

82200/-
82720

25/8/2001

JOINT DISTRICT REGISTRAR
& COLLECTOR OF STAMPS
NAGPUR, DIST - NAGPUR
MAH/CCRA/45/YEAR - 2000

MAHARASHTRA 05479 SPECIAL
ADHESIVE 199303 MAY 08 2001
R.0038200 PD D110
REVENUE STAMP DUTY MAHARASHTRA

(69) अक्षरी रुपये अक्षरीस हजार दोनशें फक्त
मुख्य निबंधक
नागपूर-२

38200
+ 37800
78000 + 5000

2498
2009
मुख्य निबंधक, नागपूर
नागपूर विभा

Signature of Vithal

195000
20000
2-
2-
2-
2-
2-
71-
20034

9

Q

SALE DEED

मुख्य निबंधक नागपूर - १

VALUED AT RS. 12,50,000/-
(RUPEES TWELVE LAC FIFTY THOUSAND ONLY)
(MARKET VALUE 19,50,000/- (RUPEES NINETEEN LAC FIFTY THOUSAND ONLY)
+ 118000
2068000

JOINT DISTRICT REGISTRAR
& COLLECTOR OF STAMPS
NAGPUR, DIST :- NAGPUR
MAH/CCRA/48/YEAR - 2000

भारत 07125 SPECIAL
ADHESIVE 127523 FEB 12/2001

R 0039800 PD 0112

INDIA STAMP DUTY MAHARASHTRA

329
दुय्यम निबंधक
नागपुर-क्र. ३



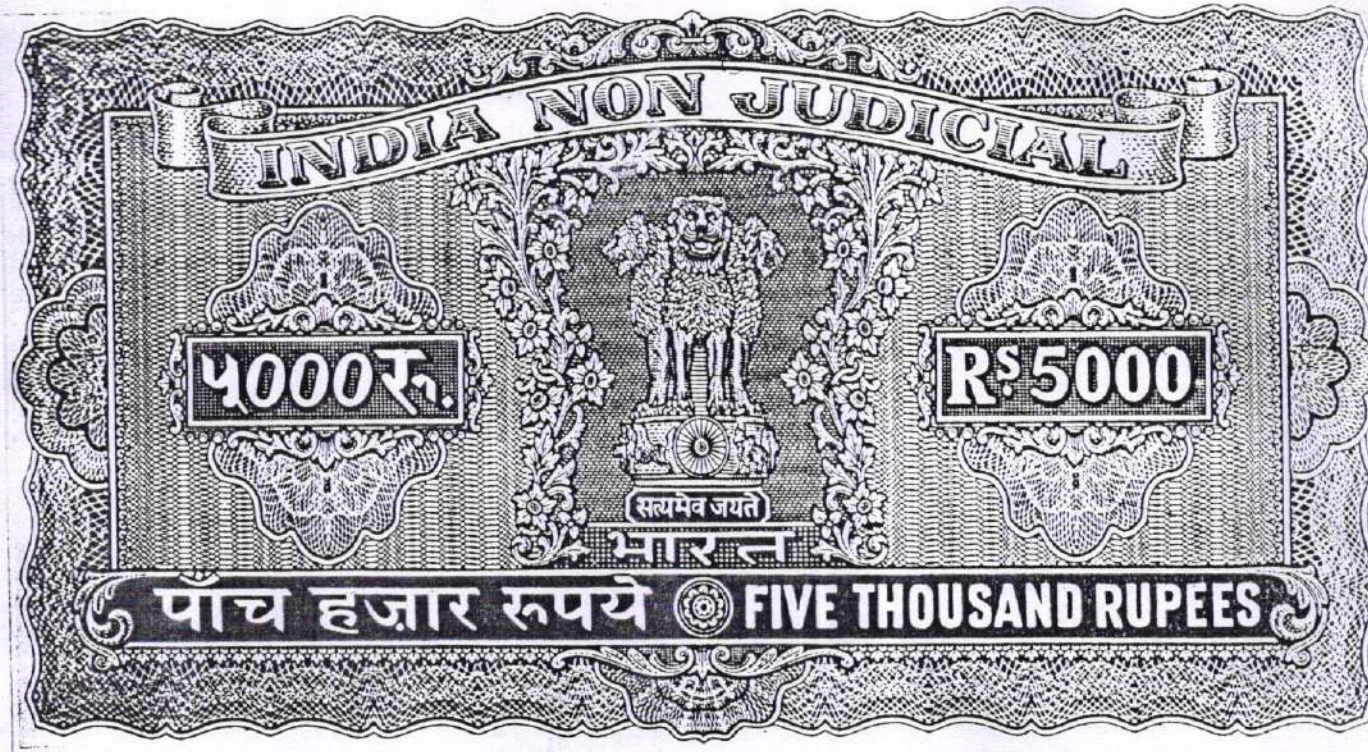
SALE DEED

Nineteen VALUED AT RS. ~~9,00,000/-~~
(RUPEES ~~NINE~~ LAC ~~NINETY FIVE~~ THOUSAND ONLY)

Fifty

Contd....2

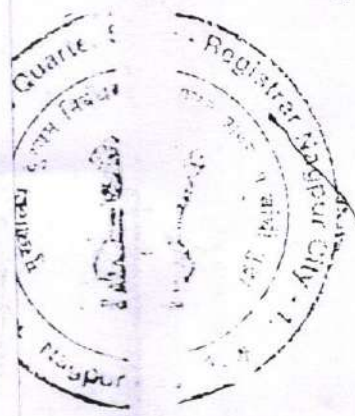
5000Rs.



J. B. P. ROUTE No. 4862 5000/- 21/12/2009. Price.....Date,...

Stamp Vendor
Collector Compound
MAGPUR.

Name..... महाबलिका पंचमतीया (H.U.A) 01/01/2010



[Handwritten signature]

10/1/71

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This DEED OF SALE is executed at Nagpur on this ^{MARCH} 09th day of ~~February~~ 2001.

BETWEEN

- 1) MRS. NILOUFER FEROZ SHAPURJI W/o MR. FEROZ SHAPURJI, aged about 44 years, Occupation : Agriculturist/Housewife.
- 2) MR. FEROZ S/o MR. RUSTOM SHAPURJI aged about 48 years, Occupation : Agriculturist both R/o 37/A, Hindustan Colony, Amravati Road, Nagpur - 440010.

hereinafter referred to and called as PARTY NO. 1, which term shall mean and include unless contrary to the reference or meaning thereof the said Party No. 1 as well as their legal heirs, representatives, executors, assignees, agents etc. of the FIRST PART.

AND

MAGANLAL PANCHMATIYA (HUF) through karta SHRI MAGANBHAI PANCHMATIYA aged about 70 years, Occupation : Agriculturist, r/o 44, Ramdaspath, Nagpur.

Whereas Party No. 1 are the absolute owners and hold good, valid, legal and marketable title to the agricultural land identified as Khasra No. 139/1, having an area of 3.46 hectares or 8.549 acres rental Rs. 9.61 held in Bhogwatdar Class I rights and bearing Patwari Halka No. 53, at Mouza - Bazargaon, P.O. Tahsil and District - Nagpur (Rural) hereinafter referred to and called as "THE SAID AGRICULTURAL FIELD".

Whereas Party No. 1 desired to sell the said agricultural field and Party No. 2 being interested in purchasing the same negotiated with the Party No. 1 and it was agreed that the total price of the said land described in the Schedule would be Rs.12,50,000/- (Rupees Twelve Lac Fifty Thousand Only).

It was agreed that the Sale Deed would be executed after completing all the formalities as are required to be complied with for executing a legal and valid Sale Deed.

NOW THIS DEED OF SALE WITNESS AS UNDER :

1. That, in pursuance of the aforesaid understanding and in consideration for a sum of Rs. 12,50,000/- (Rupees Twelve Lac Fifty Thousand Only) out of which amount the Party No. 2 has paid to the Party No.1 Rs. 10,01,000/- (Rupees Ten Lac One Thousand Only) as follows :

- (i) Rs. 51,000/- (Rupees Fifty One Thousand Only) by Cheque No. 109327 Dtd 01.08.2000 drawn on Gandhibagh Sahakari Bank, Nagpur.
- (ii) Rs. 3,25,000/- (Rupees Three Lac Twenty Five Thousand Only) by Cheque No. 136711 drawn on Gandhibagh Sahakari Bank, Nagpur. The cheques are drawn in favour of Mrs. Niloufer Shapurji.
- (iii) Rs. 3,25,000/- (Rupees Three Lac Twenty Five Thousand Only) by Cheque No. 109359 drawn on Gandhibagh Sahakari Bank, Nagpur. The cheques are drawn in favour of Mrs. Niloufer Shapurji.
- (iv) Rs. 75,000/- (Rupees Seventy Five Thousand Only) by Cheque No. 113413 Dtd 04.03.2001 drawn on Gandhibagh Sahakari Bank, Ganjakheth Branch, Nagpur in favour of Mr. Feroz Shahpurji
- (v) Rs. 2,25,000/- (Rupees Two Lac Twenty Five Thousand Only) Cheque No. 868366 Dtd 04.03.2001 drawn on Bank Of Baroda, Itwari Branch, Nagpur in favour of Mr. Feroz Shahpurji.

The balance amount of Rs. 2,49,000/- (Rupees Two Lac Forty Nine Thousand Only) is hereby paid as payment of full and final sale consideration in the name of Mr. Feroz Shapurji by Cheque No. _____ Dtd _____ drawn on _____ Bank, Nagpur.

The Party No. 1 hereby acknowledge the receipt of the aforesaid amount of Rs. 12,50,000/- as full and final sale consideration. In lieu whereof the Party No. 1 hereby convey, transfer and assign title and interest in all that piece and parcel of agricultural field more particularly described in the schedule herein in favour of the Party No. 2 with full warranty of title ABSOLUTELY AND FOREVER.

2. Party No. 1 declares that they are the sole and absolute owners and hold good, valid, legal and marketable title to the property described in the schedule which is free from any or all encumbrances, charges, liens, easements, mortgage, sale agreements, leases, licenses etc. Party No. 1 further declares that they are having absolute right to convey the property in favour of Party No. 2 originally the land was purchased by Smt. Ramola Bai Nathuji Dhurve in the year 18.01.1962 for Rs. 6,000/- from Smt. Vidyawati Bai Pannalal Dewedi R/o - Nagpur by Registered Sale Deed bearing Serial No. 2527 Dtd 18.01.1962. The Agriculture Field was gifted to her sons Shri Motiram, Diwakar and Ashok Dhurve by a gift Deed. The Party No. 1 has purchased the said agricultural field from the aforesaid owners vide Sale Deed Dtd 25th April, 1995 registered at Serial No. 1789 in the office of the Joint Sub Registrar, Nagpur.
3. Party No. 1 hereby states and declares that they did not raise any kind of loan against the property described in the schedule and the same has not been mortgaged anywhere and there is no legal impediment in the matter of executing this Conveyance Deed in favour of Party No. 2 from claims of all other persons or third parties and also undertake to protect all the rights of Party No. 2 which are acquired by Party No. 2 under this Deed Of Conveyance.
4. The possession (legal as well as physical) of the Property described in the Schedule has been delivered by Party No. 1 to Party No. 2 today.
5. Party No. 2 have become the absolute, legal and beneficial owners of all the property described in the schedule and are entitled to enjoy the same as true and absolute owners thereof without any obstruction, hindrance or interference from the Party No. 1 or anybody claiming through them.
6. Party No. 1 declares that they have paid all the taxes and revenues in respect of the property described in the schedule till today and it shall be the responsibility of Party No.2 to pay the taxes hereafter.
7. The property sold by Party No. 1 in favour of Party No. 2 is without reservation of any right whatsoever and the same is conveyed alongwith all the rights attached thereto in favour of Party No. 2.
8. The Party No. 2 shall be entitled to get his name mutated in relevant revenue records.
9. All the expenses on account of Stamp duty, drafting, miscellaneous, out of pocket expenses as well as registration charges for this Conveyance Deed are made by Party No. 2.



श्री निलोत्तर फिरोज शापूरजी
४४, शेती
श्री फिरोज सुस्तम शापूरजी
४८, शेती
वे राह. नगर

१) दादाजी नारायणदास मूर्क
साधवणा. २५. नंदवारी. नागपूर. २

मगललाल पंचमनिया (MNF)
कती मगललाल पंचमनिया
७०, शेती, रामहालपेठ

२) दादाजी कवडुली वैद्य

साधवणा. २५. नंदवारी. नागपूर.

इस्तएवज करून देणार

॥ भारत इस्तएवज करून देणारा
नवतः ओळखत असल्याचे सांगतात व
प्राची धांडा देणार

या वित्त विभाग...
इस्तएवज करून दिल्याचे कपड
मरवात

१) mfshapurji

२) Hshapurji

३) Mayanul Vithal



१) *[Signature]*

२) *[Signature]*

दि ९/३/२००९

[Signature]

दुय्यम निबंधक नागपूर - १

४९ नंवरा चे दुकाचे २००५
खंडाचे ४४ ते १५० पर्यंत
२४९६ नंवरी नोंदला

या शापूर समाज पत्र
५॥ २२२/२ (६) २३-४/५
॥ ३३/४५७ २०००-०१-४
५१९२ च. ३॥ ५१

दुय्यम निबंधक नागपूर - १
दि. २ माहे ३
सन २००९



10. That as the sale consideration received by each member of Party No. 1 exceeds Rs. 5,00,000/- (Rupees Five Lacs Only) hence Income Tax Clearance Under Section 230 A of the Income Tax Act 1961 is furnished to the registering authority. By this instrument Mrs. Niloufer Shapurji and Mr. Feroz Shapurji have transferred their proportionate undivided and equal right title and interest in the said agriculture field in favour of the Party No. 2.

SCHEDULE OF PROPERTY

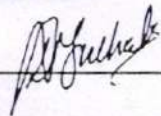
All that piece and parcel of Agricultural land admeasuring 3.46 hectares or 8.54 acres at Mouza - Bazargaon, bearing Patwari Halka No. 53, Khasra No. 139/1, P.O. Bazargaon, Tahsil and District - Nagpur (Rural) having a land revenue of Rs. 9.61 ps. of occupancy right Bhogwatdar Class I. The said agriculture field is bounded as under :

TOWARDS NORTH : Nala and thereafter Khasra No. 120.
TOWARDS SOUTH : Amravati Road.
TOWARDS EAST : 139/2 land of Suryakantabai Dhurve
TOWARDS WEST : Nala and thereafter khasra No. 138

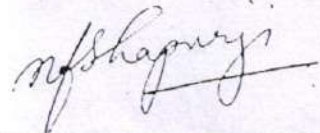
The said agricultural land is more particularly shown in the Map plan appended hereto with boundaries coloured red. The agriculture field is sold in favour of Party No. 2 alongwith all plantation, trees, shrubs and all other super structures existing thereon.

In witness whereof this DEED OF SALE is executed at Nagpur by the parties on the date, month and year first written herein above.

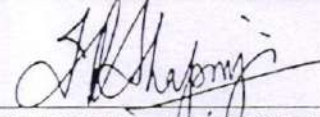
WITNESSES :

1. 

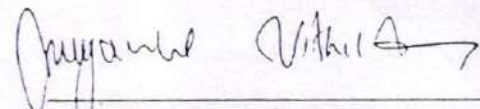
2. 



MRS. NILOUFER F. SHAPURJI



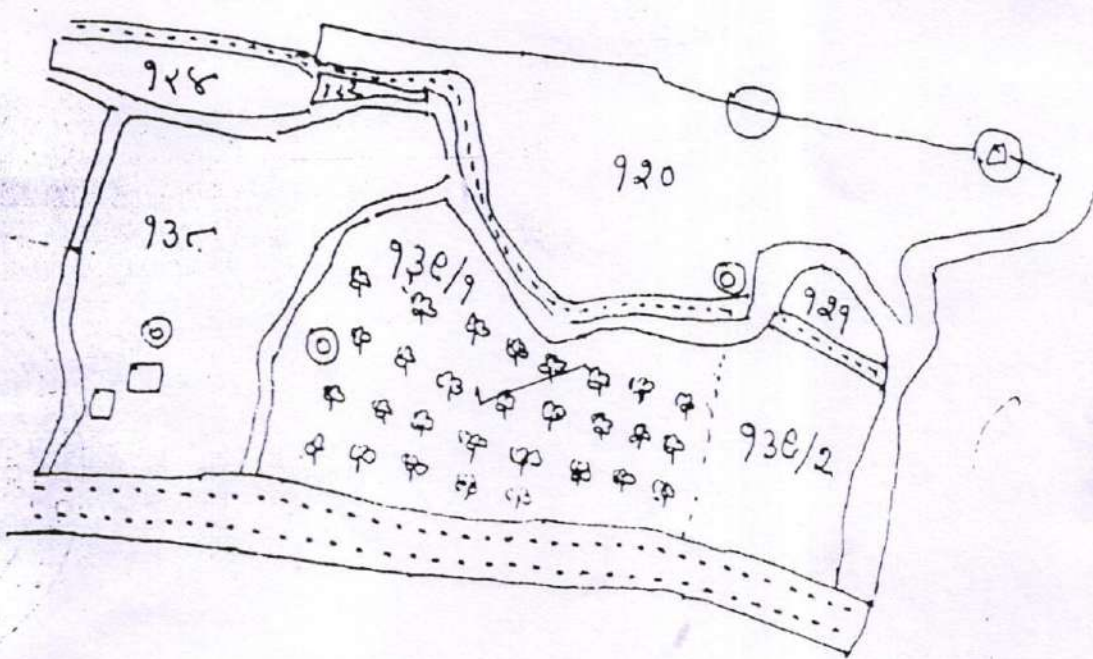
MR. FEROZ R. SHAPURJI
PARTY NO. 1



MR. MAGANLAL PANCHMATIYA
HUF THROUGH MAGANBHAI
PANCHMATIYA (KARTA)



मौजा - बाजारगांव
प. ६० नं. ५३
ता. नागपुर
जिल्हा - नागपुर
सन १९८५-८६
प्रमाण - १-५०००



सत्यप्रतीलीपी

प्रमाणित प्रतीसादी की म्हणून दि. २८/०५/८६
च. ... १२/०५/८६ ... मिळाले

[Signature]
सहायक सचिव

SELLER:

[Signature]
[Signature]

PURCHASER:

[Signature]