CHALLAN

MTR Form Number-6

GRN MH002055033202425E	BARCODE	Date 15/05/2024-14:31:57	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)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	SHIV REALITIES
Location	NAGPUR		
Year	2024-2025 One Time	Flat/Block No.	MOUZA BESA
		Premises/Building	
		Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	SecondPartyName=DNYANESHWAR P PANDE AND OTHERS~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	3723600.00
0030063301 Registration Fee	30000.00
Total	37,53,600.00

Amount In Words	Thirty Seven Lakh Fifty Three Thousand Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024051515394	2869167052
Cheque/DD No.		Bank Date	RBI Date	15/05/2024-14:33:19	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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.

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

Print Date 15-05-2024 02:33:30


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"श्री"

SALE DEED

VALUED AT RS. 6,00,00,000=00 ONLY

(RUPEES SIX CRORE ONLY)

MARKET VALUE RS. 6,20,60,000=00 ONLY

{Item No. 10.3.1, Mouza – Besa @ Rs. 15,190/- Per Sq. Mtrs.}

THIS DEED OF SALE is made at NAGPUR on this 20 Day of **MAY** 2024 **BETWEEN : -**

(1) SHRI. DNYANESHWAR S/o PUNDLIKRAO PANDE, Aged about 61 Years, Occupation – Business & Agriculturist **(Income Tax PAN AGQPP0565P, Aadhar Card No. 9321 3843 2757 & Mobile No. 8080274709),** Resident of Plot No. 14, Near Ganesh Dairy Needs Store, Deoghare Layout, Bhagwan Nagar, Nagpur, Pin Code : 440027, Tahsil and District – NAGPUR (Maharashtra State);

(2) SHRI. ASHISH S/o BABASAHEB LAKHE, Aged about 48 Years, Occupation – Business & Agriculturist **(Income Tax PAN ABYPL4829K, Aadhar Card No. 4720 8867 1285 & Mobile No. 7558514266),** Resident of Plot No. 202, Durva Enclave, Ram Mandir Lane, Tilak Road, Mahal, Nagpur, Pin Code : 440032, Tahsil and District – NAGPUR (Maharashtra State) **AND**

(3) SHRI. GAJANAN S/o RAMBHAUJI WARAMBHE, Aged about 49 Years, Occupation – Business & Agriculturist **(Income Tax PAN AAJPW7007L, Aadhar Card No. 6934 5289 4065 & Mobile No. 9021211011),** Resident of Plot No. 132, Shirdi Nagar, Manewada Road, Nagpur, Pin Code : 440024, Tahsil and District – NAGPUR (Maharashtra State), hereinafter all jointly called the **"VENDORS",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"VENDORS",** as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

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Contd. ...

SHIV REALITIES (PAN AEVFS1625J), A Partnership Firm having its Office at Plot No. 2, New Shivaji Nagar, Manewada Road, Nagpur, Pin Code : 440027, bearing Registration Certificate No. NG000008133, acting through its Partners –

(A) SHRI. SANJAY S/o GULABRAO BANAIT, Aged about 44 Years, Occupation : Business, **(Income Tax PAN AXFPB0677A, Aadhar Card No. 2438 8674 8666 & Mobile No. 9922732621)**, Resident of Plot No. 01, Om Shiv Sai Housing Society, Manewada Road, Near Swami Samarth Mandir, Banait Complex, Besa Square, Besa, Nagpur, Pin Code : 440037, Tahsil and District – NAGPUR (Maharashtra State);

(B) SHRI. SURAJ S/o MANOHAR KAPARTIWAR, Aged about 40 Years, Occupation : Business, **(Income Tax PAN AUOPK3576H, Aadhar Card No. 6107 9094 2876 & Mobile No. 9881001588)**, Resident of Flat No. 101, Plot No. 1, Balaji Builders, Besa-Pipla Road, Near Grampanchayat Besa, Nagpur, Pin Code : 440037, Tahsil and District – NAGPUR (Maharashtra State);

(C) SHRI. VIJAY S/o WASUDEORAO KARWATKAR, Aged about 45 Years, Occupation : Business, **(Income Tax PAN AKBPK4692F, Aadhar Card No. 3279 7684 5403 & Mobile No. 9822465931)**, Resident of House No. 146, Gurudeo Nagar, Nandanvan, Nagpur, Pin Code : 440009, Tahsil and District – NAGPUR (Maharashtra State);

(D) SHRI. AJIT S/o KRUSHNAJI UGALE, Aged about 44 Years, Occupation : Business, **(Income Tax PAN AFTPU5311A, Aadhar Card No. 3357 6215 0712 & Mobile No. 9552210067)**, Resident of House No. 101, Hudkeshwar Road, Kharsaoli, Salai Godhni, Pin Code : 441204, Tahsil – Nagpur (Rural) and District - NAGPUR, (Maharashtra State);

(E) SHRI. DNYANESHWAR S/o PUNDLIKRAO PANDE, Aged about 61 Years, Occupation – Business & Agriculturist **(Income Tax PAN AGQPP0565P, Aadhar Card No. 9321 3843 2757 & Mobile No. 8080274709),** Resident of Plot No. 14, Near Ganesh Dairy Needs Store, Deoghare Layout, Bhagwan Nagar, Nagpur, Pin Code : 440027, Tahsil and District – NAGPUR (Maharashtra State);

(F) SHRI. ASHISH S/o BABASAHEB LAKHE, Aged about 48 Years, Occupation – Business & Agriculturist **(Income Tax PAN ABYPL4829K, Aadhar Card No. 4720 8867 1285 & Mobile No. 7558514266)**, Resident of Plot No. 202, Durva Enclave, Ram Mandir Lane,

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Tilak Road, Mahal, Nagpur, Pin Code : 440032, Tahsil and District – NAGPUR (Maharashtra State) **AND**

(G) SHRI. GAJANAN S/o RAMBHAUJI WARAMBHE, Aged about 49 Years, Occupation – Business & Agriculturist **(Income Tax PAN AAJPW7007L, Aadhar Card No. 6934 5289 4065 & Mobile No. 9021211011),** Resident of Plot No. 132, Shirdi Nagar, Manewada Road, Nagpur, Pin Code : 440024, Tahsil and District – NAGPUR (Maharashtra State), 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 Vendors hereinabovenamed own and possess and in possession of the property comprising ALL THOSE Pieces and parcel of lands bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1/A, 1039/77/1/E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR, hereinafter referred to as the "said property". Out of which, Plot Nos. A & E belongs to Vendor No. 1; Plot No. K belongs to Vendor No. 2 and Plot No. D belongs to the Vendor No. 3 hereinabovenamed; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 77 having an area of 2.43 Hectors (i.e. 6.00 Acres), Land Revenue Rs. 11.50 Yearly, held in Bhogwatdar Class-1 Rights of Mouza – BESA, P.H. No. 38, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Besa, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Bala S/o Bajirao Banait, being his separate property and he was the recorded Owner thereof; AND

WHEREAS the said Shri. Bala S/o Bajirao Banait having held and owned the properties within the limits of the Nagpur Urban/Rural Agglomeration and

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the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17/2/1976, he had filed his Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur, which was registered as ULC Case No. 1953/2006 and on completion of his enquiry in respect of the said Case, the Additional Collector and Competent Authority U.L.C., Nagpur vide his Order Dated 26/05/2006 declared 16500 Sq. Mtrs. of land out of aforesaid entire land of Khasra No. 77 as a Retainable land and the remaining land of 7800 Sq. Mtrs. out of Khasra No. 77 was declared as a Surplus Vacant Land within the meaning of the said Act; AND

WHEREAS the then Owners namely Shri. Bala S/o Bajirao Banait and others lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 7800 Sq. Mtrs. (OR 83959.20 Sq. Ft.) Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15/1/1992; AND

WHEREAS considering the application of the then Owners namely Shri. Bala S/o Bajirao Banait and others, the Additional Collector and Competent Authority, U.L.C., Nagpur vide his Order Dated 31/07/2006 passed in Case No. ATP/ULC/TD(910)/2006/688 exempted the aforesaid surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein in favour of Shri. Bala S/o Bajirao Banait and others; AND

WHEREAS the said Shri. Bala S/o Bajirao Banait lateron in his turn transferred/sold All That Piece and parcel of Agricultural Land having an area of 0.83 Hectors (OR 2.05 Acres) comprising the NORTHERN PORTION of the entire land bearing Khasra/Survey No. 77, situated at Village – Besa, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Dnyaneshwar S/o Pundlikrao Pande, (ii) Shri. Sunil S/o Narayan Khanorkar, (iii) Shri. Ashish S/o Babasaheb Lakhe and (iv) Shri. Gajanan S/o Rambhau Warambhe jointly by a Sale Deed Dated 21/12/2006, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No.7312 on 22/12/2006. The said Piece of Land further allotted new Khasra/Survey No. 77/1 of Mouza – BESA and the same was accordingly mutated in their joint names in all relevant records as also in 7/12 Extract; AND

WHEREAS the aforesaid entire land bearing Khasra/Survey No. 77 having an area of 24300 Sq. Mtrs. is converted for Non-Agricultural

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(Residential) Use by the Collector, Nagpur vide his Order Dated 27/04/2007 passed in Revenue Case No. 795/NAP-34/2006-2007 of Mouza – BESA; AND

WHEREAS the aforesaid Shri. Dnyaneshwar S/o Pundlikrao Pande and others lateron prepared a layout of the aforesaid land by carving out various Plots of different sizes therein and the same is also duly sanctioned and approved by the Additional Collector and Competent Authority, U.L.C., Nagpur; AND

WHEREAS for better utilization of the land and as per their respective needs, the aforesaid (i) Shri. Dnyaneshwar S/o Pundlikrao Pande, the Vendor No. 1 abovenamed, (ii) Shri. Sunil S/o Narayan Khanorkar, (iii) Shri. Ashish S/o Babasaheb Lakhe, the Vendor No. 2 abovenamed and (iv) Shri. Gajanan S/o Rambhau Warambhe, the Vendor No. 3 abovenamed lateron Partitioned/Divided their aforesaid joint property in between them by a Partition Deed Dated 22/04/2011. In pursuance of the said Partition Deed they had distributed/allotted the said property in between them in the following manner as per their own contribution paid by them at the time of Registration of the aforesaid Sale Deed;

(a) All That Piece and Parcel of Non Agricultural Land having an area of 942.27 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Dnyaneshwar S/o Pundlikrao Pande absolutely forever with heritable and transferable rights therein.

(b) In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 1258.12 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Dnyaneshwar S/o Pundlikrao Pande absolutely forever with heritable and transferable rights therein.

(c) In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 942.64 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Sunil S/o Narayan Khanorkar absolutely forever with heritable and transferable rights therein.

(d) In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 942.63 Sq. Mtrs. out of the entire land bearing

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Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Gajanan S/o Rambhau Warambhe absolutely forever with heritable and transferable rights therein.

(e) In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 942.35 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Ashish S/o Babasaheb Lakhe absolutely forever with heritable and transferable rights therein.

(f) In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 2523.99 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to (i) Shri. Ashish S/o Babasaheb Lakhe and (ii) Shri. Gajanan S/o Rambhau Warambhe jointly absolutely forever with heritable and transferable rights therein. The said Partition Deed is duly Notarized in the Office of Deepak M. Paranjpe, Naotary on even date. The separate 7/12 Extract in respect of the said Joint Portion is issued by the Competent Authority empowered in this behalf and its allotted Plot No. U; AND

WHEREAS as a result therefore the Vendors hereinabovenamed have now become Owners for their respective Plot(s) with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records as also in separate 7/12 Extracts; AND

WHEREAS the aforesaid Shri. Sunil S/o Narayan Khanorkar lateron in his turn transferred/sold his property comprising All That Piece and Parcel of Non Agricultural Land having an area of 942.64 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Moreshwar Daulatrao Bhute & Others by a Sale Deed Dated 14/01/2013, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Sr. No. 571 on even date; AND

WHEREAS during the course of time the Competent Authority resurveyed the said Khasra and while resurvey of the said Khasra it is observed that the aforesaid Plot No. U containing by admeasurement 2523.99 Sq. Mtrs. is not found on site and the same facts is also accepted by the aforesaid Joint Owners of the said Plot of land namely (i) Shri. Ashish S/o Babasaheb Lakhe

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and (ii) Shri. Gajanan S/o Rambhau Warambhe without taking any objection and consequentially therefore the question in respect of the said Plot of land does not arise. Accordingly the Additional Collector and Competent Authority, U.L.C., Nagpur has issued a Letter in this behalf in favour of Shri. Dnyaneshwar Pundlik Pande vide its Letter No. AKA/ULC(TD)KAVI-230/2023 Dated 24/11/2023 and also issued K Prat in this behalf and thereby declared land of the aforesaid remaining Plots as 4000 Sq. Mtrs. Only. However the total area of the aforesaid Plot Nos. A, E, K & D as per 7/12 Extracts is at present 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.); AND

WHEREAS the Final Demarcated Layout of the aforesaid four Plots is also duly sanctioned and approved by the Administrator, Nagar Panchayat and the Planning Assistant, Nagar Panchayat Besa-Pipla vide its Letter No. Nagar Panchayat Besa-Pipla/Layout Final Sanction/1872 Dated 15/01/2024 (u-i-cs-fi-@vHkh-varh- eatq@1872 fnukad 15@01@2024); AND

WHEREAS for variety of reasons and other good causes the Vendors hereinabovenamed have now decided to sell their aforesaid property comprising Plot Nos. A, E, K & D containing by total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.), all situated at Mouza – Besa, within the limits of the Nagar Panchayat – Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR jointly to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members; AND

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

WHEREAS the transaction was negotiated by and between the Vendors and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market rate, the Vendors have now jointly agreed to sell the aforesaid property which is more particularly mentioned in the Schedule hereunder written to the Purchaser hereinabovenamed for a total consideration of Rs. 6,00,00,000/- (Rupees Six Crore) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(1) THAT In pursuance of the said Agreement and in consideration of a total sum of Rs. 6,00,00,000/- (Rupees Six Crore) Only paid by the Purchaser to the Vendors in the manner appearing herein below, the receipt whereof the

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Vendors do hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of sale to the PURCHASER ALL THOSE Pieces and parcel of bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1/A, 1039/77/1/E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Nagar Panchayat/Grampanchayat Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 842538, Dated 16/11/2022, Drawn on Gandhibag Sahakari Bank, Manewada Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1 No. 1

Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359372, Dated 21/04/2023, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 842540, Dated 06/12/2023, Drawn on Gandhibag Sahakari Bank, Manewada Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 30,00,000/- (Rupees Thirty Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359382, Dated 07/12/2023, Drawn on State Bank of India, Ravi Nagar Branch,

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Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 6,45,000/- (Rupees Six LakhsForty Five Thousand Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359390, Dated 26/02/2024, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 55,00,000/- (Rupees Fifty Five Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359394, Dated 12/04/2024, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359401 Dated 14/05/2024 Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 62,00,000/- (Rupees Sixty Two Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359403, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 40,00,000/- (Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359404, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 35,55,000/- (Rupees Thirty Five Lakh Fifty Five Thousand Only) paid by the Purchaser to the Vendor No. 1 by Cheque No. 359405, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 3,00,000/- (Rupees Three Lakh Only) deducted by the Purchaser from the Sale Consideration payable to the Vendor No. 1 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 No. 1.

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JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL

Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 842537, Dated 17/11/2022, Drawn on Gandhibag Sahakari Bank, Manewada Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 20,00,000/- (Rupees Twenty Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359371 Dated 16/11/2022, Through State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 2,00,000/- (Rupees Two Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359374 Dated 09/05/2023, Through State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359375 Dated 29/05/2023 Through State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 15,00,000/- (Rupees Fifteen Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359378 Dated 10/11/2023 Through State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 5,00,000/- (Rupees Five Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359398 Dated 03/01/2024 Through State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 37,00,000/- (Rupees Thirty Seven Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359406, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 2.

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

Rs. 49,00,000/- (Rupees Forty Nine Lakh Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359407, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Purchaser to the Vendor No. 2 by Cheque No. 359409, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) deducted by the Purchaser from the Sale Consideration payable to the Vendor No. 2 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 No. 2.

Rs. 40,00,000/- (Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. 3 by Cheque No. 842536, Dated 9/11/2022, Drawn on Gandhibag Sahakari Bank, Manewada Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 19,00,000/- (Rupees Nineteen Lakh Only) paid by the Purchaser to the Vendor No. 3 by Cheque No. 359376, Dated 05/06/2023, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 3,33,700/- (Rupees Three Lakh Thirty Three Thousand Seven Hundred Only) paid by the Purchaser to the Vendor No. 3 by RTGS vide UTR No. SBINR52023122691943977 Dated 26/12/2023, Through State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor No. 3 by Cheque No. 359377, Dated 26/03/2023, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 3.

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Rs. 40,00,000/- (Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. 3 by Cheque No. 359381, Dated 05/12/2023, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 36,16,300/- (Rupees Thirty Six Lakh Sixteen Thousand Three Hundred Only) paid by the Purchaser to the Vendor No. 3 by Cheque No. 359410, Drawn on State Bank of India, Ravi Nagar Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) deducted by the Purchaser from the Sale Consideration payable to the Vendor No. 3 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 No. 3.

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Rs.6,00,00,000=00 (TOTAL RUPEES SIX CRORE ONLY).

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

i) THAT the Vendors hereby specifically declare that they have received the entire agreed sale consideration from the Purchaser and consequentially therefore they have now nothing to receive from the Purchaser against the instant transaction of sale.

ii) THAT the Vendors have good, valid and marketable title to the property hereby sold and have 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 Vendors further assure the Purchaser that the Property hereby sold is the separate and self acquired property belonging to them alone having purchased the same by them jointly exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iv) 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 lawful interruption or disturbance by any other person who-so-ever.

v) THAT the Vendors have done no act whereby the property hereby sold/transferred is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

vi) THAT the Vendors 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, its partners and their respective heirs, successors and assigns etc. as may reasonably be required.

vii) THAT the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Nagar Panchayat/Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertake to pay the same and keep the Purchaser always indemnified against such payments.

viii) THAT the Vendors have this day delivered the actual and physical possession of the property comprising Plot Nos. A, E, K & D, all situated at Mouza – Besa, within the limits of the Nagar Panchayat – Besa-Pipla in Tahsil – Nagpur (Rural) and District - Nagpur hereby sold to the Purchaser in vacant condition at the time of Registration of this Sale Deed without any reservation or limitation.

ix) THAT the Vendors will support any application made by the Purchaser for mutation of its name on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

x) THAT the property hereby sold 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 such mis-statement, error or omission will always be subject to correction by the parties hereto.

xi) THAT the Vendors have delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

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xii) THAT in case if 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 Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors 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 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 or Property Act shall apply.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(5) THAT this Sale Deed is drafted by me as per the instructions given by the Parties hereto and the documents produced before me by them.

(6) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees and including also the Lawyer's Fees payable thereon have been borne and paid by the Purchaser.

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SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THOSE Pieces and parcel of land bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1/A, 1039/77/1/E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under as per Release Letter :-

ON THE EAST	-	**BY KHASRA NO. 78.**
ON THE WEST	-	**BY 9.00 MTRS. WIDE ROAD.**
ON THE NORTH	-	**BY NALA.**
ON THE SOUTH	-	**BY KHASRA NO. 77/1 B.**

IN WITNESS WHEREOF the **"VENDORS"** and the **"PURCHASER"** hereinabovenamed have fully examined and read over this **'DEED OF SALE'** before execution and the same is drafted as per their own say & 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 **NAGPUR** in presence of the attesting witnesses signing as such on the day first above written.

(Drafted by Adv. Ritesh C. Mahendra, as per instructions given by the Parties).

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPGH	SIGNATURE & FULL NAME
01			(1) (DNYANESHWAR PUNDLIKRAO PANDE
02			(2) (ASHISH BABASAHEB LAKHE)
03			(3) (GAJANAN RAMBHAUJI WARAMBHE) "VENDORS"
04			FOR SHIV REALITIES (A) (SANJAY GULABRAO BANAIT)

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JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURA (N.)

05			(B) (SURAJ MANOHAR KAPARTIWAR)
06			(C) (VIJAY WASUDEORAO KARWATKAR)
07			(D) (AJIT KRUSHNAJI UGALE)
08			(E) (DNYANESHWAR PUNDLIKRAO PANDE)
09			(F) (ASHISH BABASAHEB LAKHE)
10			(G) (GAJANAN RAMBHAUJI WARAMBHE) Partners "PURCHASER"

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WITNESSES :-

(1) Sandip D. Pande

Sandip D. Pande





(2) Kamlesh V. Dhurve





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