Receipt (pavti)

पावती

Original/Duplicate

274/4446
Friday,August 05 ,2022
2:35 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6301 दिनांक: 05/08/2022

गावाचे नाव: येरला
दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-4446-2022
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: रविराज व्हेंचर्स तर्फे भागीदार सौ. राजश्री रविंद्र गायगोले . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1480.00
पृष्ठांची संख्या: 74	
एकूण:	रु. 31480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:52 PM ह्या वेळेस मिळेल.

NGR10

बाजार मुल्य: रु.26565000 /-
मोबदला रु.16200000/-
भरलेले मुद्रांक शुल्क : रु. 1594000/-

DELIVERD

1) देयकाचा प्रकार: DHC रक्कम: रु.1480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0408202212996 दिनांक: 05/08/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005814479202223E दिनांक: 05/08/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH005814479202223E	BARCODE		Date	31/07/2022-13:12:56	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ABEFR2857B
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	RAVIRAJ VENTURES THROUGH PARTNER
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	SURVEY NO 55/B MOUZA YERLA
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	1594000.00	**Road/Street**	P. H. NO. 3 TH NAGPUR RURAL
0030063301 Registration Fee	30000.00	**Area/Locality**	DIST NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	PAN2=AGSPM3494Q~SecondPartyName=SHWETA MAHENDRAKUMAR MISHRA AND OTHERS~
Total	16,24,000.00	**Amount In Words**	Sixteen Lakh Twenty Four Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022073158403	IK0BUZQRT4
Cheque/DD No.		Bank Date	RBI Date	31/07/2022-13:24:14	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9970326257

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Shweta Mishra

Print Date 31-07-2022 01:14:04

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SEAL OF THE JOINT SUB REGISTRAR CLASS-2, NAGPUR RURAL NO.10 NAGPUR

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0408202212996	**Date**	04/08/2022
Received from Raviraj Venture through Partner Mrs Rajshree Ravindra Gaigole, Mobile number 9970326257, an amount of Rs.1480/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	04/08/2022
Bank CIN	10004152022080411865	**REF No.**	IGAOBNMMQ8
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO. 10

SALE DEED

2,65,65,000/-

Agreed cost Rs. 1,62,00,000=00 & Market valued 2,65,65,000=00)
Field Survey /Kh. No. 55/B Adm. 1.65 HR
MOUZA YERLA, P.H. NO. 3,
TH. NAGPUR (RURAL), DIST. NAGPUR

(Item No. 17.1.3 Rate @ Rs. 2300/-)

THIS DEED OF SALE is made at Nagpur, District – Nagpur on this ____nd day of August, 2022 BETWEEN :

1) SMT. RAJANI WD/O. MAHENDRAKUMAR MISHRA Aged about 75 Years, Occupation – Agriculturist and Private, **(PAN AJTPM8037B), (UID-527957990861),** R/o. Flat No. B-1202, May Fair, Hill Crest, Phirozshah Nagar, Vikroli West, Mumbai-400079 **2) MRS. SMITA W/O. MRIDUL BAJPAI (NEE : MISS SMITA D/O. MAHENDRAKUMAR MISHRA),** Aged about 51 Years, Occupation – Service, **(PAN- BGEPM3329P), (Passport- 647751745),** R/o. 9505, Elm Bruk, Brentwood, T.N.-37027, USA **3) MRS. SOUMYA W/O. NISHEETH SHARMA (NEE : MISS SOUMYA D/O. MAHENDRAKUMAR MISHRA),** Aged about 34 Years, Occupation – Service, **(PAN- CIXPM7070F), (UID- 703268768950) (Passport – Z3816902),** R/o. 2413 209th PINE, Sammamish, WA 98074 **4) MISS SHWETA D/O. MAHENDRAKUMAR MISHRA),** Aged about 48 Years, Occupation – Service, **(PAN AGSPM3494Q), (UID- 759937107013),** R/o. Flat No. B-1202, May Fair, Hill Crest, Phirozshah Nagar, Near Kialash Complex, Vikroli West, Mumbai-400079 **for 1 to 3 through Power of Attorney Holder MISS SHWETA MAHENDRAKUMAR MISHRA** Aged about 48 Years, Occupation – Service, **(PAN AGSPM3494Q), (UID- 759937107013),** R/o. Flat No. B-1202, May Fair, Hill Crest, Phirozshah Nagar, Vikroli West, Mumbai-400079 (Hereinafter called to and referred as **VENDORS,** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS,** as well as their Legal heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART. (Mobile No. 9967037642)**

AND

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RAVIRAJ VENTURES, (PAN : ABEFR2857B) Partnership Firm acting through its Partner MRS. RAJSHREE RAVINDRA GAIGOLE, aged about 39, Occupation : Agriculturalist **(PAN : AJOPG7366G) (UID : 290398333953)** R/o Vastushilp Colony, Katol Road, Nagpur-440013, (hereinafter individually called to and referred as the **PURCHASER,** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER,** as well as its legal representatives, executors, administrators, successors and assigns of the **SECOND PART. (Mobile No. 9970326257).**

WHEREAS Originally all that piece and parcel of land bearing Survey / Gut No. 55/B (Old Bhumapan No. 81) Bhumiswami Rights of Mouza Yerla, bearing P. H. No. 3, Occupancy Class Right I, Th. Nagpur (Rural), Dist. Nagpur was owned and possessed by Shri. Mahendrakumar Gargishankar Mishra being his separate property as entry reflected in the Adhikar Abhilekh Panji 1954-55.

AND WHEREAS during the course of time the Government of Maharashtra and Land Revenue Department had carried out remeasurement & settlement in the year 1987-1988 and the said Field / Survey / Khasra No. 81 was renumbered as Field / Survey / Khasra No. 55/B of Mouza Yerla, Occupancy Class Right I, Th. Nagpur Rural, Dist. Nagpur and the name of Shri. Mahendrakumar Gargishankar Mishra recorded as owner of Field / Survey / Khasra No. 55/B admeasuring 1.65 H.R in 7/12 extract.

AND WHEREAS Shri. Mahendrakumar Gargishankar Mishra had left for heavenly abode on 20/05/2018 by leaving behind the abovementioned Vendors as being his legal heirs and they had succeeded in the schedule property by virtue of intestate succession and their name was also duly mutated in the Revenue Records i.e. in 7/12 extract as joint owner thereon.

AND WHEREAS the Purchaser hereinabove named has satisfied himself in respect of the Vendor's title to the said property as good valid and marketable.

AND WHEREAS the Purchaser being desirous of owning a said land, has approached the Vendors and expressed his desire and willingness to purchase the said land admeasuring 1.65 HR bearing Survey/ KH. No. 55/B of Mouza-Yerla.

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AND WHEREAS the considering his request and after detailed negotiations the Vendors have now sold the aforesaid property to Purchaser for a total consideration of **Rs. 1,62,00,000/- (Rupees One Crore Sixty-Two Lacs only)** upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) THAT the VENDORS had sold and PURCHASER had Purchased All that piece and parcel of **land admeasuring 1.65 HR** of **Survey /Kh. No. 55/B** of **Mouza – Yerla**, bearing **P.H. No. 3,** held in **Occupancy Class-I Rights,** situated within the limits of Village Yerla, Tahsil Nagpur Rural & District Nagpur more particularly described in the SCHEDULES hereunder written.

2) THAT the total price agreed **Rs. 1,62,00,000/- (Rupees One Crore Sixty-Two Lacs only)** which the Purchaser has specifically paid to the vendors in the following manner.

MANNER OF PAYMENT

Rs. 5,00,000=00	**(Rs. Five Lacs only)** Paid by the purchaser to the **Vendor** by way of RTGS Transfer on 22/04/2022 vide **UTR No. SBINR52022042279558793** drawn on State Bank of India, towards part payment of consideration Amount.
Rs. 40,00,000=00	**(Rs. Forty Lacs only)** Paid by the purchaser to the **Vendor** by way of RTGS Transfer on 20/06/2022 vide **UTR No. SBIN122171742223** towards part payment of consideration Amount.
Rs. 56,70,000=00	**(Rs. Fifty-Six Lacs Seventy Thousand only)** Paid by the purchaser to the **Vendor** by way of RTGS Transfer on 28/07/2022 vide UTR No. **SBINR52022072896585873** towards part payment of consideration Amount.

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Rs. 58,68,000=00	**(Rs. Fifty-Eight Lacs Sixty-Eight Thousand only)** Paid by the purchaser to the **Vendor** by way of **RTGS Transfer on 04/08/2022** vide **UTR No. SBINR52022080497741381** towards part payment of consideration Amount.
Rs. 1,62,000=00	**(Rs. One Lacs Sixty-Two Thousand only)** will be Paid by the purchaser directly to the Income Tax Department towards TDS amount for the said transactions.
Rs.1,62,00,000=00	Total Consideration **(Rupees One Crore Sixty Two Lacs only)**

(The aforesaid payment is duly acknowledged by the party no.1 by this sale deed, no separate receipt is required to be drawn and there is no dispute about the manner of payment and all the vendors declares and submits that they had received the payment.)

3) THAT, the Vendors assures the Purchaser that they have a good, valid and marketable title to the property hereby sold and that they have full right and absolute authority to sale the same to the Purchaser absolutely and forever.

4) THAT, the Vendors does hereby declare that the property hereby sold is held by them and have an absolute share in it and none except them have any right or title or interest in respect thereof.

5) THAT, the Vendors have assured to the Purchaser that the schedule property is free from mortgage, charge, lien, demand or dispute of any kind whatsoever and if any other mortgage, charge, lien, encumbrance or demand is found to be due, then in such an event, the Vendors shall discharge the same and always keep the Purchaser indemnified against the same.

6) THAT, the Vendors have delivered the actual vacant physical possession of the property sold at the time of execution of the Sale Deed in favour of the purchaser and now the title and interest of the Vendors over the

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO. 10

schedule property is transferred in favour of Purchaser. The ownership and possession is duly acknowledged by all the Vendors,

7) THAT it is further agreed between the parties that in case any objection or dispute in respect of possession of Sellers over schedule arises in the event the sellers will indemnify the purchaser in case any loss caused to the respect and seller will hand over the actual physical and vacate possession of land in their presence to purchaser.

8) THAT it is agreed by the PURCHASER that once sale deed is executed of the mentioned land then vendor shall have no liability on addressing/resolving any issue related to the land.

9) THAT it is agreed by the PURCHASER that it will abstain from doing any act, deed or thing which would cause annoyance, inconvenience or obstruction to the other adjacent owners and shall always abide by the Zonal Rules of the competent authorities.

10) 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 Deed nor shall any compensation be allowed in respect thereof, but all the same, such mis-statement, error or omission will always be subject to correction by the parties hereto.

11) THAT, the Vendors submits that upon Sale of Present Land they do not became Landless furthermore the purchaser is also agriculturist.

12) THAT, there is difference in market valuation and in the consideration cost, the difference is only because there was and is dispute, furthermore there is also a problem of encroachment over the schedule property and as such the property in question was sell by the Vendors at such amount, as the said consideration amount is one of the best amounts offered by the present Purchasers in the present facts. The purchasers will have full Right and Authority to evict the encroachers from the schedule property and have full right to undergo a settlement talk with the alleged encroachers, even further there is not proper approach to the aforesaid field and as such it is difficult on the part of

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Vendors to use the same & therefore they are unable to undertake Agricultural activity over the field and furthermore there was / is water issue for irrigating the agricultural field ans as such the Vendor is agreed to sale the land on aforesaid price.

13) THAT, the Vendors & Purchaser submits that upon Registration of Present Sale Deed the Sale is Confirm & the Title over the Schedule of Property is transferred in favour of Purchaser with heritable and transferable rights, the Purchaser can Use the said property as per its wish.

14) THAT, all the expenses on account of the preparation of this SALE DEED including the cost of the stamp Duty and Registration payable thereon, have been borne by the Purchaser.

15) THAT the parties hereby declare that they have fully examined and read over the contents of this sale deed and they hereby sign it without any coercion, undue influence, threat, intoxication and mis-representation of any kind and they are fully satisfied with the contents of this sale deed and they will hold each other free and harmless of any demands, claims, actions or proceedings in respect of the property hereby sold.

SCHEDULE OF PROPERTY

All that piece and parcel of Agricultural land bearing **Khasara No. 55/B (Old Bhumapan No. 81)** admeasuring 1.65 HR. rental at Rs. 7.04 Held in Occupancy Class I Rights of **Mouza – Yerla**, having P.H. No. 3, Khate No. 102 in Revenue Division Nagpur in Tahsil Nagpur (Rural) and District Nagpur and same is Bounded as Under:-

EAST	:	Nalla and Road
WEST	:	Khasara No. 54
NORTH	:	Khasara No. 55/A
SOUTH	:	Khasara No. 55/C and Yerla Village

IN WITNESS WHEREOF the VENDORS, the PURCHASER hereinabove named have hereto set their respective hands and signed the SALE DEED AT NAGPUR in presence of the attesting witnesses signing as such on the Day First above written.

Drafted by Adv. Sahil Bhanage 9226720440

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JOINT SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO.10





1) SMT. RAJANI WD/O. MAHENDRAKUMAR MISHRA
2) MRS. SMITA W/O. MRIDUL BAJPAI
(NEE : MISS SMITA D/O. MAHENDRAKUMAR MISHRA),
3) MRS. SOUMYA W/O. NISHEETH SHARMA
(NEE : MISS SOUMYA D/O. MAHENDRAKUMAR MISHRA),
4) MISS SHWETA D/O. MAHENDRAKUMAR MISHRA),
through Power of Attorney for 1 to 3 and for self
MISS SHWETA MAHENDRAKUMAR MISHRA
VENDORS / PARTY NO. 1





RAVIRAJ VENTURES,
acting through its Partner
MRS. RAJSHREE RAVINDRA GAIGOLE,
PURCHASER / PARTY NO. 2

WITNESSES:

1) _____





2) _____





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