpalwar.

Mrs. A.P. Joshi

नागरी ... कमाल धारणा व विनियमन) अधिनियमांतर्गत दाखल विवरणपत्रावर कलम ८(४) नुसार निर्णय होवून ..... चौ.मी. क्षेत्र अनुज्ञेय व ..... चौ.मी. क्षेत्र अतिरिक्त घोषित केलेले आहे. / सदर जागेवर कोणतेही अतिरिक्त क्षेत्र नाजकधा अधिनियमांतर्गत घोषित केले नाही.

(Name ...)

होय/नाही
Yes / No)

...Signature)

...then Name

Address & Signature

20 MAY 2017

Smt. J. R. Kamble
Stamp Vendor
Thane Court, Ulhasnagar
L. No. ...
Code NO. 4601046





महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RK 173024

17 MAY 2017

प्रस्तुतचे क्षेत्र आता आम्हास विक्री करावयाचे / विकसित करावयाचे असून, सदरचे क्षेत्र नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम, १९७६ अंतर्गत अनुज्ञेय / अतिरिक्त घोषित क्षेत्रापैकी आहे, या अनुषंगाने मी, खालील प्रमाणे वस्तुस्थिती शपथेवर जाहीर करीत आहे.

Mrs. V. A. Bhide

१) प्रस्तुत अतिरिक्त घोषित क्षेत्रावर ना.ज.क.धा. कलम २०/२१ अन्वये, योजना मंजूर आहे/नाही. औद्योगिक प्रयोजनार्थ/अंशत: अतिरिक्त/ओपन टू स्काय/गृहनिर्माण संस्थांना सभासदांच्या अन्वये गृहबांधणीसाठी/रक्कम भरण्याच्या अधिनतेने सूट देण्याबाबत दिलेली इरादापत्र/अन्य प्रयोजनार्थ कलम २० अन्वये सुट देण्यात आली आहे.

२) प्रस्तुत अतिरिक्त क्षेत्राबाबत ना.ज.क.धा. अधिनियम १९७६ अन्वये कलम १०(२) व १०(५) खालील कार्यवाही झाली नाही.

M. A. Karmarkar

३) प्रस्तुत जमिनीबाबत कलम ३४ अन्वये, शासनाने कोणतेही आदेश पारित केले नाहीत/ पारीत केलेल्या आदेशानुसार दंडाची रक्कम भरली असून, त्या अनुषंगाने कोणताही गुन्हा प्रलंबित नाही.

Mrs. A. P. Joshi

नगन-७

४) सदर जागेवर [illegible] बांधकाम पूर्ण झाले नाही. बांधकाम पूर्ण झाल्यानंतर, सदर जागेचे केलेले खरेदी विक्री व्यवहाराचे पत्र रद्द करण्यास पात्र राहतील. मी/आम्ही भा.ट.वि. संहिता [illegible] होणाऱ्या शिक्षेस पात्र राहीन / राहू. सदर गुन्हा हा फौजदारी

(Signature)

(Name & Thumb Impression)

हजर (साक्षी)
Yes / No)

दिलीप [illegible]

(Signature/Thumb Impression) Name & Signature)

Given Name

12 0 MAY 2017

Smt. U. R. Kamble
Stamp Vendor
Khamla Chowk, Nagpur
L. No. 11 / 1996
Code NO. 4601046

नागपूर - ७
५२८१ / २०१७



महाराष्ट्र MAHARASHTRA ◑ 2016 ◑

NAGPUR TREASURY
RK 173025
17 MAY 2017
Stamp Head Clerk/Sr. Clerk

स्वरूपाचा आहे. याची मला/आम्हाला जाणीव आहे. तसेच दिवाणी प्रक्रिया संहिता १९०८ व अन्य प्रचलित कायद्यातील तरतुदीनुसार शासनाच्या होणाऱ्या नुकसानाची भरपाई करण्यास मी व्यक्तिशः जबाबदार राहील. याची हमी या शपथपत्र व बंधपत्राद्वारे देत आहे.

हे शपथपत्र व बंधपत्र आज दि. २०/०५/२०१७ रोजी लिहून दिले आहे.

(शपथपत्र व बंधपत्र लिहून देणार)

१) Mrs Y. A. Bhide

२) _____

३) _____

४) _____

५) M. A. Karmarkar

६) Mrs. A. P. Joshi



दस्ताचा प्रकार
(Nature of document) उदाहरण

हुस नोंदणी करणेत असल्या बाबत ?
(Whether it is to be registered ?) होय/नाही
Yes / No)

मिळकतीचे वाहकतात वर्णन
(Property Description in brief)

खरेदीदार यांचे नाव व सही
(Stamp Purchaser's Name & Signature) दिलीप...

इतर व्यक्तीमार्फत नोंदणी करत असल्यास, त्याचे नाव व सही
(If through other person then Name Address & Signature)

दुसऱ्या पक्षकाराचे नाव
(Name of the other party)

दस्त क्रमांक/वर्ष
(Serial No. / Year)

दस्त नोंदणी करणाऱ्या कार्यालयाचे नाव व पत्ता
(Name & Address of the Registration Office)

दस्त क्रमांक/दिनांक
(Serial No. / Date) ९०४५८

20 MAY 2017

R. Kamble
Stamp Vendor
Khamla Chowk, Nagpur
L. No. 11 / 1996
Code NO. 4601046

नगन – ७
१२८७ / २०१७

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, SHASHANK ASHOK BHIDE, Aged 34 years, Occupation- Service, R/o- U.S.A. , do hereby nominate constitute and appoint my mother VRUSHALI w/o ASHOK BHIDE, Aged- 56, Occupation- Housewife, R/o- 51/A Ranjana enclave, Pande layout, Khamla road, Nagpur, Maharashtra, as my true and lawful attorney in my name and on my behalf and empower her to execute or to do all or any of the act, deeds or things in relation to the immovable property mentioned in the SCHEDULE OF PROPERTY.

नगन-७
८२९/२०१७
२५/८३

IMPOUNDED
U/s 33 of B.S.Act. 1958

Collector of Stamps
Nagpur City
Dt. 27/09/2016

Certified u/s 41 of the B.S. Act 1958 (EVN)

Market Value
Rs.

EVN Case No. 460901/867/2016
Office of the
Collector of Stamps
Nagpur City
Dated

Received From Vaishali Ashok Bhide

Resident at Nagpur

Insufficient stamp of Rs. 500/- Chargable under Article 58 of schedule I of Bombay stamp Act 1958 and penalty of Rs. 100/- U/s 39 of B.S. Act 1958 vide challan No. — Dated — Certified under section 41 of the B.S. Act 1958 that the proper duty have been paid in respect of this instrument this certificate is subject to the provisions of section 53A of the Bombay stamp Act 1958.

MH004637823201617E dt 28/09/16

MH004637823201617E dt 28/09/16

Nagpur
Date 29/09/2016

Collector of Stamps
Nagpur City

आदेश: मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु सदर दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर सादर झाल्यास, नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
नागपूर शहर

Dist. Registrar CL-I & Collector of Stamps NAGPUR CITY

नगन-७
529/2016
30/09

WHEREAS My father ASHOK SAKHARAM BHIDE expired on 31st March 2016 leaving behind him my mother VRUSHALI wd/o ASHOK BHIDE, my brother SAURABH ASHOK BHIDE and myself. My father was the rightful owner of an immovable property mentioned in the Schedule of property which he/my father received in partition of ancestral property. Whereas after the death of my father, I along with my mother and brother are the rightful owners of the land and desire to sell that immovable property. As I am presently residing outside India, I am personally unable to attend various govt. Offices, authorities, courts, etc. It has therefore become expedient to appoint someone to do all such acts, deeds and things for me and on my behalf. I therefore, do hereby constitute and appoint my mother VRUSHALI wd/o ASHOK BHIDE, the aforesaid attorney and empower her to do all acts, deeds and things necessary to be done on my behalf i.e to say :-

(1) To sign/execute/admit Agreement to sell and sale deed as a seller on my behalf relating to the property described above from the respective purchaser.

(2) To get such agreement, sale deed duly registered in accordance with the law in force, and to do all things necessary to complete the registration and transfer thereof.

(3) To receive the earnest money or sale consideration from such buyer(s) and to pass the valid receipt and discharge the same.

(4) To support all applications for mutation of my name on the property and to do all necessary things to procure the mutation thereof in my favour and in favour of such individual buyer, in all relevant records. To apply, sign all applications for mutation of my name in the records of Nagpur Municipal Corporation, Nagpur improvement trust, City survey and Nazul and other local government Authority/bodies and to sworn Affidavit in respect thereof.

(5) To sign and verify application, statement , declaration and affidavit, etc. For me and on my behalf.

(6) To deal with proper income tax officer, for the property mentioned in the schedule in all respects and to receive refunds, I.T.C, etc from such officer/authorities.

(7) To take legal proceedings against any person or defend any proceedings filed against me in respect of my properties, file plaint, written statement, affidavits, complaint, appeal, revision, give evidence, file documents and receive back documents in court and to appoint advocate, pleader and agent for prosecuting legal matters on my behalf. To enter into an agreement of arbitration, umpire, appear before the arbitrators and either to accept or challenge the award according to law, to compromise any dispute at his absolute discretion.

(8) To apply for and withdraw and obtain refunds of the moneys lying in the deposits in courts and other government and semi-government offices and departments in respect of my properties and to give valid discharge of the same. Also to apply in for and obtain certified copies of the documents from courts, office and other local bodies, government and semi-government offices and other departments.

(9) To sign and verify the applications, statements, declaration and affidavit etc for me n my behalf.

(10) To give all notices, commence any legal proceedings or any other lawful means that may appear to my atturney desirable or necessary in order to safeguard or enforce my rights in or in connection with any such proceedings and to compromise or submit to arbitration any matter in dispute or doubt. To file suit application or complaint or petition in any appropriate court or authority for safeguarding and protecting my interest in respect to my immovable properties, units. Bonds and other investments. To appear and act on my behalf in all the courts, civil, revenue or criminal, whether original or appellate and any other offices of government or district board, Municipal [illegible] any other local authority in connection with [illegible] hereby conferred.

Collector of Stamps

नगर-७
दस्त २०९७
३९/५३

(11) To present documents before sub-registrar for registration and accept and admit my signature before the said authority.

(12) To engage Advocate, pleader for completion of aforesaid sale transaction smoothly and to fix his remuneration.

(13) To apportion the money received in consideration from the sale of the immovable property mentioned in the schedule.

(14) AND GENERALLY to do, execute and perform any other act deed and thing whatsoever which in the opinion of my said Attorney ought to have done, executed and performed in relation to my concern or affairs ancillary or incidental thereto as fully and effectually as I myself could have done the same if I was personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf herein before contained shall lawfully do, execute or perform in exercise of the powers, authorizes and liberties hereby conferred upon, under and by virtue of this Deed.

SCHEDULE OF PROPERTY-

ADDRESS- Mouza- Gonhi(sim) T.S no 35.

Gat no. 7/1- 1.39 hector.

Gat no. 7/4- 1.38 hector (1/5th share)

Tahsil-Nagpur (Rural).

District- Nagpur.

IN WITNESS WHEREOF I, MR. SHASHANK S/O ASHOK BHIDE have hereto set my hands and signed this DEED OF GENERAL POWER OF ATTORNEY on this 22 day of August 2016, at New York NY in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES:

(1)

(2)

(MR. SHASHANK ASHOK BHIDE)

EXECUTANT

I accept the powers conferred on me by Executant

Mrs. V. A. Bhide

(VRUSHALI ASHOK BHIDE)

ATTORNEY

David Vaughan
Notary Public, State of Ohio
My Commission Expires
December 08, 2020

8-17-16

SEEN IN THE CONSULATE GENERAL OF INDIA, NEW YORK, USA

NO. USANC 0708016 **DATE:** AUG 22 2016

THE CONSULATE DOES NOT HOLD ANY RESPONSIBILITY ABOUT THE CONTENTS OF THE DOCUMENT.

Sandeep Kumar
Consul
Consulate General of India
New York

नगन - ७
2016
22153

CHALLAN

MTR Form Number-6

DEFACED FOR RS:500.00

USER

GRN	MH004837[illegible]	BARCODE	[illegible]	Date 28/09/2016-10:22:13	Form ID
Department	Inspector General Of Registration	AMOUNT 500.00	29/09/2019	Payer Details	
Type of Payment	Non Judicial Stamps	Deface Number MH026853812501617	Sr.No. 1		
(Amt.in words:Five Hundred Rupees Only)		Duty on Unstampd or Insuff stampd doc IGR Number		TAX ID (If Any)	
				PAN No. (If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN			Full Name	VRUSHALI ASHOK BHIDE
Location	NAGPUR				
Year	2016-2017 One Time			Flat/Block No.	7/1
Account Head Details		Amount in ₹		Premises/Building	
[illegible] Amount of Tax		[illegible]		Road/Street	[illegible]
				Area/Locality	NAGPUR
				Town/City/District	
				PIN	4 4 0 0 2 5
				Remarks (If Any)	
				EVN CASE NO. 367/2016	
				Amount in Five Hundred Rupees Only	
Total		500.00		Words	

Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	00040372016092837792
Cheque/DD No			Date		28/09/2016 10:23:29
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Mobile No. : Not Available

नगन – ७

Reg 2019

23/53

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR RURAL NO 7

CHALLAN

MTR Form Number-6

DEFACED FOR RS:100.00

USER 199377

GRN	MH004837[illegible]1617	BARCODE	Date 28/09/2016-10:25:55 Form ID
Department	Inspector General Of Registration	AMOUNT	28/09/2016
Type of Payment	Stamp Duty Scrutiny Fees	Defaced Number 100,00	Payer Details
Sr No. 1	0002685474201617		
(Amt.In words:One Hundred Rupees Only)		TAX ID (If Any)	
Fine and Penalties IGR Rest of Maharashtra		PAN No. (If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	Full Name	VRUSHALI ASHOK BHIDE
Location	NAGPUR	Flat/Block No.	7/1
Year	2016-2017 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	GONHI SIM
0070055301 Penalties	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	EVN CASE NO. 357/2016
Total	100.00	Amount In Words	One Hundred Rupees Only
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / REF No.	00040572016092838276 / IKC5267403
Cheque/DD No		Date	28/09/2016-10:26:53
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

नगन - ७

दि. २९/९/२०१६

८४५३

THE OFFICE OF THE SUB-REGISTRAR, CLASS-II, NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH007218525201617M	BARCODE		Date	30/12/2016-13:56:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)	ACIPG8340D		
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name	SHRI NARENDRA DHARNIDHARJI GAN		
Location	NAGPUR				DHI		
Year	2016-2017 One Time			Flat/Block No.	7/1, 7/2, 7/4		
Account Head Details		Amount In Rs.		Premises/Building			
0030053401	Stamp Duty	3575000.00		Road/Street	GDNH (SIM) , GODHANI		
0030063301	Registration Fee	30000.00		Area/Locality	NAGPUR		
				Town/City/District			
				PIN	4 4 0 0 2 5		
				Remarks (If Any)	SecondPartyName=SMT VRUSHALI ASHOK BHIDE AND OTHERS~		
Total		3605000.00		Amount In Words	Thirty Six Lakh Five Thousand Rupees Only		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016123052240	CPE8117014
Cheque/DD No		Date		30/12/2016-13:56:16	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. Date		201 , 31/12/2016	

Mobile No. : 9823[illegible]

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Signature Not Verified
Digitally signed by DD VIRTUAL TREASURY MUMBAI 01
Date: 2017.01.09 20:07:03 IST
Reason: Secure Document
Location: India

7) Mrs. A.P. Joshi

1) Mrs. V. A. Bhide

2) Mrs. V. A. Bhide

3)

4)

5)

6) M. A. Kulmarkar.

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प्रतिज्ञापत्र

मी [illegible] हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या [illegible] दाखल केलेला आहे. त्यातील संपूर्ण मजकूर, [illegible] जोडलेल्या कागदपत्रांची आणि [illegible] यांचा पक्षकारांशिवाय दुसऱ्याशी [illegible] निष्पादक

लिहून घेणार
1)
2)

AGREEMENT TO SELL

Consideration : Rs.6,50,00,000/-
Market Value : Rs.6,05,52,500/-

Stamp Duty : Rs. 35,75,000/- &
Registration Fees : Rs.30,000/- is paid herewith

{Valued as per Item No. 9/9.1 on Page No.1520 of Ready Recknor of Year 2016 for Property bearing Khasra Nos. 7/1, 7/2 & 7/4 of Mouza - Gonhi (Sim) also known as Godhani, Tahsil - Nagpur Gramin, District - Nagpur. }

THIS DEED OF AGREEMENT TO SELL is MADE AND EXECUTED at NAGPUR on this 10th day of **JANUARY, 2017, BETWEEN :**

(1) **SMT. VRUSHALI Wd/o. ASHOK BHIDE,** Aged about 56 Years, Occupation - Agriculturist & Business, R/o. 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.), PAN - BDOPB1105R & AADHAAR No. **543084573222**

(2) **SHRI. SHASHANK S/o. ASHOK BHIDE,** Aged about 34 Years, Occupation - Agriculturist & Service, Presently residing at U.S.A. and Permanent resident of 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.), and acting through his duly authorized Power of Attorney holder **SMT. VRUSHALI Wd/o. ASHOK BHIDE,** Aged about 56 Years, Occupation - Agriculturist & Business, R/o. 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.),

(3) **SHRI. SAURABH S/o. ASHOK BHIDE,** Aged about 32 Years, Occupation - Agriculturist & Service, R/o. 51/A, Ranjana Enclave, Pande Layout, Khamla, Nagpur - 440025 (M.S.), PAN - BDOPB1106N & AADHAAR No. 475880066200

(4) **SHRI. DILIP S/o. SAKHARAM BHIDE,** Aged about 61 Years, Occupation - Agriculturist & Business, R/o. Flat No.201, Ranjana Enclave, Plot. No. 51/A, Opposite Anand Mangal Apartment, Pande Layout, Khamla, Nagpur - 440025 (M.S.), PAN - ABNPB1949D & AADHAAR No. 702186993328

(5) **SHRI. KISHOR S/o. SAKHARAM BHIDE,** Aged about 59 Years, Occupation - Agriculturist & Business, R/o. Flat No. 102, Devi Prabha Enclave, Plot No. 27 & 28, Swawalambi Nagar, Near Pioneer Society, Bhamti Parsodi Road, Nagpur - 440022 (M.S.), PAN - AAVPB3479R & AADHAAR No. **757694606857**

(6) **SAU. MADHURI W/o. ARUN KARMARKAR,** Aged about 58 Years, Occupation - Agriculturist & Business, R/o. Flt No. 11, Plot No.59, Sujata Building,

1) Smt. V. A. Bhide
2) M/s V. A. Bhide
3)
4)
5)
6) M. A. Karmarkar.
7) Mrs. A. P. Joshi

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Main Road, Mahatma Nagar, Nashik - 422005 (M.S.), **PAN - BERPK8584D & AADHAAR No. 693582046165**

(7) **SAU. ANJALI W/o. PRADEEP JOSHI**, Aged about 50 Years, Occupation - Agriculturist & Business, R/o. Plot No. 119B, Sukhsagar Apartments, Opposite Vyankatesh Hosptial, Pande Layout, Khamla, Nagpur - 440025 (M.S.), **PAN - AJGPJ9651F & AADHAAR No. 446924928120**

hereinafter jointly and severally be called & referred to as the "**VENDORS / OWNERS / SELLERS / PARTY No.1**", which expression shall unless repugnant to the context or meaning thereof shall always means and includes the said VENDORS as well as, his/her/their respective legal heirs, legal representatives, executors, administrators, successors, nominees, assignees and agents etc. of the FIRST PART;

AND

(1) **SHRI. NARENDRA S/o. DHARNIDHARJI GANDHI**, Aged about 54 Years, Occupation - Business & Agriculturist, R/o. Plot No.40, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), **PAN - ACIPG8340D & AADHAAR No. 575763092393**

(2) **DR. SHRI. PRAMOD S/o. DHARNIDHARJI GANDHI**, Aged about 48 Years, Occupation - Doctor & Agriculturist, R/o. Plot No.39, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), **PAN - ABFPG5754R & AADHAAR No. 865690089241**

hereinafter be jointly and severally be called & referred to as the "**PURCHASER / PARTY No.2**", which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said **PURCHASER**, as well as his/her/their respective legal heirs, legal representatives, executors, administrators, successors, nominees, assignees and agents etc. of the SECOND PART;

WHEREAS, Vendor No.1 to 3 i.e. Smt. Vrushali Ashok Bhide, Shri. Shashank Ashok Bhide & Shri. Saurabh Ashok Bhide are the joint Owners and in possession of All that Piece and Parcel of Agricultural Land bearing Survey No.7/1 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.39 H.R., Revenue - Rs.5.82/-, Khata No. 30, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur, Vendor No.4 i.e. Shri. Dilip Sakharam Bhide is the Owner of and in possession of All that Piece and Parcel of Agricultural Land bearing Survey No.7/2 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.39 H.R., Revenue - Rs.5.02/-, Khata No. 50, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur and the Vendors No.1 to 7 are the Joint Owners of and in possession of All that Piece and Parcel of

) Smt. V. A. Bhide
) Shri. V. A. Bhide
)
) M. A. Kashmoskar
Smt. A. D. Joshi

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Agricultural Land bearing Survey No.7/4 of Mouza - Gonhi (Sim) also known as Godhani, admeasuring about 1.38 H.R., Revenue - Rs.5.02/-, Khata No. 52 Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur more particularly described in the Schedule of Property below, hereinafter be called and referred to as "the said Land / Property", which is acquired by them from Late Shri. Sakharam Mahadeorao Bhide by virtue of ancestral and inheritance rights;

AND WHEREAS, previously the Land bearing Khasra No.7 admeasuring about 8.31 H.R. of Mouza - Gonhi (Sim), Revenue - Rs.30.12/-, Occupancy - Class I, P.H.No.35, Tahsil - Nagpur Gramin, District - Nagpur, was owned and possessed by Shri. Sakharam Mahadeorao Bhide, being his self acquired property;

AND WHEREAS, the said Shri. Sakharam Mahadeorao Bhide died intestate on 04-12-1987 leaving behind Smt. Usha Wd/o. Sakharam Bhide, Shri. Ashok Sakharam Bhide, Shri. Dilip Sakharam Bhide, Shri. Kishor Sakharam Bhide, Sau. Madhuri Arun Karmarkar & Sau. Anjali Pradeep Joshi, as his only legal heirs and upon his demise, the aforesaid Smt. Usha Wd/o. Sakharam Bhide & others became the joint Owners of the said Khasra No.7 of Mouza - Gonhi (Sim);

AND WHEREAS, the said land of Khasra No.7 was then partitioned and therefore mutated by the Order of the Tahsildar, Nagpur Gramin in Case No. रा.मा. क्र.3 / एस.आर.की.–43 / 2003–2004, Order dated 12-03-2004 and accordingly the Scheduled Property came to the share of respective Owners as mentioned hereinabove i.e. Khasra No.7/1 came to the share of Shri. Ashok Sakharam Bhide, Khasra No. 7/2 came to the share of Shri. Dilip Sakharam Bhide & Khasra No. 7/4 came to the share of Smt. Usha Sakharam Bhide;

AND WHEREAS, Smt. Usha Sakharam Bhide died intestate on 29-08-2003 leaving behind Shri. Ashok Sakharam Bhide, Shri. Dilip Sakharam Bhide, Shri. Kishor Sakharam Bhide, Sau. Madhuri Arun Karmarkar & Sau. Anjali Pradeep Joshi as her only legal heirs and upon her demise, her aforesaid legal heirs have became the joint Owners of her portion of the land i.e. the said Khasra No.7/4 of Mouza - Gonhi (Sim) as per relevant provisions of The Hindu Succession Act, 1956 as amended by the Amendment Act, 2005;

AND WHEREAS, Shri. Ashok Sakharam Bhide died intestate on 31-03-2016 leaving behind Smt. Vrushali Wd/o. Ashok Bhide, Shri. Shashank Ashok Bhide & Shri. Saurabh Ashok Bhide as his only legal heirs and upon his demise, his aforesaid legal heirs have became the joint Owners of his portion of the land i.e. the entire said Khasra No.7/1 & part of Khasra No.7/4 of Mouza - Gonhi (Sim);

1) Mrs. V.A. Bhide
2) Mrs. V.A. Bhide
3)
4)
5)
6) M. A. Karmarkar
7) Mrs. A. P. Joshi

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