

Receipt (pavti)

5802

Tuesday, November 16, 2021

5:22 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8292 दिनांक: 16/11/2021

गावाचे नाव: भिलगांव

दस्तऐवजाचा अनुक्रमांक: कमट-6802-2021

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स एम एम सी इन्फ्रा पार्टनरशिप फार्म तर्फे सुरेंद्रमोहन मंगलदाम चड्ढा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 31120.00

DELIVERED

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-र अदा जे

5:41 PM ह्या वेळेस मिळेल.

(Signature)

Sub Registrar Kamthi

कामती

वाजार मूल्य: रु. 12774000/-

मोबदला रु. 29450000/-

भरलेले मुद्रांक शुल्क: रु. 1767000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1611202108934 दिनांक: 16/11/2021

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008793676202122E दिनांक: 16/11/2021

वॅकेचे नाव व पत्ता:

(Signature)



CHALLAN
MTR Form Number-6



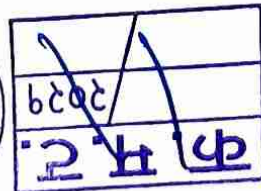
GRN	MH008793676202122E	BARCODE			Date	16/11/2021-11:04:35	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		ACYFS5453R		
Office Name KMT_KAMTHI SUB REGISTRAR				Full Name		MS SMC INFRA PARTNER SURENDRA MOHAN		
Location NAGPUR						MANGALDAS CHADDA		
Year 2021-2022 One Time				Flat/Block No.		KH NO 15 P H NO 15		
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			1767000.00	Road/Street		MZ BHILGAON		
0030063301 Registration Fee			30000.00	Area/Locality		TAH KAMPTTEE DIST NAGPUR		
				Town/City/District				
				PIN		4	4	0 0 1 8
क.म.ट. ६६०२/२०२१ १/५६				Remarks (If Any)				
				PAN2=AUHPG4706C~SecondPartyName=ULHAS LAXMANRAO GHATE~				
				Amount In	Seventeen Lakh Ninety Seven Thousand Rupees Only			
Total			17,97,000.00	Words				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172021111600249	344696150	
Cheque/DD No.				Bank Date	RBI Date	16/11/2021-11:05:45	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9822696655

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

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



SALE DEED FOR RS.2,94,50,000/- ONLY

(RUPEES TWO CRORES NINTY FOUR LAKHS FIFTY THOUSAND) ONLY

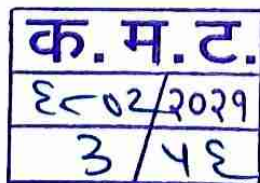
MARKET VALUE RS. 1,27,74,000 /- ONLY

(Kh. No.15 of Mouza- Bhilgaon, PH. No.15 in Tah. Kamptee & Dist. Nagpur)

Stamp Duty paid Rs.17,67,000/- & Registration Fee paid Rs.30,000/-

THIS DEED OF SALE is made on this 16th Day of November, 2021, BETWEEN
(1) SHRI ULHAS S/O LAXMANRAO GHATE, Aged 68 Years, Occupation-
Agriculturist, PAN: AUHPG4706C, (AADHAR CARD NO.5566 5354 6354), (Mob.
No.8928129119), R/o. House No.472, Kothi Road, Near Hanuman Mandir, Mahal,
Nagpur-440032, (2) SMT. USHA W/O DEVENDRA YADAV, Aged 66 Years,
Occupation- Retired, PAN: AEWPYB373E, (AADHAR CARD NO. 8893 2546 2030),
(Mob. No.9112386505), R/o.House No. 96, Dasara Road, Opp. Bhutiya Dev mandir
Bhutiyaadarwaja, Mahal Nagpur- 440002. (3) SHRI HARIHAR S/O NANDKISHOR
YADAV, Aged 44 Years, Occupation-Agriculturist, PAN: AEEPY2472G, (AADHAR
CARD NO.9682 1852 5252), R/o. C/O Rajani Yadao House No. B-123 Dumana
Road, Ward No. 79 Priyadarshani Colony, Mahgawa, Jabalpur M.P. 482001, &
(4) SHRI HARIOM S/O NANDKISHOR YADAV, Aged 47 Years, Occupation-
Agriculturist, PAN: AHAPY5666M, (AADHAR CARD NO.5112 8937 4291), R/o.
Rajani Yadao House No. B-123 Dumana Road, Ward No. 79 Priyadarshani Colony,
Mahgawa, Jabalpur M.P. 482001, hereinafter 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 heirs, legal representatives,
executors, administrators, successors and assigns of the ONE PART.

AND

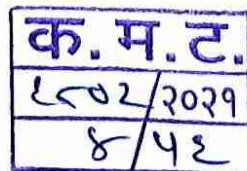


M/S SMC INFRA, a Partnership Firm, PAN NO.ACYFS5453R having its Office at 201, 1st Floor, Brij Bhumi Complex, C.A. Road, Nagpur through its Authorised Partner **SHRI SURENDRAMOHAN S/O MANGALDAS CHADDA**, Aged 67 Years, Occupation-Agriculturist, **PAN: ABNPC2506M, (AADHAR CARD NO.3536 5652 1011), (Mob. No. 9822696655)**, R/o. House No. 19, H.B. Town Pardi, Bhandewadi, Nagpur- 440035, hereinafter called the PURCHASER, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER FIRM, as well as its Partners, their heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART.

WHEREAS originally All That piece and parcel of Agricultural Land bearing Kh. No.53 admeasuring 1.64 Acres, Kh. No.55/1 admeasuring 8.47 Acres, Kh. No.55/2 admeasuring 0.95 Acres, Kh. No.72 admeasuring 9.68 Acres, Kh. No.73 admeasuring 6.29 Acres, Kh. No.88 admeasuring 11.24 Acres, Kh. No.69 admeasuring 5.51 Acres, Kh. No.94 admeasuring 1.10 Acres, Kh. No.95 admeasuring 2.65 Acres & Kh. No.96 admeasuring 9.12 Acres all of Mouza - Bhilgaon, PH. No.15 in Tah. Kamptee & Dist Nagpur was jointly owned by (i) Shri Raghunath Laxman Ghatе (Gawali), (ii) Shri Laxman Ramji Ghatе & (iii) Shri Laxmand Paikujі Samarth (Jain Kalar), having been acquired the same by them, from Smt. Gujabai Ramrao Chavhan & Shri Vasantrao Ramrao Chavhan, for a valuable consideration of Rs.7,000/- by Sale Deed dated 20.04.1953 and which is duly registered in the office of Joint Sub-Registrar Nagpur in Addl. Book No.1, Vol. No.177 on pages 336 to 338 at Sr. No.146 on even date; AND

WHEREAS the said owners lateron sold the some portion of land out of the aforesaid entire land to various prospective buyers. That lateron the said owners retain the absolute ownership of the said land bearing Kh. No.53, 55/1, 55/2, 72, 73, 88, 69, 94, 95all of Mouza Bhilgaon; AND

WHEREAS the said owners lateron partitioned their aforesaid land between themselves by Partition Deed dated 04.01.1955 and which is duly registered in the office of Sub Registrar Nagpur in Addl. Book No.1, Vol. No.209 on pages 186 to 188 at Sr. No.12 on 11.01.1955. That in terms of that the land bearing Kh. No.72 & 73

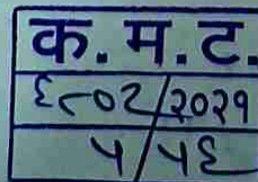


thus fall in the share of Shri Laxman Ramji Ghatе. That as a result therefore, said Shri Laxman Ghatе is the owner of land bearing Kh. No.72 & 73 total admeasuring 15.97 Acres (OR 6.47 Hectares) and the same has been given a new Khasra Number as Kh. No.15; AND

WHEREAS said Shri Laxman Ramji Ghatе left for heavenly abode on 12.04.1988 intestate, leaving behind him, his two wives Smt. Radhabai Laxman Ghatе (who left for heavenly abode sometime in the year 1950) & Smt. Radhabai Laxman Ghatе, his five sons namely (i) Shri Raghunath Laxman Ghatе & Shri Dwarkanath Laxman Ghatе (sons of first wife Smt. Radhabai Laxman Ghatе), (iii) Shri Ulhas Laxman Ghatе, (iv) Shri Laxmikant Laxman Ghatе & (v) Shri Ganesh Laxman Ghatе (sons of second wife Smt. Radhabai Laxman Ghatе) and his five daughters namely (i) Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (daughter of first wife Smt. Radhabai Laxman Ghatе), (ii) Ku. Alka Laxman Ghatе, (iii) Smt. Sulochana Ashok Gop, (iv) Smt. Rajani Nandkishor Yadav & (v) Smt. Usha Devendra Yadav (daughters of second wife Smt. Radhabai Laxman Ghatе), as his only legal heirs who thus inherited his said land bearing Kh. No.15 by way of intestate succession; AND

WHEREAS one of co-owner of the said land by name Smt. Radhabai Laxman Ghatе (second wife of Shri Laxman Ramji Ghatе) also left for heavenly abode on 06.11.2015 intestate, leaving behind her, her three sons namely (i) Shri Ulhas Laxman Ghatе, (ii) Shri Laxmikant Laxman Ghatе & (iii) Shri Ganesh Laxman Ghatе and her four daughters namely (i) Ku. Alka Laxman Ghatе, (ii) Smt. Sulochana Ashok Gop, (iii) Smt. Rajni Nandkishor Yadav & (iv) Smt. Usha Devendra Yadav, as his only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Radhabai Laxman Ghatе by way of intestate succession; AND

WHEREAS one of co-owner of the said land by name Shri Dwarkanath Laxman Ghatе (legal heir of Shri Laxman Ghatе & Smt. Radhabai Ghatе) left for heavenly abode on 16.09.2017 & his wife Smt. Nirmaladevi Dwarkanath Ghatе predeceased him on 28.09.2008 intestate, leaving behind them, their only son Shri Manish Dwarkanath Ghatе & their only married daughter Smt. Sarita Subhash Yadav as their only legal heirs, who thus inherited the undivided share in the said land of deceased Shri Dwarkanath Laxman Ghatе by way of intestate succession; AND

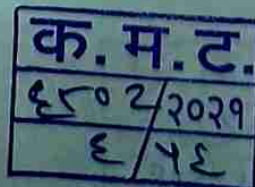


WHEREAS one of co-owner of the said land by name Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (legal heir of Shri Laxman Ghate & Smt. Radhabai Ghate) also left for heavenly abode on 17.01.2006 intestate, leaving behind her, her three sons namely (i) Shri Krishnakant Jaidevprasad alias Jagdevprasad Yadav, (ii) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav, (iii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav and his daughters namely (i) Smt. Seema Harishankar Yadav, (ii) Smt. Jayashree Santosh Gop, (iii) Smt. Bharti Santosh Yadav & (iv) Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav by way of intestate succession; AND

WHEREAS consequent upon the death of Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav which occurred on 13.01.2019 (she was unmarried), her undivided share in the said land thus devolved upon her following legal heirs namely (i) Shri Krishnakant Jaidevprasad alias Jagdevprasad Yadav, (ii) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav, (iii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav, (iv) Smt. Seema Harishankar Yadav, (v) Smt. Jayashree Santosh Gop & (vi) Smt. Bharti Santosh Yadav being her only legal heirs by way of intestate succession; AND

WHEREAS one of co-owner of the said land by name Smt. Sulochana Ashok Gop (legal heir of Shri Laxman Ghate & Smt. Radhabai Ghate) also left for heavenly abode on 26.06.2018 intestate, leaving behind her, her three daughters namely (i) Smt. Shubhangi Vivek Yadav, (ii) Ku. Archana Ashok Gop & (iii) Ku. Manisha Ashok Gop as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Sulochana Ashok Gop by way of intestate succession; AND

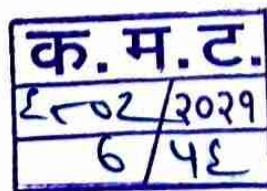
WHEREAS one of co-owner of the said land by name Smt. Rajani Nandkishor Yadav (legal heir of Shri Laxman Ghate & Smt. Radhabai Ghate) also left for heavenly abode on 09.12.2003 intestate, leaving behind her, her two sons namely Shri Hariom Nandkishor Yadav & Shri Harihar Nandkishor Yadav and her two daughters namely Smt. Venu Roshan Yadav & Smt. Renu Prakash Yadav as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Rajani Nandkishor Yadav by way of intestate succession; AND



WHEREAS said Smt. Renu Prakash Yadav also left for heavenly abode on 10.03.2006 intestate, leaving behind her, her two daughters namely Ku. Kalyani Prakash Yadav & Ku. Indrayani Prakash Yadav as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Renu Prakash Yadav by way of intestate succession; AND

WHEREAS as such (i) Shri Raghunath Laxman Ghatе, (ii) Smt. Nirmaladev iDwarkanath Ghatе, (iii) Shri Manish Dwarkanath Ghatе, (iv) Smt. Sarita Subhash Yadav (Sr. No.(ii) to (iv) legal heirs of Shri Dwarkanath Laxman Ghatе), (v) Shri Krishnakant Jaidevprasad alias Jagdevprasad Yadav, (vi) Shri Ravikant Jaidevprasad alias Jagdevprasad Yadav, (vii) Shri Shrikant Jaidevprasad alias Jagdevprasad Yadav, (viii) Smt. Seema Harishankar Yadav, (ix) Smt. Jayashree Santosh Gop, (x) Smt. Bharti Santosh Yadav (Sr. No.(v) to (x) legal heirs of Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav), (xi) Shri Ulhas Laxman Ghatе, (xii) Shri Ganesh Laxman Ghatе, (xiii) Shri Laxmikant Laxman Ghatе, (xiv) Ku. Alka Laxman Ghatе, (Sr. No.(xi) & (xiv) the Vendor No.1 & 2 hereinabove named), (xv) Smt. Usha Devendra Yadav (Sr. No.(xi) to (xv) legal heirs of Smt. Radhabai Laxman Ghatе), (xvi) Smt. Shubhangi Vivek Yadav, (xvii) Ku. Archana Ashok Gop, (xviii) Ku. Manisha Ashok Gop (Sr. No. (xvi) to (xviii) legal heirs of Smt. Sulochana Ashok Gop), (xix) Shri Hariom Nandkishor Yadav, (xx) Shri Harihar Nandkishor Yadav, (xxi) Smt. Venu Roshan Yadav (Sr. No.(xix) to (xxi) the Vendor No.3, 4 & 5 hereinabove named), (Sr. No.(xix) to (xxi) legal heirs of Smt. Rajani Nandkishor Yadav), (xxii) Ku. Kalyani Prakash Yadav (minor)& (xxiii) Ku. Indrayani Prakash Yadav (minor) (Sr. No.(xxii) & (xxiii) legal heirs of Smt. Renu Prakash Yadav) thus jointly became the absolute and co-owners of the said land admeasuring 6.47 Hectares, bearing Kh. No.15 of Mouza - Bhilgaon in which the Vendors having $10\% + 10\% + 2.5\% + 2.5\% = 25\%$ undivided share & interest (i.e. $0.647\text{Hectares} + 0.647\text{ Hectares} + 0.16175\text{ Hectares} + 0.16175\text{ Hectares} = 1.6175\text{ Hectares}$) in the said land admeasuring 6.47 Hectares, bearing Kh. No.15 of Mouza - Bhilgaon with heritable & transferable rights therein and their names are duly recorded in all relevant Govt. Records; AND

WHEREAS the Vendors finds it inconvenient and impossible to look after and manage the cultivation of their respective undivided share & interest in the said Agricultural Land profitably. That as such they have now decided to sale the same to



any interested buyer and to utilize the sale proceeds thereof in their best interest and for the benefits of their family members; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed their desire and willingness to purchase the same for its Agricultural activity on the said land for a fairly good price, the Vendors after detailed negotiations have now agreed to sell the same to the Purchaser for a total consideration of Rs.2,94,50,000/- (Rupees Two Crores Ninty Four Lakhs Fifty Thousand) Only upon the following terms and conditions:

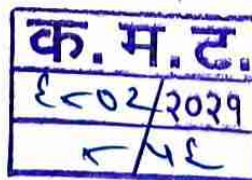
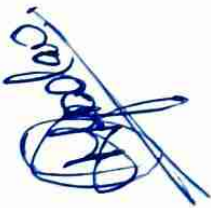
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

(1) THAT in pursuance of the said Agreement and in consideration of total sum of Rs.2,94,50,000/- (Rupees Two Crores Ninty Four Lakhs Fifty Thousand) Only paid by the Purchaser to the Vendors in the manner appearing herein below, the receipt whereof the Vendors does hereby acknowledged, the Vendors as the full and absolute owners in possession thereof does hereby grant, convey, assign and transfer by way of sale to the Purchaser **THE UNDIVIDED 10% + 10% + 2.5% + 2.5% = 25% undivided share & interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.16175 Hectares + 0.16175 Hectares = 1.6175 Hectares)** share & interest in ALL THAT piece and parcel of Agricultural Land bearing Kh. No.15 admeasuring 6.47 Hectares of MOUZA-BHILGAON, PH. No.15, Rental Rs.25.00, Occupant Class-I, including all kinds of trees, shrubs, right of easement, pathways, water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of Grampanchayat- Bhilgaon in Tah. Kamptee & Dist. NAGPUR and more particularly described in the schedule here under written TO HOLD THE SAME TO AND UNTO THE PURCHASER, as the absolute and full owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other out goings etc. levied on the property hereby sold and payable up to date.

MANNER OF PAYAMENT

Rs.1,72,75,500/-

(Rupees One Crore Seventy Two Lakhs Seventy Five Thousand Five Hundred) Only paid by the Purchaser to the Vendor No.1 Shri Ulhas Laxmanrao Ghatte by D.D. No. 451714 dated 16.11.2021 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No.1.



Rs.1,74,500/-

(Rupees One Lakh Seventy Four Thousand Five Hundred) Only towards 1% TDS deduction by the Purchaser, the receipt whereof is hereby acknowledged by the Vendor No.1 Shri Ulhas Laxmanrao Ghatе.

Rs.10,00,000/-

(Rupees Ten Lakhs) Only paid by the Purchasers to the Vendor No.2 Smt. Usha Yadav by RTGS No. KKBK R52021092300849334 on 23.09.2021, at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No.2.

Rs.40,00,000/-

(Rupees Forty Lakhs) Only paid by the Purchasers to the Vendor No.2 Smt. Usha Yadav by D.D. No. 451713 dated 16.11.2021 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No.2.

Rs.29,20,000/-

(Rupees Twenty Nine Lakhs Twenty Thousand) Only paid by the Purchaser to the Vendor No. 2 Smt. Usha Yadav by cheque No. 000144 dated 16.11.2021 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No.2.

Rs.80,000/-

(Rupees Eighty Thousand) Only towards 1% TDS deduction by the Purchaser, the receipt whereof is hereby acknowledged by the Vendor No.2 Smt. Usha Yadav.

Rs.12,50,000/-

(Rupees Twelve Lakhs Fifty Thousand) Only paid by the Purchaser to the Vendor No.3 Shri Harihar Nandkishor Yadav by D.D. No. 451709 dated 16.11.2021 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No.3.

Rs.7,30,000/-

(Rupees seven Lakhs Thirty Thousand) Only paid by the Purchaser to the Vendor No.3 Shri Harihar Nandkishor Yadav by P.D.C. Cheque. No. 000147 dated 27.01.2022 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No.3.

Rs.20,000/-

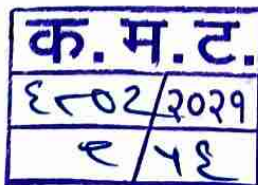
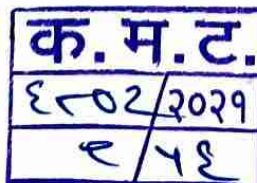
(Rupees Twenty Thousand) Only towards 1% TDS deduction by the Purchaser, the receipt whereof is hereby acknowledged by the Vendor No.3 Shri Harihar Nandkishor Yadav.

Rs.12,50,000/-

(Rupees Twelve Lakhs Fifty Thousand) Only paid by the Purchaser to the Vendor No.4 Shri Hariom Nandkishor Yadav by D.D. No. 451712 dated 16.11.2021 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No.4.

Rs.7,30,000/-

(Rupees Seven Lakhs Thirty Thousand) Only paid by the Purchaser to the Vendor No.4 Shri Hariom Nandkishor Yadav by P.D.C. Cheque. No. 000148 dated 27.01.2022 drawn on Kotak Mahindra Bank, Kingsway Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor No.2.



Rs.20,000/-

(Rupees Twenty Thousand) Only towards 1% TDS deduction by the Purchaser, the receipt whereof is hereby acknowledged by the Vendor No.4 Shri Hariom Nandkishor Yadav.

Rs.2,94,50,000/-

TOTAL (RUPEE TWO CRORES NINETY FOUR LAKHS FIFTY THOUSAND) ONLY

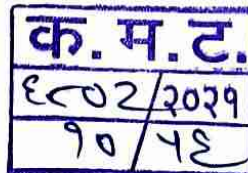
That the above mentioned payment, the total amount paid by the Purchaser of Rs.1,74,50,000/- to the Vendor No.1 Smt. Usha Yadav, Rs. 80,00,000/- to the Vendor No.2, Rs.25,00,000/- to the Vendor No.3 Shri Harihar Yadav and Rs.25,00,000/- to the Vendor No.4 Shri Hariom Yadav

2. THAT THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

(i) THAT the Vendors have good, valid and marketable title and absolute right and full authority to convey, assign and transfer to the Purchaser by way of sale the said property more particularly described in the schedule hereunder written absolutely forever. The names of the vendors are mutated in the concerned revenue records and the vendors are in actual physical possession of the said property.

(ii) THAT the Vendors further assures the Purchaser that the property hereby sold is the separate property belonging to them alone and that none except them, have any manner of right, title or interest whatsoever in respect of the same and the vendors declare assures and undertake that the vendors has full right, authority and legal sanctity to deal with the said property in any manner as he want without any obstruction, claim or hindrance from person(s) entity(s) who can assert his entitlement over the said property in any manner whatsoever.

(iii) 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 interest for them and without any lawful disturbance or interruption by any other person(s)/ entity(s) whosoever.



(iv) THAT the Vendors have done no act where by the property hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the Purchaser absolutely forever.

(v) THAT the Vendors have paid up to this date all dues with respect to Land Revenue, Cesses and all other outgoings etc; levied on the property hereby sold and in the event if it is discovered that their remain any arrears to be paid, the Vendors undertakes to pay the same to the Purchaser.

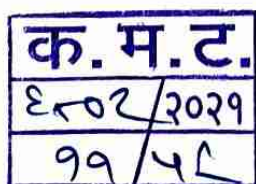
(vi) THAT the Vendors have delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition today. That the Purchaser shall hold the said land admeasuring 0.647 Hectares + 0.647 Hectares + 0.16175 Hectares + 0.16175 Hectares = 1.6175 Hectares undivided share, being the portion of land bearing Kh. No.15 with heritable and transferable rights therein.

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

(viii) 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 as may reasonably be required.

(ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedules hereunder written and 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 Vendors & the Purchaser.

(x) THAT if the Purchaser are 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 refund to the Purchaser by way of damages the whole amount of sale price along with interest @ 24% per annum along with other damages as claimed by the



Purchaser, on such area with defective title out of the area mentioned below in the schedule of property on prorated basis as the case may be.

3. THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

THE UNDIVIDED 10% + 10% + 2.5% + 2.5% = 25% undivided share & interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.16175 Hectares + 0.16175 Hectares = 1.6175 Hectares) share & interest in ALL THAT piece and parcel of Agricultural Land bearing Kh. No.15 admeasuring 6.47 Hectares of MOUZA-BHILGAON, PH. No.15, Rental Rs.25.00, Occupant Class-I, including all kinds of trees, shrubs, right of easement, pathways, water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of Grampanchayat-Bhilgaon in Tah. Kamptee & Dist. NAGPUR and bounded as under:

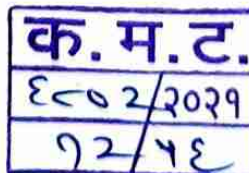
Boundary of Survey No.15

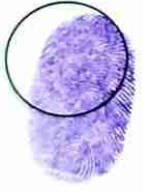
ON THE EAST : Kh. No.19, Kh. No.20 & Road
ON THE WEST : Kh. No.14
ON THE NORTH : Kh. No.17 & Kh. No.18
ON THE SOUTH : Road

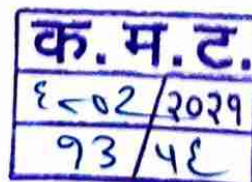
IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF SALE at KAMPTÉE in presence of the attesting witnesses signing as such on the day first above written.

Drafted By Adv Sachin R. Ramteke. 

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTO	SIGNATURE & FULL NAME
1)			 (Shri Ulhas Laxmanrao Ghatge)



2)			34121189 (Smt. Usha Devendra Yadav)
3)			 (Shri Harihar Nandkishor Yadav)
4)			 (Shri Harihar Nandkishor Yadav) VENDORS
5)			For M/S SMC INFRA  (Shri Surendramohan Mangaldas Chadda) Authorized Partner PURCHASER
  1. VISHAL O. BHAI SARE		  2. ALPESH G. WASNIK	
WITNESSES			



क.म.ट.
६८०२/२०२१
१४/५६



अहवाल दिनांक : ०९/०७/२०२१



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- मिलगाव

तालुका :- कामठी

जिल्हा :- नागपूर

शेवटचा फेरफार क्रमांक : २९३२३ व दिनांक : ०५/१०/२०१९

भुमापन क्रमांक व उपविभाग : १५

भुमापन क्रमांक व उपविभाग १५	भू-धारणा पद्धती भोगवटादार वर्ग - १	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकक	हे.आर.चौ.मी	हरिहर नंदकिशोर यादव ✓			(2538)	१३७५८	
जिरायत	६.४७.००	अल्का लक्ष्मण यादव			(2538)	कुळाचे नाव	
बागायत	-	अल्का लक्ष्मणराव घाटे			(2538)	इतर अधिकार	
तरी	-	इंद्रायनी प्रकाश यादव अ.पा.क			(2538)	वारस	
वरकस	-	उल्हास लक्ष्मण घाटे ✓			(2538)	वारसान (२४५)	
इतर	-	राधाबाई वि.लक्ष्मण घाटे			(2538)	इतर - इतर	
एकूण क्षेत्र	६.४७.००	लक्ष्मिकांत लक्ष्मण घाटे			(2538)	वारसान अन्ये नांव दर्ज (२५३८)	
पोट-खराब (लागवडीस अयोग्य)	-	वडिल प्रकाश यादव			(2538)		
वर्ग (अ)	-	वेणु रोशन यादव			(2538)		
वर्ग (ब)	-	श्रीकांत जयदेवप्रसाद यादव			(2538)		
एकूण पो ख	०.००.००	सुष्मा जगदीश यादव			(2538)		
आकारणी	२५.००	सौ. सिमा हरिशंकर यादव			(2538)		
जुडी किंवा विशेष	-	हरिओम नंदकिशोर यादव ✓			(2538)		
आकारणी	-	कल्याणी प्रकाश यादव अ.पा.क			(2538)		
		कृष्णकांत जयदेवप्रसाद यादव			(2538)		
		गणेश लक्ष्मण घाटे			(2538)		
		जयश्री संतोष घोष			(2538)		
		भारती संतोष यादव			(2538)		
		रघुनाथ लक्ष्मणराव घाटे			(2538)		
		रविकांत जयदेवप्रसाद यादव			(2538)		
		उषा देवेन्द्र ✓			(21297)		
		[सुरक्षित लक्ष्मण साहे			(21297)		
		मनिष द्वारकानाथ घाटे			(21297)		
		सरिता सुभाष यादव			(21323)		
		[सौ.सुलोचना अशोक गोम			(21323)		
		शुभांगी विवेक यादव			(21323)		
		अर्चना अशोक गोप			(21323)		
		मनीषा अशोक गोप			(21323)		
		सामाईक क्षेत्र					
							सीमा आणि भुमापन चिन्हे :

जुन फेरफार क्र. (२९५) (२०३२३) (२९२८३)

१८०२/२०२१
१५/५६गाव नमुना बारा
मिकांकी नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- मिलगाव

तालुका :- कामठी

जिल्हा :- नागपूर

शेवटचा फेरफार क्रमांक : २९३२३ व दिनांक : ०५/१०/२०१९

भुमापन क्रमांक व उपविभाग : १५

पिकाखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध जल	शेरा
मिश्र पिकाखालील क्षेत्र								निर्मळ पिकाखालील क्षेत्र			नसलेली जमीन	जल सिंचनाचे साधने
घटक पिके व प्रत्येकाखालील क्षेत्र											स्वरूप	क्षेत्र
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित		आधिकारी
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)
												(१४)
												(१५)

क. म. ट.
८८०२/२०२१
१६/१६



5/7/2021

वप.२०२०-२१

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव: भिलगाव

तालुका: कामठी

जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद			क्षेत्र	वसुलीसाठी			एकूण
भूमापन क्रमांक व उपविभाग क्रमांक							
लागवडी योग्य क्षेत्र			पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर
(हे.आर.चौ.मी)			(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प. ग्रा. प.
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ) (६ब) (७)

खाते अर्चना अशोक गोप, अल्का लक्ष्मण यादव, अल्का लक्ष्मणराव घाटे, इंद्रायनी प्रकाश यादव क्रमांक अ.पा.क, उल्हास लक्ष्मण घाटे, उषा देवेन्द्र, कल्याणी प्रकाश यादव अ.पा.क, कृष्णाकांत १३७५८ जयदेवप्रसाद यादव, गणेश लक्ष्मण घाटे, जयश्री संतोष घोष, भारती संतोष यादव, मनिष द्वारकानाथ घाटे, मनीषा अशोक गोप, रघुनाथ लक्ष्मणराव घाटे, रविकांत जयदेवप्रसाद यादव, राधाबाई वि.लक्ष्मण घाटे, लक्ष्मिकांत लक्ष्मण घाटे, वडिल प्रकाश यादव, वेणु रोशन यादव, शुभांगी विवेक यादव, श्रीकांत जयदेवप्रसाद यादव, सरिता सुभाष यादव, सुष्मा जगदीश यादव, सौ. सिमा हरिशंकर यादव, हरिओम नंदकिशोर यादव, हरिहर नंदकिशोर यादव.

सामाईक खाते	१४२	३.४३.००	०.००००	३.४३.००	१०	०	०	०	१०
	१५	६.४७.००	०.००००	६.४७.००	२५	०	०	०	२५
	एकूण	९.९०.००	०.००००	९.९०.००	३५	०	०	०	३५

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले"

दिनांक :- ०७/०५/२०२१

सांकेतिक क्रमांक :- २७०९०००८०१०७२६००००५२०२१२४०

(नाव :- स्मिता गण्धुजी शिरगोते)

तलाठी साक्षा :- तालुका कामठी जि. नागपूर

क.म.ट.
६०२/२०२१
१६/५६



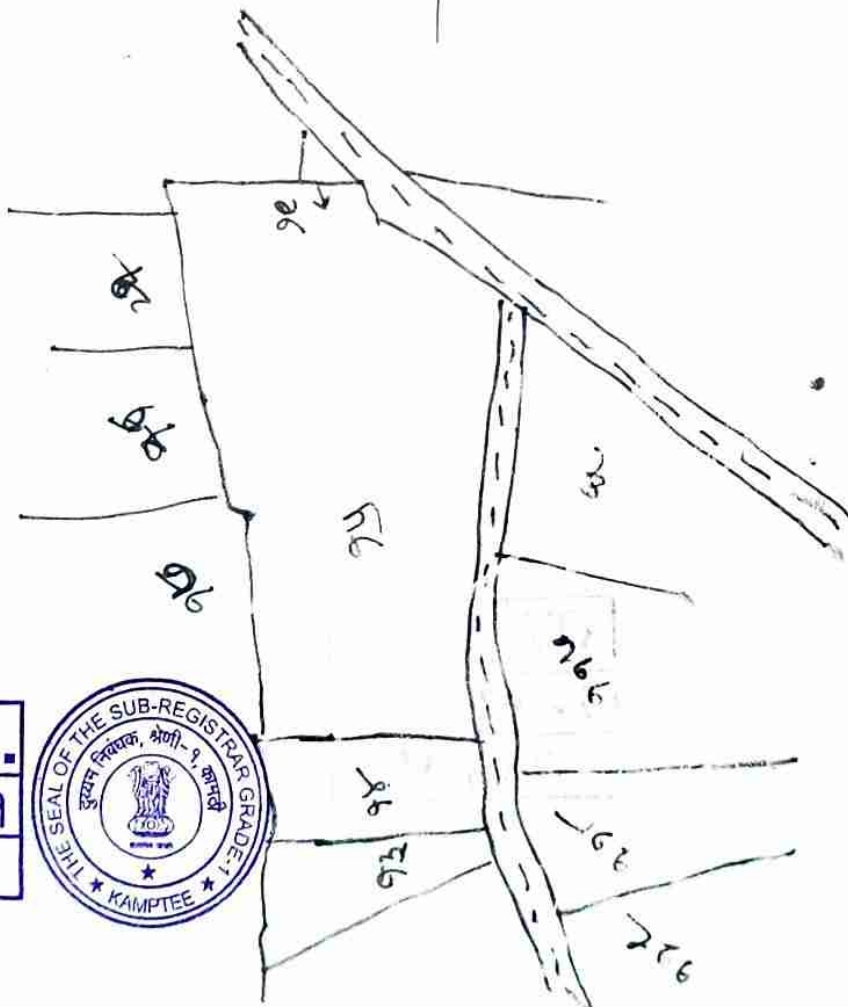
ग्राम अधिकारी
माझा क १८ तालुका कामठी

क. म. ट.
१८०२/२०२१
१५/५६



क.म.ट.
६८०२/२०२१
१६/५६

सौ. जगदीश चरण शर्मा-१५
चा. न. न. न.



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ग्राम अधिकारी
ग्राम क १५ तालुका कामठी

क. म. ट.
१८०८/२०२१
२०/५६



स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३३४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

दिनांक : २३/०७/२०२१.

जा. क्रमांक :- नर/भान/नामप्रविष्टा/९९०८

प्रति,

श्री. लक्ष्मीकांत घाटे व इतर
कोठी रोड, हनुमान मंदिर जवळ,
नागपूर ४४००३२.

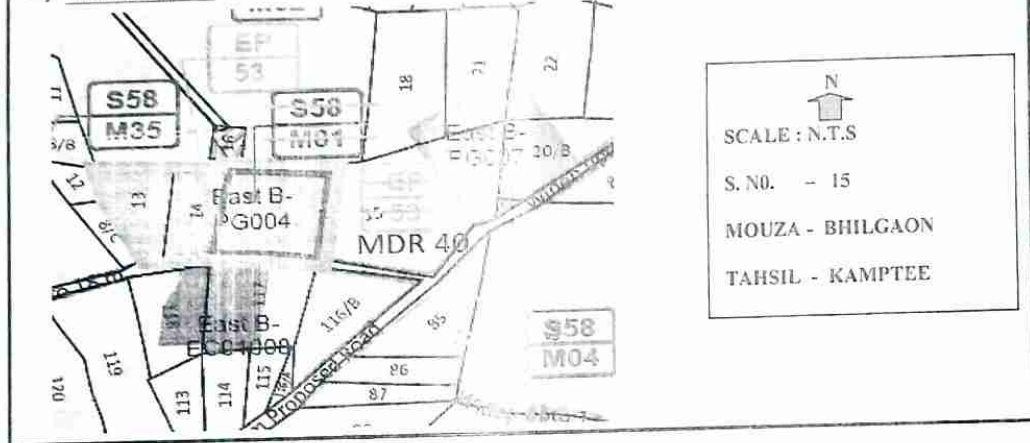
विषय :- मौजा भिलगांव, खसरा क्र. १५, तह. कामठी., जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत..

संदर्भ :- आपला दिनांक २३/०७/२०२१ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

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.

अ) भाग नकाशा :-



ब) झोन दाखला / प्रमाणपत्र :-

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

सेक्टर :- East B Sector.

झोन :- "निवासी, EP-53 नुसार निवासी, Play Ground (East B-PG007), 18.00 M. Road Widening, 24.00 M. Road Widening"

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 व क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
- ४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शका अथवा साशंकता उद्भवल्यास मुळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.
- ५) सदर दाखला वरील नमूद जावक क्रमांक दिव्यामनस केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
- ६) अर्जदाराचे चुकीची माहिती पुरविल्याने नवीन जावक सदर दाखला रद्द समजण्यात येईल.

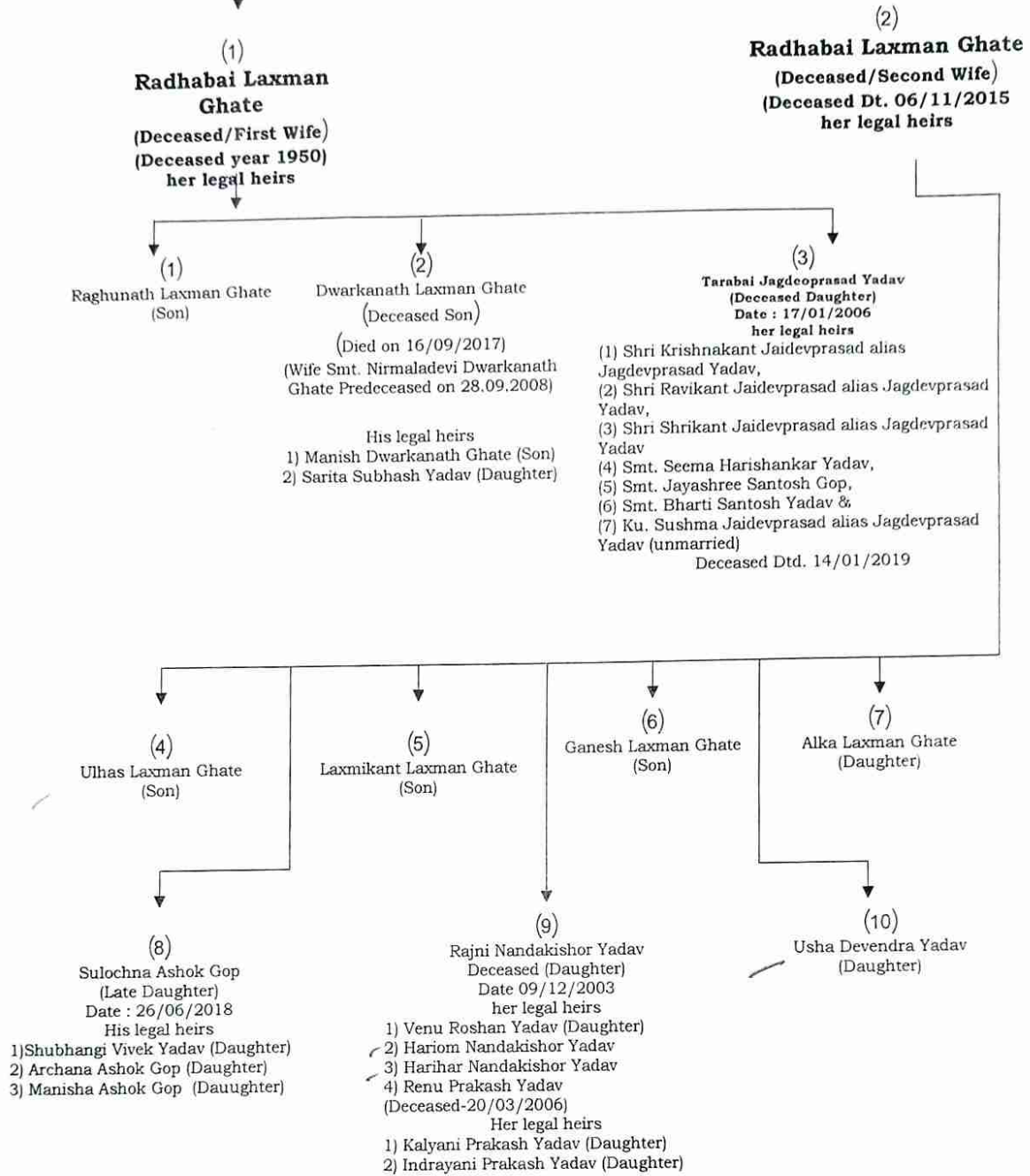
क. म. ट.
६८०२/२०२१
२९/५६



क. म. ट.
१८०२/२०२१
२२/५६



Late Laxman Ramji Ghatе's legal heirs



क.म.ट.
६८०२/२०२१
२३/१६



क.म.ट.
६०२/२०२१
२४/५६





नागपुर महानगरपालिका
Nagpur Municipal Corporation
आरोग्य खाते / Health Department
FORM NO. 6 / मृत्यु क्रमांक - 6
(See Rule 8) / नियम 8 पहा



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म आणि मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 अन्वये देण्यात आलेले मृत्यु प्रमाण पत्र)
(Issued Under Section 12/17 Registration of Birth & Death Act. 1969)

प्रमाणपत्र क्र. / Certificate No. : 2016040700030975

प्रमाणित करण्यात येत आहे की, खालील माहिती Nagpur-HQ (स्थानिक क्षेत्र)
तालुका Nagpur जिल्हा Nagpur
राज्य Maharashtra करिता Nagpur Municipal Corporation
बेधील मृत्यु मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे

This is to certify that the following information has been taken from the original record of death which is the register for Nagpur Municipal Corporation

Of Area Nagpur-HQ

Of Tahsil Nagpur

Of District Nagpur

Of State Maharashtra

नाव
Name

LAXMANRAO RAMAJI GHATE

लिंग
Sex

MALE

मृत्यु दिनांक
Date of Death

12th April 1988

मृत्यु दिनांक (अक्षरी)
Date of Death (In Words)

Twelfth April One Thousand Nine Hundred Eighty Eight

मृत्यु ठिकाण
Place of Death

AT HOME NAGPUR

वडिलांचे नांव / पतीचे नांव
Name of Father/Husband

RAMAJI GHATE

आईचे नांव
Name of Mother

NOT STATED

नोंदणी क्रमांक
Registration Number

875RD

नोंदणी दिनांक
Date of Registration

22nd April 1988

कायमचा पत्ता
Address

KOTHI ROAD, NAGPUR

दाखला तयार करणाऱ्याची सही
Prepared By

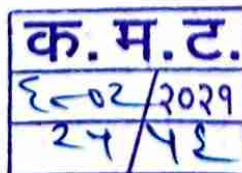
दिनांक 07/04/2016 15.02.23

निर्गमित करणाऱ्या प्राधिकार्याची सही
(सील)

For Authenticity Please Visit this

<http://nmcnagpur.gov.in> (For Authenticity Please visit this website)

"प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची खात्री करू" "Ensure Registration of every birth & death"



224

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क. म. ट.
६०२/२०२१
२६/५६





नागपुर महानगरपालिका
Nagpur Municipal Corporation
आरोग्य खाते / Health Department
FORM NO.6 / नमूना क्रमांक - 6
(See Rule 8) / नियम 8 पहा



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म आणि मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 अन्वये देण्यात आलेले मृत्यु प्रमाण पत्र)
(Issued Under Section 12/17 Registration of Birth & Death Act. 1969)

प्रमाणपत्र क्र. / Certificate No. : 2016040700030859

प्रमाणित करण्यात येण आहे की, खालील माहिती Nagpur-Zone8 (स्थानिक क्षेत्र)

तालुका Nagpur जिल्हा Nagpur
राज्य Maharashtra कनिष्ठा Nagpur Municipal Corporation
येथील मृत्यु मूळ अभिलेखाच्या नोंदीवरून घेण्यात आली आहे.

This is to certify that the following information was taken from the original record of death which is the register for Nagpur Municipal Corporation

Of Area Nagpur-Zone8 Of Tahsil Nagpur
Of District Nagpur Of State Maharashtra

नाव
Name RADHABAI LAXMANRAO GHATE

लिंग
Sex FEMALE

मृत्यु दिनांक
Date of Death 6th November 2015

मृत्यु दिनांक (अधारी)
Date of Death (In Words) Sixth November Two Thousand Fifteen

मृत्यु ठिकाण
Place of Death HOME DEATH NAGPUR

वडिलांचे नांव / पतीचे नांव
Name of Father/Husband LAXMANRAO GHATE

आईचे नांव
Name of Mother NOT STATED

नोंदणी क्रमांक
Registration Number 3344

नोंदणी दिनांक
Date of Registration 9th November 2015

कायमवा पत्ता
Address KOTHI ROAD, MAHAL, NAGPUR

दस्तावेज तयार करणाऱ्याची नोंद
Prepared By

दिनांक 07/04/2016 12:14:24

निर्गमित करणाऱ्या प्राधिकाऱ्याची सही
(सील)

For Authenticity Please Visit

http://nagpur.go. In for full details, Please visit this website

पुण्यातून मृत्यु नोंदणी करणेसाठी मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 अन्वये देण्यात आलेले मृत्यु प्रमाण पत्र

क.म.ट.
१८०२/२०२१
२६/४६



महाराष्ट्र जमीन माल्यून अधिक री अभिव्यक्त न हो सकेपाना (महाराष्ट्र जमीन माल्यून व जमीनी माल्यून) माल्यून व जमीनी माल्यून

ग.व. : श्रीरत्नाव

RESULTS

श्रीगुरुभ्यो नमः

Page 1 of 2

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भारतमा

संपादन: कैलाश चर्च, २०१०

பிழைப்பு நகரம் காவல் துறை

अभिषेक अश्विना मासे
अष्टम्यासु किये जेस

1 (25)

प्रकार हातल्याचा माहिती दिल्याचा
दिनांक २०/५/१० दिनांक १५/५/१०

दिनांक 24/11/20

ਮਿਸਤਰ ਗੁਰਦੇਵ

पुनः प्रारम्भः

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स्वालयदार - हड्डिमाला नामागोत्रे या

पि. मा. ११३१३३

सादिनां १२१५५५ रोजी मरण पावल्याने

पारमानमुले १ श्रद्धावाच्य लक्ष्मी-छात्रे

2. हारका जीव तबभी धी

✓ 3 उत्तराखण्ड राज्य

६ लक्ष्मी माता लक्ष्मी माता

2 पाणिनीय तट्टिमण चात

मुनि ६-रजनी गंवारी प्रा. वि. लावल

७ सुनिपा ॥ ७३२ ॥ ७३२ ॥

रुणा देवद

२ अक्षांश २५° २०'

१० चानावाडि जायेद्वयनाद याद्व

चिदंज ११ राधाबाई वि. लक्ष्मण घाटे

श्री ७ आगम्य

पाठनाथ नाथ. श्री लाल बाबु कामा ३६ मार्ग

सिंह नमो भगवते वासुदेवाय

दिनांक २५/७/८०

पैरकार नरुजा काठकावर प्रसिद्ध

कल्याण दिनांक २५/५/२०

चांद प्रभागीन चरायवाच्या दिनांकाची

सूचना दिनी -

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क.म.ट.
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