

273/422

पावती

Original/Duplicate

Friday, January 10, 2025

नोंदणी क्र.: 39म

5:41 PM

Regn.: 39M

पावती क्र.: 474 दिनांक: 10/01/2025

गावाचे नाव: वानाडोंगरी त.सा.क्र. 46

दस्तऐवजाचा अनुक्रमांक: हगन-422-2025

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स प्रसन्ना प्लॅनर्स तर्फे भागीदार श्री. अमित गोपालजी हेडा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

एकूण:

रु. 31240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:59 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
हिंगणा.

बाजार मुल्य: रु. 146375000/-

मोबदला रु. 132500000/-

भरलेले मुद्रांक शुल्क : रु. 8782500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125109811603 दिनांक: 10/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014118491202425E दिनांक: 10/01/2025

बँकेचे नाव व पत्ता:

Handwritten signature

1/10/2025, 17:41

DELIVERED

५९-१०३ लखनौ मालवा रोड
लखनौ

५९



CHALLAN
MTR Form Number-6



GRN MH013156302202425E		BARCODE 		Date 24/12/2024-18:47:59		Form ID 25.1			
Department Inspector General Of Registration				Payer Details					
Type of Payment Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name HGN_HINGNA SUB REGISTRAR				Full Name		MS PRASANNA PLANNERS			
Location NAGPUR									
Year 2024-2025 One Time				Flat/Block No.		MOUZA WANADONGARI			
Account Head Details		Amount In Rs.		Premises/Building					
0030046401 Sale of NonJudicial Stamp		6455000.00		Road/Street		TAH HINGNA			
				Area/Locality		DIST NAGPUR			
				Town/City/District					
				PIN		441110			
				Remarks (If Any) SecondPartyName=MS ASHTAVINAYAK DEVELOPERS~					
				Amount In		Sixty Four Lakh Fifty Five Thousand Rupees Only			
Total		64,55,000.00		Words					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332024122420770 2905894868	
				Bank Date		RBI Date		24/12/2024-18:49:28 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Mobile No. : 0000000000

Department ID :

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सद

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH014118491202425E	BARCODE			Date	10/01/2025-12:53:41		Form ID	25.1	
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty						
Office Name				HGN_HINGNA SUB REGISTRAR		Full Name		MS PRASANNA PLANNERS		
Location				NAGPUR		Flat/Block No.		MOUZA WANADONGARI		
Year				2024-2025 One Time		Premises/Building				
Account Head Details				Amount In Rs.		Road/Street		TAH HINGNA		
0030046401 Stamp Duty				2327500.00		Area/Locality		DIST NAGPUR		
0030063301 Registration Fee				30000.00		Town/City/District				
						PIN		4 4 1 1 1 0		
						Remarks (If Any)				
						SecondPartyName=MS ASHTAVINAYAK DEVELOPERS~				
Total				23,57,500.00		Amount In		Twenty Three Lakh Fifty Seven Thousand Five Hundre		
						Words		d Rupees Only		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103332025011013802		2908786132
Cheque/DD No.				Bank Date		RBI Date		10/01/2025-12:55:14		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.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 0000000000



“श्री”

SALE DEED

VALUED AT RS. 13,25,00,000.00 ONLY
(RUPEES THIRTEEN CRORE TWENTY FIVE
LAKH ONLY)

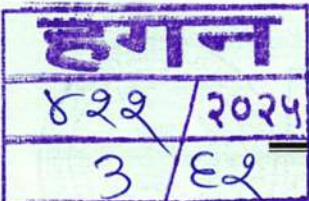
MARKET VALUE RS. 14,63,75,000.00 ONLY

{Item No. 2.4, Page No. 1399 Mouza – Wanadongari Plot @ Rs. 8,160/- Per
Sq. Mtrs.}

THIS DEED OF SALE is made at NAGPUR on this **10TH** Day of
JANUARY, 2025, BETWEEN :-

M/S. ASHTVINAYAK DEVELOPERS, A Partnership Firm, having its
Office at Nagpur, **{Income Tax PAN AAKFA9217D}**, Acting through its
Authorised Partner – SHRI. GIRISH S/o MOTILAL JAISWAL, Aged
about 61 Years, Occupation – Business, Resident of Plot No. 46, Chakradhar
Society, Beltrodi Road, Opp. Datta Mandir, Besa Road, Nagpur, Pin Code :
440 037, Tahsil and District – NAGPUR (Maharashtra State), **{Income Tax**
PAN ADFPJ4296B, Aadhar Card No. 8593 1356 5690 & Mobile No.
8421922844}, hereinafter called the **"VENDOR"**, which expression shall
unless repugnant to the context or meaning thereof, always mean and include
the said **"PARTNERSHIP FIRM** and its **PARTNERS"**, as well as their
respective heirs, legal representatives, executors, administrators, successors
and assigns of the **ONE PART**.

AND



M/S. PRASANNA PLANNERS, A Partnership Firm, having its Office at Plot No. 6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur, {**Income Tax PAN AAZFP8407H**}, Acting through its **Partners - (1) SHRI. AMIT S/o GOPALJI HEDA**, Aged about 45 Years, Occupation - Business, Resident of Near Station Road, ITI, New Takli, Bhandara, Pin Code : 441904, Tahsil and District - BHANDARA (Maharashtra State), {**Aadhar Card No. 6848 3421 7515 & Mobile No. 8446546360**}, **(2) SHRI. PRAKASH S/o DEORAVJI CHAPLE**, Aged about 60 Years, Occupation - Business, Resident of Plot No. 19, Ramkrishna Nagar, Near Ajni Square, Wardha Road, Nagpur, Pin Code : 440 015, Tahsil and District - NAGPUR (Maharashtra State), {**Aadhar Card No. 5727 3782 5271 & Mobile No. 9371502804**}, **(3) SHRI. SHAKTI S/o GIRISH JAISWAL**, Aged about 35 Years, Occupation - Business, Resident of Plot No. 46, Chakradhar Society, Beltrodi Road, Opp. Datta Mandir, Besa Road, Nagpur, Pin Code : 440 037, Tahsil and District - NAGPUR (Maharashtra State), {**Aadhar Card No. 7962 2750 7147 & Mobile No. 9970899990**}, hereinafter called the "**PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**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 hereinabovenamed exclusively owns and possess and in possession of the property comprising **ALL THOSE** Pieces and Parcel of Land bearing **Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI**, having **Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs)**, Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR, hereinafter referred to as the "**said property**"; AND

WHEREAS, **ALL THOSE** Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto,



all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR, belongs to M/S. ASHTAVINAYAK DEVELOPERS, Acting through its Authorised Partner – Shri. Girish Motilal Jaiswal, the Vendor named hereinabove, being its separate and self acquired property; AND

WHEREAS, as a result therefore the aforesaid /S. ASHTAVINAYAK DEVELOPERS, Acting through its Authorised Partner – Shri. Girish Motilal Jaiswal has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name all relevant records as also in 7/12 Extracts and Gaon Namuna 8-A; AND

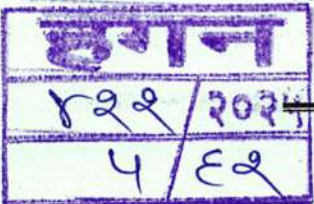
WHEREAS, for various cogent reasons and other good causes the Vendor hereinabovenamed has now decided to sell/transfer the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in its best interests; AND

WHEREAS, the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendor to sale the property, it offered to purchase the same for a valuable consideration; AND

WHEREAS, the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor by an agreed to sell the same to the Purchaser for a total valuable consideration of **Rs. 13,25,00,000/- (Rupees Thirteen Crore Twenty Five 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. 13,25,00,000/- (Rupees Thirteen Crore Twenty Five Lakh Only)** paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor do hereby acknowledge, the Vendor as an absolute, exclusive and full owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of **SALE** to the Purchaser **ALL THOSE** Pieces and Parcel of Land bearing **Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI**, having **Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs)**, Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in



Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute, exclusive and full owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses, Nagar Parishad Taxes and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT

Rs. 86,75,000/-

(Rupees Eighty Six Lakh Seventy Five Thousand Only) paid by the Purchaser to the Vendor by Cheque No. 029620, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,00,00,000/-

(Rupees One Crore Only) paid by the Purchaser to the Vendor by Cheque No. 029621, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,00,00,000/-

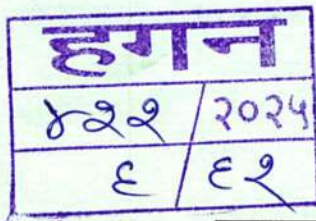
(Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029622, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,00,00,000/-

(Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029623, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,00,00,000/-

(Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029624, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.



- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029625, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029626, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029627, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029628, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029629, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029630, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029631, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.



Rs. 1,00,00,000/-

(Rupees One Crore Only) paid by the Purchaser to the Vendor, by Cheque No. 029632, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 25,00,000/-

(Rupees Twenty Five Lakh Only) paid by the Purchaser to the Vendor, by Cheque No. 029633, Drawn on The Bhandara Urban Co-operative Bank Ltd; Dharampeth Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 13,25,000/-

(Rupees Thirteen Lakh Twenty Five Thousand Only) deducted by the Purchaser from the Sale Consideration payable to the Vendor towards Tax Deduction at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department, the receipt whereof is also hereby acknowledged by the Vendor.

RS. 13,25,00,000/-
=====

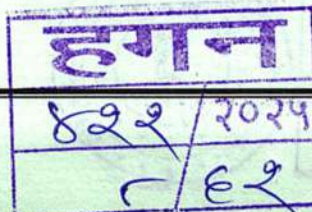
**(RUPEES THIRTEEN CRORE TWENTY FIVE
LAKH ONLY)**

(2) THAT the VENDOR do hereby covenant with the PURCHASER as follows :-

(i) THAT the Vendor hereby specifically declare that it has received the entire agreed sale consideration from the Purchaser and consequentially therefore it has now nothing to receive from the Purchaser against the instant transaction of sale.

(ii) THAT the Vendor has good, valid and marketable title to the property (i.e. Land) hereby sold/transferred and it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

(iii) THAT the Vendor further assure the Purchaser that the Property (i.e. Land) hereby sold/transferred is the separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own earnings and savings and none except it have acquired any



manner of right, title and/or interest of any kind whatsoever in respect of the same.

(iv) THAT the Vendor hereby declares and covenant that the property hereby sold/transferred is free from all charges, lien, mortgages, easements, license and/or every sort of other encumbrances whatsoever and that the Vendor is free, competent and legally entitled to transferred/sold the aforesaid property to the Purchaser. The Vendor further undertake, agree and assure the Purchaser that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

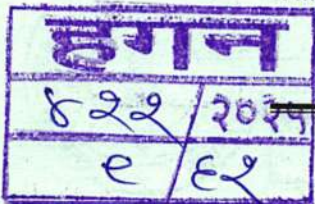
(v) THAT the Vendor hereby sold/transferred to the Purchaser all rights, title, interest, claims of whatsoever nature in or to the said property hereby conveyed and every part thereof including the advantage of ancient rights, liberties, easements, privileges, right of light and air, appendages whatsoever to the said property to hold the same absolutely forever.

(vi) THAT the property (i.e. Land) hereby sold/transferred 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 Vendor or any person claiming through under or in trust for it and without any lawful interruption or disturbance by any other person who-so-ever.

(vii) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser as may reasonably be required.

(viii) THAT the Vendor has paid upto this date all dues with respect to Land Revenue, Nagar Parishad Taxes, Cesses and all other charges and outgoings etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

(ix) THAT the Vendor has this day delivered the actual and physical possession of the said Agricultural land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - Wanadongari, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari



in Tahsil – Hingna and District – NAGPUR, at the time of Registration of this Sale Deed without any reservation or limitation of any kind whatsoever.

(x) THAT the Vendor will support any application made by the Purchaser for mutation of its name in all the relevant records as regards the Land/Property hereby sold/transferred and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

(xi) THAT the property (i.e. Land) hereby sold/transferred is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(xii) THAT the Purchaser shall now and hereafter hold, own and possess the property hereby sold/transferred to them as an exclusive, absolute and full thereof for all times to come.

(xiii) THAT the Vendor has delivered all the Original/Relevant Documents / Papers relating to the property i.e. Land hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed.

(xiv) THAT the Vendor and the Purchaser do hereby jointly and severally declare that it does not belong to Scheduled Tribe Community. The Vendor further declares that it will not be rendered landless after selling out the aforesaid Land to the Purchaser. The Vendor hereby further assure the Purchaser that the said Land or any part thereof is not affected, covered or acquired by Government Authority, nor the same is under any litigation/acquisition proceedings of any project of Central Government or State Government.

(xv) THAT in case the Purchaser 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 any encumbrance or charge on the same to which this sale is not subject, the Vendor shall 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 such part of the property shall bear to the whole property, as the case may be.

(3) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

