

273/4038

Friday, April 26, 2024

3:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4679 दिनांक: 26/04/2024

गावाचे नाव: कोतेवाडा त.सा.क.72

दस्तावेजाचा अनुक्रमांक: हगन-4038-2024

दस्तावेजाचा प्रकार : विक्रीपत्र

मादर करणाऱ्याचे नाव: मेसर्स महालक्ष्मी हबीटादस एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश बोंदरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

DELIVERED

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

3:43 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक वर्ग ०५
हिंगणा.

वाजार मूल्य: रु.23069000 /-

मोबदला रु.73800000/-

भरलेले मुद्रांक शुल्क : रु. 4428000/-

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424266909855 दिनांक: 26/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001121339202425M दिनांक: 26/04/2024

बँकेचे नाव व पत्ता:



DELIVERED

सिवाजी
राष्ट्रिय प्रजासत्ताक

15-11-11



CHALLAN
MTR Form Number-6

803C



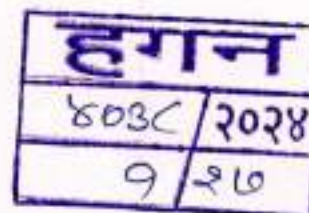
GRN	MH001121339202425M	BARCODE			Date	24/04/2024-16:48:00	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name HGN_HINGNA SUB REGISTRAR				Full Name		MAHALAXMI HABITATS LLP THROUGH RAHUL		
Location NAGPUR						JAGDISH BONDRE AND OTHER		
Year 2024-2025 One Time				Flat/Block No.		KH NO 43/1/A		
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			4428000.00	Road/Street		MOUZA KOTEWADA		
0030063301 Registration Fee			30000.00	Area/Locality		NAGPUR		
				Town/City/District				
				PIN		4 4 1 1 1 0		
				Remarks (If Any)				
				SecondPartyName=BHAJANLAL BHIMANDAS KEWALRAMANI HUF				
				THROUGH BHAJANLAL BHIMANDAS KEWALRAMANI-				
Total			44,58,000.00	Amount In Words	Forty Four Lakh Fifty Eight Thousand Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024042512761	741133315	
Cheque/DD No.				Bank Date	RBI Date	25/04/2024-15:10:20	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
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. : 7385182509

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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803C	2028
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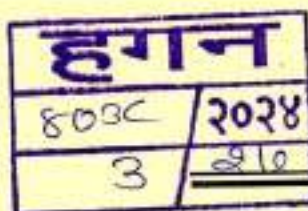


SALE DEED FOR RS. 7,38,00,000/- ONLY
(RUPEES SEVEN CRORE THIRTY EIGHT LAKH ONLY)
READY RECKONER VALUE RS. 2,30,69,000/- ONLY
(Zone/Item No. 8.2.2, Page No. 1427, Rate 2880/- Per Sq. Mtrs.)

THIS DEED OF SALE is made at HINGNA on this 26 Day of April 2024
BETWEEN: -

BHAJANLAL BHIMANDAS KEWALRAMANI, H.U.F. acting through its Karta
SHRI. BHAJANLAL S/o BHIMANDAS KEWALRAMANI, Aged about 50 Years,
Occupation-Agriculturist, PAN NO. AAFHB6434E, AADHAR UID NO. 5699 6991 9054,
Mobile No. 9370933313, Resident of Block No. 9-B, Behind Mahatma Gandhi School,
Jaripatka, Nagpur-440014, Tahsil and District-NAGPUR. Hereinafter called the
"VENDOR", which expression shall unless repugnant to the context or meaning thereof,
always mean and include the said "HINDU UNDIVIDED FAMILY and its CO-
PARCENERS", as well as, their respective heirs, legal representatives, executors,
administrators, successors and assigns of the ONE PART.

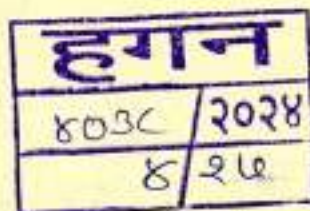
AND



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M/s. MAHALAXMI HABITATS LLP (PAN NO. ACAFM2479B) a Registered Limited Liability Partnership Firm, having its Registered Office at N-103-104, Laxmivihar Apartments, Beside Hotel Airport Centre Point, Wardha road, Somalwada, Nagpur-440025, acting through its Partners **(1) SHRI. RAHUL S/o JAGDISH BONDRE**, Aged about 42 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 7077 3261 1826, Mobile No. 9850540601, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur-440025, Tahsil and District-NAGPUR, **(2) SHRI. AMIT S/o SURENDRA KHEMKA**, Aged about 43 Years, Occupation-Business and Agriculturist, Aadhar Unique Identity No. 6254 9979 2838, Mobile No. 9764441121, Resident of Plot No. 66, Mount Road, Opp. Railway Bungalow Sadar, Nagpur-440001, Tahsil and District-NAGPUR, **(3) M/s. AHDA ADIFICATORS PRIVATE LIMITED (PAN NO. AAXCA1799E)** a Company duly incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U45201MH2022PTC384903, having its Registered Office at Flat No. 303, Plot No. 40, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010 acting through its Authorized Director **MISS. DISHA D/o ANISHKUMAR CHHAJED**, Aged about 24 Years, Occupation-Business and Agriculturist, AADHAR UID NO. 5478 9768 2645, Mobile No. 7768863007, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-NAGPUR **AND (4) M/s. MAHALAXMI AEDIFICATORS PRIVATE LIMITED (PAN NO. ABICS9209H)** a Company duly incorporated under the Companies Act, 1956/2013, bearing Corporate Identity No. U45309MH2022PTC386309, having its Registered Office at N-103-104, Laxmi Vihar Apartments, Beside Hotel Airport Centre Point, Wardha Road, Somalwada, Nagpur-440025 acting through its Authorized Director **SHRI. HARSH S/o ANISH CHHAJED**, Aged about 26 Years, Occupation-Business and Agriculturist, AADHAR UID NO. 6302 8015 9408, Mobile No. 8939364222, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District-NAGPUR. Hereinafter called the "**PURCHASERS**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **LIMITED LIABILITY PARTNERSHIP FIRM and its PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Vendor hereinabove named are an exclusive, absolute and full owner and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and more particularly described schedule hereunder written; AND



WHEREAS ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra/Survey/Gut Nos. 12 and 11/3 of MOUZA-KOTEWADA, P. S. K. 72, Situated at Village-Kotewada, Within the limits of the Grampanchayat-Kotewada in Tahsil-Hingna and District-NAGPUR, originally belonged to Shri. Mahadev Vithoba Randive, being his separate property. The said Khasra/Survey/Gut Nos. 12 and 11/3 later on renumbered as Khasra/Survey/Gut No. 43; AND

WHEREAS consequent upon the death the aforesaid Shri. Mahadev Vithoba Randive leaving behind him, his Widow Smt. Bindabai Wd/o Mahadev Randive and Four sons namely 1) Shri. Dnyaneshwar Mahadev Randive, 2) Shri. Shankar Mahadev Randive, 3) Shri. Vishwanath Mahadev Randive and 4) Shri. Sitaram Mahadev Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

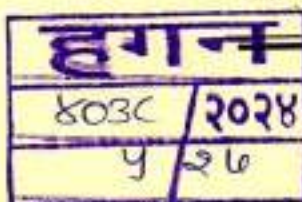
WHEREAS the aforesaid 1) Smt. Bindabai Mahadev Randive, 2) Shri. Dnyaneshwar Mahadev Randive, 3) Shri. Shankar Mahadev Randive, 4) Shri. Vishwanath Mahadev Randive and 5) Shri. Sitaram Mahadev Randive has a Mutual Understanding/Partition Deed on 28-11-1991 and in terms of which the aforesaid property having an area of 1.24 Hectares out of Khasra/Survey/Gut No. 12 came to the share of Shri. Shankar Mahadev Randive absolute forever with heritable and transferable rights therein. The said land having an area of 1.24 Hectares renumbered as Khasra/Survey/Gut No. 43/1; AND

WHEREAS the aforesaid Shri. Shankar Vithoba Randive leaving behind him, his Three sons namely 1) Shri. Manohar Shankar Randive, 2) Shri. Govind Shankar Randive and 3) Shri. Naresh Shankar Randive, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS out of the said property a portion admeasuring about 0.18 Hector out of Khasra/Survey/Gut No. 43/1 admeasuring 1.24 Hectares was acquired by the Special Land Acquisition Officer, Pench Prkalpa, Nagpur for Ring Road and the land was accordingly reduced by 0.18 Hectors, passed in Revenue Case No. 39/A-65/1997-98. As per acquisition the said land was divided in two portions and the said 1) Shri. Manohar Shankar Randive, 2) Shri. Govind Shankar Randive and 3) Shri. Naresh Shankar Randive, owners of the New Khasra/Survey/Gut No. 43/1/A having an area of 1.06 Hectares of Mouza-Kotewada; AND

WHEREAS the aforesaid 1) Shri. Manohar Shankar Randive, 2) Shri. Govind Shankar Randive and 3) Shri. Naresh Shankar Randive later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and

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District-NAGPUR, by way of Sale to 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal, by a Sale Deed Dated 29-04-2011, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 2460-2011 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Boundaries and the said Deed of Correction is duly registered in the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 2673-2014 on 16-06-2014 and the same is also accordingly mutated in their names in 7/12 Extract vide Ferfar Entry No. 337, Dated 31-10-2011; AND

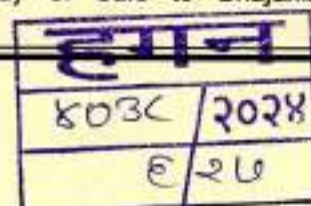
WHEREAS the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal later on entered into an Agreement to Sell Dated 09-07-2014 relating to the aforesaid property comprising New Khasra/Survey/Gut No. 43/1/A with Shri. Paras Subhashchandra Jain. By the same Agreement to Sell the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal has further specifically agreed to execute a proper Sale Deed relating to the said property in favor of the said Shri. Paras Subhashchandra Jain or the Nominee(s) appointed by him. The said Agreement to Sell is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 3035 on even date; AND

WHEREAS in pursuance of the said Agreement the said Shri. Paras Subhashchandra Jain has paid the entire agreed Sale Consideration to the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal from time to time by various Cheques, the receipt whereof is hereby acknowledged by the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal; AND

WHEREAS the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal later on executed a General Power of Attorney in favor of Shri. Paras Subhashchandra Jain on 09-07-2014, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 4, bearing Registration No. 3036-2014 on even date; AND

WHEREAS the aforesaid 1) Shri. Sanjay Kisan Chopde and 2) Mrs. Pramila Devi Shivkumar Agrawal later on executed a Sale Deed relating to the aforesaid property in favor of Shri. Paras Subhashchandra Jain, by a Sale Deed Dated 20-04-2017, which is duly Registered at the office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 1584-2017 on even date; AND

WHEREAS the aforesaid Shri. Paras Subhashchandra Jain later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR, by way of Sale to Bhajanlal Bhingandas



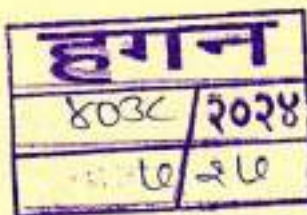
Kewalramani, H.U.F., the Vendor named hereinabove, by a Sale Deed Dated 22-11-2018, which is duly Registered at the Office of the Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 4859-2018 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction the Manner of Payment and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 677-2019 on 29-01-2019. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 695, Dated 19-07-2019; AND

WHEREAS for variety of reasons and other good causes, the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchasers hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell their aforesaid entire property to the Purchasers for a total valuable consideration of **Rs. 7,38,00,000/- (Rupees Seven Crore Thirty Eight Lakh Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) That in pursuance of the said Agreement and in consideration of a total sum of **Rs. 7,38,00,000/- (Rupees Seven Crore Thirty Eight Lakh Only)** Paid by the Purchasers to the Vendor in the manner appearing herein below, the receipts whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASERS the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.08 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Owner therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable up to date.



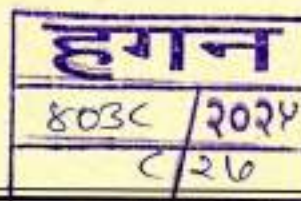
MANNER OF PAYMENT: -

- Rs. 1,99,17,000/- (Rupees One Crore Ninety Nine Lakh Seventeen Thousand Only) Paid by the Purchaser to the Vendor by RTGS vides UTR No. HDFCR52024042551549868, Dated 25-04-2024. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 2,65,72,500/- (Rupees Two Crore Sixty Five Lakh Seventy Two Thousand Five Hundred Only) Paid by the Purchaser to the Vendor by Cheque No. 000003, Drawn on HDFC Bank, Shivaji Nagar Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 2,65,72,500/- (Rupees Two Crore Sixty Five Lakh Seventy Two Thousand Five Hundred Only) Paid by the Purchaser to the Vendor by Cheque No. 000004, Drawn on HDFC Bank, Shivaji Nagar Branch, Nagpur. (The receipt whereof is hereby acknowledged by the Vendor)
- Rs. 7,38,000/- (Rupees Seven Lakh Thirty Eight Thousand Only) deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 7,38,00,000/- (TOTAL RUPEES SEVEN CRORE THIRTY EIGHT LAKH ONLY)

(2) THAT the VENDOR does hereby covenant with the PURCHASERS as follows: -

- i) THAT Vendor do hereby covenant that it has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.
- ii) THAT the Vendor further assures the Purchasers that the property hereby sold is the separate property belonging to it alone having purchased the same by it exclusively out of its own earnings and savings and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.



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iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchasers without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendor has paid up to this date all dues with respects to Land Revenue, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and, in the event, if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same to the Purchasers or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchasers.

v) THAT the Vendor shall at the cost of the person requiring the same, execute a deed and to do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.

vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition without any reservations and limitation and the Purchasers has taken over the possession of the same from the Vendor.

vii) THAT the Vendor shall support any application made by the Purchasers for mutation of name on the property hereby sold and shall render necessary assistance to the Purchasers in obtaining mutation thereof in favor of the Purchasers in all relevant Government Records.

viii) THAT in case the Purchasers is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor will indemnify the Purchasers.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchasers but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchasers have now become the exclusive, absolute and full owner of the aforesaid property with transferable rights therein.



xi) THAT the Purchasers has now right, title and absolute authority over the property hereby purchased and the Purchasers has now full liberty to deal with the same in its absolute discretion.

xii) THAT the Vendor covenants with the Purchasers that the property hereby sold is not under any acquisition/requisitions or neither any scheme of Government, nor any Court case is pending in any Civil/Revenue Courts. The Vendor further Covenants that he does not hold total agricultural land more than Ceiling Limits and nor it belongs to any Tribal Community.

xiii) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby it has debarred from transferring the same by way of sale to the Purchasers absolutely forever with heritable and transferable rights therein.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchasers shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Vendor.

SCHEDULE REFERRED TO ABOVE

(AGRICULTURAL)

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 43/1/A of MOUZA-KOTEWADA, P. S. K. 72, having an area of 1.06 Hectares, Rental Rs. 2.13 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Kotewada in Tahsil-Hingna and District-NAGPUR and bounded as under –

ON THE EAST	-	BY KHASRA/SURVEY NO. 43/3,
ON THE WEST	-	BY KHASRA/SURVEY NO. 43/2,
ON THE NORTH	-	BY RING ROAD,
ON THE SOUTH	-	BY KHASRA/SURVEY NO. 43/4.

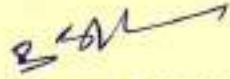
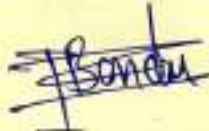
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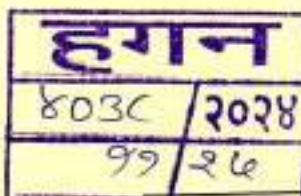


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IN WITNESS WHEREOF the **VENDOR** and the **PURCHASERS** hereinabove named have fully examined and read over this **DEED OF SALE** before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at **HINGNA** in presence of the attesting witnesses signing as such on the day first above written. -

Drafted by: - Adv. Sandeep Shastri

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			 BHAJANLAL BHIMANDAS KEWALRAMANI H.U.F. acting through its Karta (BHAJANLAL BHIMANDAS KEWALRAMANI) VENDOR
02			FOR M/s. MAHALAXMI HABITATS LLP 1)  (RAHUL JAGDISH BONDRE)
03			2)  (AMIT SURENDRA KHEMKA)
04			FOR AHDA ADIFICATORS PRIVATE LIMITED 3)  (MISS. DISHA ANISHKUMAR CHHAJED) Authorized Director



05			<p>FOR MAHALAXMI AEDIFICATORS PRIVATE LIMITED</p> <p>4)  (HARSH ANISH CHHAJED) Authorized Director PURCHASERS</p>
<p>WITNESSES: The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.</p>			
I			<p> (Vikas P Zade) WITNESS NO. 1</p>
II			<p>(Narede) (Himanshu Narede) WITNESS NO. 2</p>
			<p> (Prakash Perdhi)</p> <div data-bbox="901 1726 1204 1926"> <p>हगन</p> <p>803C / 2028</p> <p>92 / 26</p> </div> <div data-bbox="1204 1700 1444 1926">  </div>

गाय नमुना बारा (विकायी नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- कोतेबाळा त.सा.क.७२ (५३६०७४)

ता.सु.का :- हिंगणा

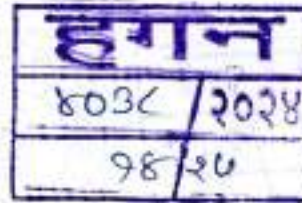
जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग ४३/५/अ

वर्ग	हंगाम	छात्रे क्रमांक	विकायातील क्षेत्राचा तपशील					ज्ञानवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			विकाया प्रकार	विकाये नाव	जल सिंचित	ज्वलत सिंचित	जल सिंचनाचे साधन	स्वकार	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.बी.सी	हे.आर.बी.सी			हे.आर.बी.सी	
२०२०-२१	खरीप							बराई पड	०.०६००	
			मिष	तुर		०.२०००				
			मिष	काजुल		०.८०००				
२०२२-२३	खरीप	६२६*	निर्मळ	तुर		०.२०००				
			निर्मळ	काजुल		०.८०००				
	संपूर्ण वर्ष	६२६*						बराई पड	०.०६००	

टीप :- " सदरची नोंद सोबतच्या अंश द्वारे येवता आलेली आहे

भुविअधिकार निर्णयान
ई महाभूमि



नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर आणि शासन निर्णय क्र. टिपीएस-२४२२/१८६९/प्र.क्र. २७/२०२३/नवि/-९ दिनांक ०५/०९/२०२३ अन्वये सुधार योजना रद्द.

झोन दाखला / प्रमाणपत्र :-

भाग नकाशा :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

01. DP Sheet Number	: 110
02. Tahsil Name	: Hingna Tahasil
03. Mouza	: Kotewada
04. Khasra No	: 43
05. Land Use as DP	: South A-Sector, Residential, Recreation Open Space, 60.00M.Wide Existing Road, Road.
06 Road as per Improvement Scheme	: 36.0 M. & 80.0 M. Wide I.S. Road's.
07. Sanctioned EP	: -
08. Sanctioned SM	:
Date : 25-04-2024	



62024042438

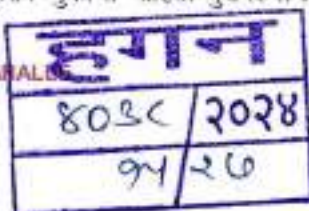
RAJESH
WASUDEO
VIRMALWAR

Digitally signed by
RAJESH WASUDEO
VIRMALWAR
Date: 2024.04.25
13:12:42 +05'30'

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

- टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या सरावर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
६) सदर भाग नकाशा हा प्रमाणात नाही.
७) अर्जदाराने चुकीची माहिती पुरविल्याचे सिद्ध झाल्यास सदर दाखला रद्द समजण्यात येईल.

Prepared By : VPMARAL



Sub-Register



5-2.4

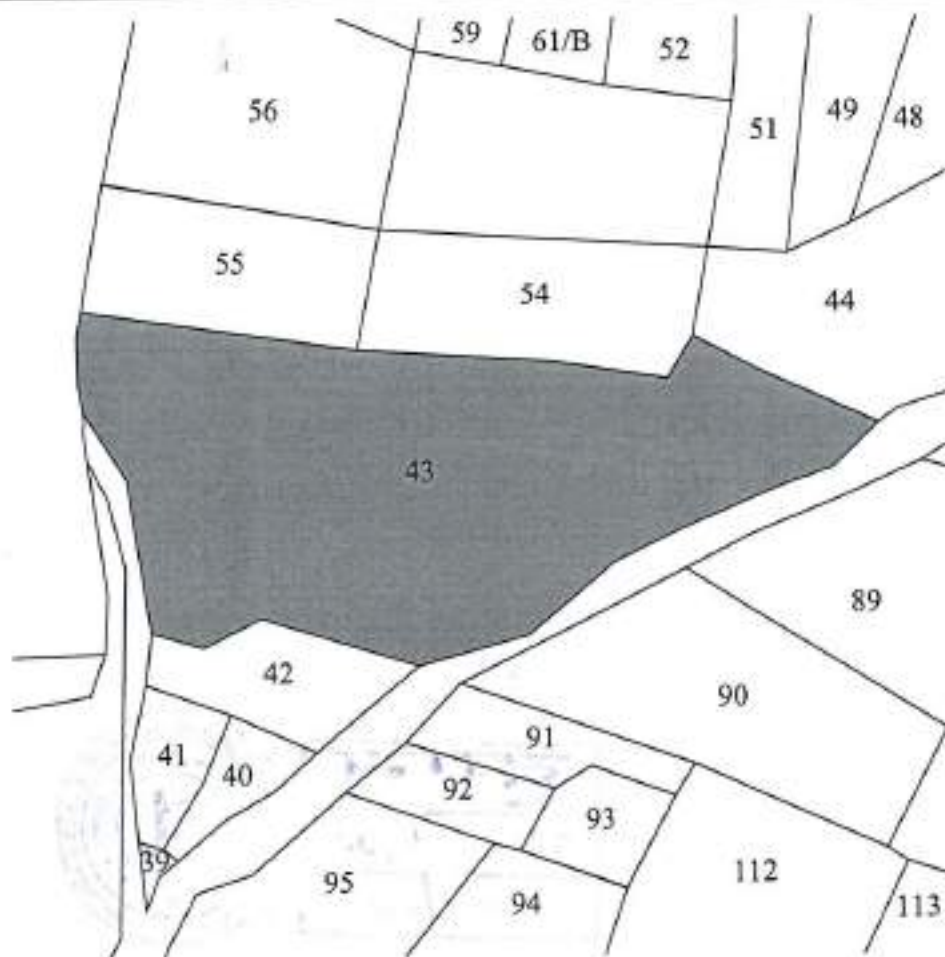


हगन	
४०३८	२०२४
१६	२५

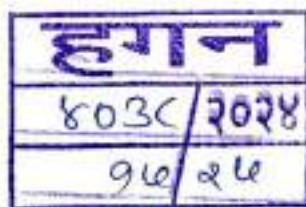


Plot Report

Rural, District : नागपूर, Taluka : हिंगणा, Village : कोतेवाडा त.सा.क.72,

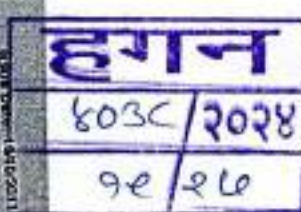


Scale 1:4000



हगन	
803C	2028
9C	26



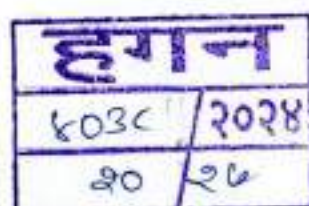


भारत सरकार
GOVERNMENT OF INDIA

राहुल जगदीश बोंदे
Rahul Jagdish Bondre
जन्म तारीख/ DOB: 05/11/1982
पुरुष / MALE

7077 3261 1826

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
प्लॉट नं १७, खामला रोड, सोनेगाव
तलाव जवळ, पैराडाईज सोसायटी, न्यू
सोनेगाव, नागपूर, नागपूर,
महाराष्ट्र - 440025

Address:
Plot No 17, Khamsla Road, Near
Sonagaon Lake, Paradise Soc,
New Sonagaon, nagpur, Nagpur,
Maharashtra - 440025

1800 300 1347
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

भारत सरकार
Unique Identification Authority of India
Government of India

नॉंदविण्याचा क्रमांक / Enrollment No 1104/10257/02488

To,
अमित सुरेंद्र खेंमळे
Amit Surendra Khemka
S/O: Surendra Khemka
PLOT NO. 66
MOUNT ROAD
OPP. RAILWAY BUNGLOW SADAR
Nagpur (Urban)
Nagpur Nagpur (urban) Nagpur
Maharashtra 440001
9764441121

Ref: 1363 / 04B / 884001 / 884142 / P

SH679946355ET

आपला आधार क्रमांक / Your Aadhaar No. :
6254 9979 2838

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

भजन भीमदास केवतरामनी
Bhajan Bhimandas Kewalramani
जन्म तारीख/ DOB: 15/12/1974
पुरुष / MALE

5699 6991 9054
VID: 9159 4065 4724 3828

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

अमित सुरेंद्र खेंमळे
Amit Surendra Khemka
जन्म तारीख / DOB: 23/03/1981
पुरुष / Male

6254 9979 2838

आधार - सामान्य माणसाचा अधिकार

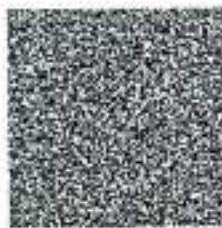


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00921/13448

To
हिमंशु किशोर नाकाडे
Himanshu Kishor Nakade
S/O Kishor Nakade,
C/O PRADIP CHOURASIYA,
PLOT NO. 11, NEW KAILASH NAGAR, MANEWADA ROAD,
VTC: Parvati Nagar S.O,
District: Nagpur,
State: Maharashtra,
PIN Code: 440027,
Mobile: 8928775661



Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

6529 6769 8814

VID : 9188 2138 3625 7154

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



हिमंशु किशोर नाकाडे
Himanshu Kishor Nakade
जन्म तिथि/DOB: 21/11/1996
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता का प्रमाण नहीं है।
इसका उपयोग राजपत्र (ऑनलाइन प्रमाणिकरण, या मंच/आर. कोड/
ऑनलाइन प्रमाणिकरण की प्रक्रिया) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

6529 6769 8814

मेरा आधार, मेरी पहचान

Prakash



भारत सरकार
Government of India



विकास प्रभाकर जाडे
Vikas Prabhakar Zade
जन्म तिथि/DOB: 04/02/1990
पुरुष/ MALE

आधार का प्रमाणिकरण प्रमाण है, नागरिकता का प्रमाण नहीं है।
इसका उपयोग राजपत्र (ऑनलाइन प्रमाणिकरण, या मंच/आर. कोड/
ऑनलाइन प्रमाणिकरण की प्रक्रिया) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

8389 5751 4586

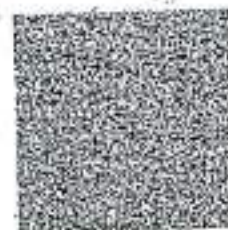
माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
गैलक्सी मंशन सेवन, फ्लॉट नं.02, डी पी रोड, बेतारोड,
जवळ भारतीय पेट्रोल पंप, बेतारोड, नागपूर, महाराष्ट्र,
पिन कोड - 440037

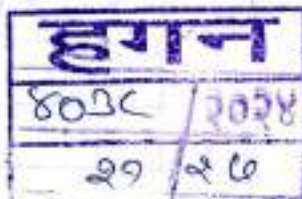
Address:
Galaxy mansion Seven, Flat No.02, D P Road,
Near Indian Oil Petrol Pump, Betarodi,
Nagpur, PO: Besa Road, DIST: Nagpur,
Maharashtra - 440037



8389 5751 4586

VID : 9122 4587 4533 4322

1947 | help@uidai.gov.in | www.uidai.gov.in



हगन
४०३८ / २०२४
२२ / २७



मूल्यांकनाचे वर्ष : 2024
 जिल्हा : नागपूर
 तालुका : तालुका : हिंगणा
 उपमूल्य विभाग : 8.2.2-रिंगरोड वरील रहिवास व इतर बापराच्या नव्याने विकसनक्षमता प्राप्त झालेल्या जमिनी/ भुखंड
 क्षेत्राचे नांव : C class Palika

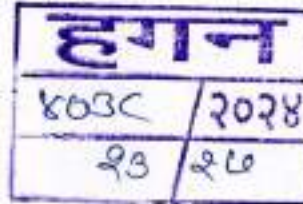
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
2880	33350	38350	41690	0	चौ. मीटर

मिळकतीचे क्षेत्र 10600 चौ. मीटर Bulk Land

Applicable Rules : 16 व

- 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2880/-
 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 2880
 =1440000/-
- 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =2592/-
 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 2592
 =3888000/-
- 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =2304/-
 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2304
 =4608000/-
- 6000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =2016/-
 6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 2016
 =12096000/-
- 600चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =1728/-
 600चौ. मीटर क्षेत्रासाठी मूल्य = 600 * 1728
 =1036800/-



जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य + मिळकतीचे क्षेत्र (5) मूल्य
 =1440000+ 3888000 + 4608000 + 12096000 + 1036800
 Rs. 23068800/-
 = २ दोन करोड तीस लाख अडसष्ट हजार आठ शें :-

Home

Print

सह दुय्यम निबंधक वर्ग-२
 हिंगणा.

273/4038

शुक्रवार, 26 एप्रिल 2024 3:24 म.नं.

दस्त गोपवारा भाग-1

हगन

२५ २६

दस्त क्रमांक: 4038/2024

दस्त क्रमांक: हगन /4038/2024

बाजार मूल्य: रु. 2,30,69,000/-

मोबदला: रु. 7,38,00,000/-

भरलेले मुद्रांक शुल्क: रु.44,28,000/-

दु. नि. सह. दु. नि. हगन यांचे कार्यालय

अ. क्र. 4038 वर दि.26-04-2024

रोजी 3:22 म.नं. वा. हजर केला.

पावती:4679

पावती दिनांक: 26/04/2024

सादरकरणाचे नाव: मेसर्स महालक्ष्मी हवीटादस एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश बोंदरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

दस्त हजर करणाऱ्याची सही:

एकुण: 30540.00

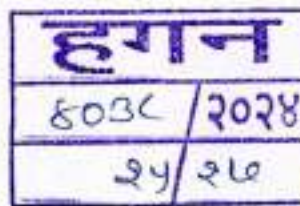
सह दुय्यम निबंधक वर्ग-२
हिंगणा.सह दुय्यम निबंधक वर्ग-२
हिंगणा. HGN

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 26 / 04 / 2024 03 : 22 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 26 / 04 / 2024 03 : 23 : 31 PM ची वेळ: (फी)



इसल गोपबारा भाग-2

हगन

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इसल क्रमांक:4038/2024

26/04/2024 3 34:40 PM

इसल क्रमांक :हगन/4038/2024

इसलका प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भजनलाल भीमनदास केवलरामाजी(एच.यु.एफ.) च्या तर्फे अधिकृत स्वाक्षरीकर्ता भजनलाल भीमनदास केवलरामाजी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर 5699 6991 9054, रोड नं: राहणार ब्लॉक नंबर 9 महात्मा गांधी शाळे च्या मागे अटीपटका नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:AAFHB6434E	लिहून देणार वय :-50 स्वाक्षरी:-		
2	नाव:मेनर्स महालक्ष्मी हवीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश बोंदरे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर 7077 3261 1826, रोड नं: राहणार प्लॉट नंबर 17 खामला रोड सोनेगांव तलाव जवळ पैराडाइस सोसाइटी न्यू सोनेगांव नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-42 स्वाक्षरी:-		
3	नाव:मेनर्स महालक्ष्मी हवीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (2) अमित सुरेन्द्र खेसव पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर 6254 9979 2838, रोड नं: राहणार प्लॉट नंबर 66 मॉडेल रोड रेल्वे बंगलो समोर सदर नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-43 स्वाक्षरी:-		
4	नाव:मेनर्स महालक्ष्मी हवीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (3) एएचडीए एडिफिकेटर्स प्रायवेट लिमिटेड कंपनी तर्फे अधिकृत संचालक दिशा अनिशकुमार छाजेड पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर 5478 9768 2645, रोड नं: राहणार प्लॉट नंबर 303 मंगलम अपार्टमेंट खरे टाउन धरमपेठ नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-24 स्वाक्षरी:-		
5	नाव:मेनर्स महालक्ष्मी हवीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (4) मेमर्स महालक्ष्मी एडिफिकेटर्स प्रायवेट लिमिटेड कंपनी तर्फे अधिकृत संचालक हर्ष अनिश छाजेड पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आधार नंबर 6302 8015 9408, रोड नं: राहणार प्लॉट नंबर 303 मंगलम अपार्टमेंट खरे टाउन धरमपेठ नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:ACAFM2479B	लिहून देणार वय :-26 स्वाक्षरी:-		

वरील इस्तोवज करून देणार तथाकथीत विक्रीपत्र चा इसल ऐवज करून दिल्याचे कवून करताव.

शिफा क्र.3 ची वेळ:26 / 04 / 2024 03 : 30 : 54 PM

ओळख:-

खात्रील इसम असे निवेदीत करतात की ते इस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:हिमांशु किशोर नाकाडे
वय:28
पत्ता:राहणार प्लॉट नंबर 11 मानेबाट्टा रोड न्यू कैलाश नगर पार्वती नगर नागपुर
पिन कोड:440027

2 नाव:प्रकाश गुलाबराव पारधी
वय:32
पत्ता:मु पो धानेगांव मोहगांव जि भंडारा
पिन कोड:441915

सह दुय्यम निबंधक वर्ग-२
हिंगणा.

छायाचित्र

ठसा प्रमाणित

04/04/2024

स्वाक्षरी



स्वाक्षरी



इस्तऐवज निष्पादनाचा कडलीजबाब देणाऱ्या अनु क्र. 1, 2, 3, 5, चा पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
	भजन भीमनदास केवलरामाजी	26/04/2024 03:31:49 PM	भजन भीमनदास केवलरामाजी M 1205846445338943488

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2	लिहून घेणार मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (1) राहुल जगदीश बोद्रे	26/04/2024 03:31:08 PM	राहुल जगदीश बोद्रे M 1183717205097340928	
3	लिहून घेणार मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (2) अमित सुरेन्द्र खेमका	26/04/2024 03:32:04 PM	अमित सुरेन्द्र खेमका M 1210466467512406016	
4	लिहून घेणार मेसर्स महालक्ष्मी हबीटाट्स एलएलपी भागीदारी संस्था तर्फे अधिकृत भागीदार (4) मेसर्स महालक्ष्मी एडिफिकेटर्स प्रायव्हेट लिमिटेड कंपनी तर्फे अधिकृत संचालक हर्ष अनिश छाजेड	26/04/2024 03:31:35 PM	हर्ष अनिशकुमार छाजेड M 1186277876481740800	

शिवका क्र.4 ची वेळ: 26 / 04 / 2024 03 : 34 : 28 PM

सह दुय्यम निबंधक वर्ग-२

हिंणगा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHALAXMI HABITATS LLP THROUGH RAHUL JAGDISH BONDRE AND OTHER	eChallan	69103332024042512761	MH001121339202425M	4428000.00	SD	0000695112202425	26/04/2024
2		DHC		0424266909855	560	RF	0424266909855D	26/04/2024
3	MAHALAXMI HABITATS LLP THROUGH RAHUL JAGDISH BONDRE AND OTHER	eChallan		MH001121339202425M	30000	RF	0000695112202425	26/04/2024

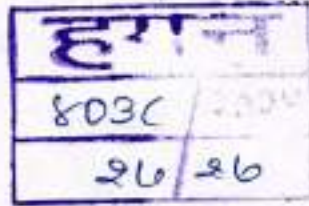
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4038 /2024

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४०३८ मंदरी नोंदला
प्रमाणित करण्यात येते कि,
हा दस्ताला एकूण २६ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
हिंणगा
दि २६ मार्च ०८ सन २०२४