

271/1007

पावती

Office Copy

Monday, February 08, 2021

नोंदणी क्र. : 39M

5:09 PM

Regn.: 39M

पावती क्र.: 1466 दिनांक: 08/02/2021

गावाचे नाव: बाबुळखेडा

दस्तऐवजाचा अनुक्रमांक: नगन8-1007-2021

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: श्री. सुहास अशोक डोमडे . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

5:28 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 4426200/-

मोबदला रु.: 4700000/-

भरलेले मुद्रांक शुल्क : रु. 147000/-

DELIVERED

NGP8

नागपूर शहर क्र. ८,

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0802202116355 दिनांक: 08/02/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008930874202021M दिनांक: 08/02/2021

बँकेचे नाव व पत्ता:

SuhDande



CHALLAN
MTR Form Number-6



GRN	MH008930874202021M	BARCODE			Date	24/12/2020-10:39:48	Form ID	25.1
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Registration Fee					
			TAX ID / TAN (If Any)					
			PAN No.(If Applicable)		AKFPD7607R			
Office Name			NGP8_JT NAGPUR NO 8 SUB REGISTRAR		Full Name		Shri Suhas Ashok Domde	
Location			NAGPUR		Flat/Block No.		Mouza - Babhulkheda Plot No.26,27	
Year			2020-2021 One Time		Premises/Building		City Survey 4755	
Account Head Details			Amount In Rs.		Road/Street		Nagpur	
0030046401 Stamp Duty			147000.00		Area/Locality		Nagpur	
0030063301 Registration Fee			30000.00		Town/City/District		Nagpur	
					PIN		4 4 0 0 2 7	
					Remarks (If Any)			
					SecondPartyName=Kedarnath Builders and Developers through Jaisingh			
					Khanve~			
					Amount In			
					One Lakh Seventy Seven Thousand Rupees Only			
Total			1,77,000.00		Words			
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		203633367714	
Cheque/DD No.			Bank Date		RBI Date		29/12/2020-15:54:34	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
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.

Mobile No. : 9373290870

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Sudhakar

नगन-८	
9006	2029
9	39



SALE-DEED

(In respect of Plot No. 27 & 26)

Total Consideration Amount of Rs.47,00,000/-

(Rupees Forty Sevan Lakh Only)

(Mouza-Babulkheda)

City Survey No.4755, Sheet No.476/78

Item No.48.561(B), Rate 12,000/-

Market Valued of Rs. 44,26,200/-

This SALE-DEED is made and executed at Nagpur on this 30th day of December 2020

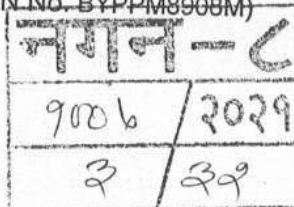
BETWEEN

SHRI. SUHAS ASHOK DOMDE, Aged about-39, Occupation-Business,(PAN No.AKFPD7607R), Residing at Plot No.50, Bante Layout, Opposite Ujwal Nagar,Wardha Road, Nagpur Hereinafter called as the "**PURCHASER**" which expression shall, unless repugnant to the contest or meaning thereof always mean and include the said "**PURCHASER**" as well as his respective heirs, legal representatives, executors, administrators, successors and assignees of the **FIRST PARTY**.

AND

M/S, KEDARNATH BUILDERS AND DEVELOPERS, acting through it's partners :-

- (1) **SHRI. JAISINGH SHAMLALJI KHANVE**, Aged about-54 Years, Occupation-Business, (PAN No.AHVPK6637K)
- (2) **SMT. URMILA WD/O PRAKASH MAHADULE**, Aged About-47, Occ- Business, (PAN No.BXQPM8415D)
- (3) **KU. PRAGATI D/O PRAKASH MAHADULE**, Aged about-28, Occ-Business, (PAN No.BYPPM8953A)
- (4) **KU. DIKSHA D/O PRAKASH MAHADULE**, Aged about-26, Occ-Business, (PAN No. BYPPM8908M)



- (5) **SHRI. PRATIK S/O PRAKASH MAHADULE**, Aged about-25,
Occ- Business, (PAN No.FBLPM0970E)

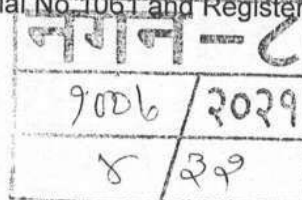
Above all are residing at **Plot No.2**, Kotwal Nagar, Venkatesh Gruh Nirman Sahakari, Sanstha, Maryadit, Nagpur-440025 hereinafter called as the **"VENDORS"** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PARTNERSHIP FIRM"** and its PARTNERS, as well as their respective heirs, legal representatives, executors, liquidators, administrators and assigns of the **SECOND PARTY**.

WHEREAS, above said firm and it's partner are joint owners of All THAT Piece and Parcel of Land bearing **Plot No.26 & 27** admeasuring area **188.320 +180.526 = 368.846 Sq.Mts.** (as per released latter of Nagpur Improvement Trust) being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur**, (Block-B), Ward No.14, Survey No.4755, Sheet No.476/78, Corporation House No.5739/C/26/B & 5739/C/27/B, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR.

WHEREAS, initially ALL THAT Piece and Parcel of land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, Ward No.14, situated at Babulkheda, Nagpur in Tahsil and District-Nagpur belonged to **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** (registered No.NGP (CTY)/HSG/(TC)448/90-91) ; AND

WHEREAS, **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** made a Layout in the said land by demarcating it into various plots of different sizes; AND

WHEREAS, later on **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through it's president Sau. Mandakini Mahendra Jamkar in favour of **Shri. Prakash Balabhau Patil**, in respect of plot No.27, admeasuring area **198.00 Sq.Mts.**, which is duly registered in the Office of Sub-Registrar -2, in additional book No.1, Volume No.99, Page No.188 to 189 at serial No.1061 and Registered No.1054, on 15/04/1993 ; AND



WHEREAS, later on **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through it's president **Sau. Mandakini Mahendra Jamkar** in favour of **Shri. Arun Mukundrao Bodhe** in respect of plot No.26, admeasuring area **195.18 Sq.Mts.**, which is duly registered in the Office of Sub-Registrar-8, in additional book No.1, Volume No.387, Page No.156 to 161 at serial No.2809 (Chha) and Registered No.2574, on 27/09/1999 ; AND

WHEREAS, later on **Shri. Arun Mukundrao Bodhe** executed sale-deed in favour of **Shri. Sanjay Deoraoji Chatap** in respect of plot No.26, admeasuring area **195.18 Sq.Mts.**, which is duly registered in the Joint Sub-Registrar, Nagpur -6, in book No.1, at serial No.1853/2007 on 30/03/2007 ; AND

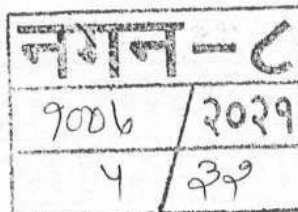
WHEREAS, later on **Shri. Prakash Balabhau Patil** executed sale-deed in favour of **Shri. Tyambak Dadaji Mahakulkar** in respect of plot No.27, admeasuring area **197.86 Sq.Mts.**, which is duly registered in the Joint Sub-Registrar, Nagpur -6, in book No.1, at serial No.2030/2007 on 10/04/2007 ; AND

WHEREAS, aforesaid plot is regularized by Nagpur Improvement Trust under the scheme of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001, and therefore plot No. 27 has regularized admeasuring area 180.526 Sq.Mts.out of 195.029 Sq.Mts.,vide it's permit No.474, Case No.20030502569 on 07/05/2011 ; AND

WHEREAS, aforesaid plot is regularized by Nagpur Improvement Trust under the scheme of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001, and therefore plot No.26 has regularized admeasuring area 188.320 Sq.Mts.out of 195.180 Sq.Mts.,vide it's permit No. BE/(S)/1900/42/16162/1071, Case No.20030502342 on 16/09/2009 ; AND

WHEREAS, the said plot bearing No.26 has been permitted for Non-agricultural uses passed by Additional Tahsildar, Nagpur in Revenue Case ; AND

WHEREAS, the said plot bearing No.27 has been permitted for Non-agricultural uses vide order dated 30/05/2011 passed by Additional Tahsildar, Nagpur in Revenue Case No.4614/NAP-34/2010-11; AND



WHEREAS, later on **Shri. Triymbak Dadaji Mahakulkar** executed sale-deed in respect of plot No.27 in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) **Shri. Prakash Marotrao Mahadule** (2) **Shri. Jaysingh Shamlalji Khanve**, which is duly registered in the Office of Joint Sub-Registrar, Class-2, Nagpur City No-4 in book No.1 at Serial No.4673/2011 on 20/08/2011; **AND**

WHEREAS, later **Shri. Sanjay Deoraoji Chatap** executed sale-deed in respect of plot No.26 in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) **Shri. Prakash Marotrao Mahadule** (2) **Shri. Jaysingh Shamlalji Khanve**, which is duly registered in the Office of Joint Sub-Registrar, Class-2, Nagpur City No-4 in book No.1 at Serial No.4677/2011 on 20/08/2011; **AND**

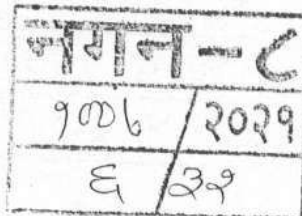
WHEREAS, schedule of properties mentioned herewith jointly own **M/S, Kedarnath Builders and Developers** through Partner Late **Shri. Prakash Marotrao Mahadule** and **Jaysing Shyamlalji Khanve**.

WHEREAS, Late **Shri. Prakash Marotrao Mahadule** was expired on 19/08/2012 leaving behind legal heirs i.e. (1) **Smt. Urmila Wd/o Prakash Mahadule** (2) **Ku. Pragati Prakash Mahadule (Daughter)** (3) **Ku. Diksha Prakash Mahadule (Daughter) & (4) Shri. Pratik Prakash Mahadule (Son)** and according their name were mutated in the of Record City Survey; **AND**

WHEREAS, as a result the above said firm and it's partner are herein named above have become joint and absolute owners of the aforesaid property with heritable and transferable rights therein and the same is also mutated on their joint names in all relevant records; **AND**

WHEREAS, for cogent reasons and good causes the partners have now decided to sell the aforesaid property 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 herein above named having expressed his desire and willingness to purchase the same for a fairly good price, the Vendors after



detailed negotiations has agreed to sell, the said property to the Purchaser for a total consideration amount of **Rs.47,00,000/- (Rupees Forty Seven Lakh Only)** upon the following terms and conditions.

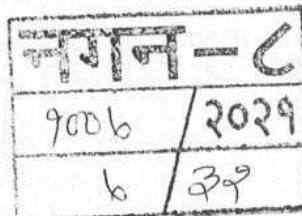
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

1. THAT in pursuance of this **SALE-DEED** total consideration amount of **Rs.47,00,000/- (Rupees Forty Seven Lakh Only)** paid by the Purchaser to the Vendors in the manner appearing herein below, and a receipt whereof the Vendors do hereby acknowledge the same. The Vendors do hereby grant, convey, assign and transfer by way of sale to Purchaser in All THAT Piece and Parcel of Land bearing **Plot No. 26 & 27** admeasuring area **188.320 + 180.526 = 368.846 Sq.Mts.** being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of **Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur**, (Block-B), Ward No. 14, Survey No. 4755, Sheet No.476/78, Corporation House No.5739/C/27/ B & 5739/C/26/B within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil 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 Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural, Assessment, Corporation Taxes, Cesses and all other outgoings etc. levied thereon and payable by the Vendor up to date.

2. **MANNER OF PAYMENT:**

Mode of Payment made by Purchaser to the Vendor as follows:

- (i) **Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)** paid through Cheque bearing No.075886, Drawn on **Bank Of Maharashtra, Kurve Nagar Branch** on 19/10/2020 by Purchaser to Vendors as earnest amount and receipts whereof is hereby acknowledged by Vendor.



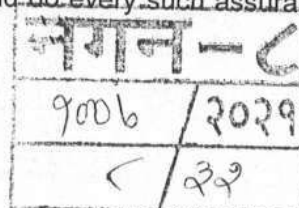
- (ii) **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** paid through RTGS bearing No.MAHBR 52020121809010490, Drawn on **Bank Of Maharashtra, Kurve Nagar Branch** on 18/12/2020 by Purchaser to Vendors as full and final consideration amount..

Rs. 47,00,000/- TOTAL CONSIDERATION AMOUNT.
(Rupees Forty Seven Lakh Only)

The Vendors do hereby declare that they have received the entire agreed sale consideration amount of **Rs.47,00,000/-(Rupees Forty Seven Lakh Only)** from the Purchaser and consequently therefore they have now nothing to receive from the Purchaser against the instant transaction of sale.

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

- (i) THAT, the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the purchaser absolutely, forever.
- (ii) THAT, the Vendors further assure the Purchaser that the property hereby sold are their separate property belonging to them and none except them and have acquired all manner of right, title and or interest of any kind whatsoever in respect of the same.
- (iii) THAT, the property hereby sold shall be quietly entered into upon and be held and be 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 disturbance or interruption by any other person whosoever.
- (iv) 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

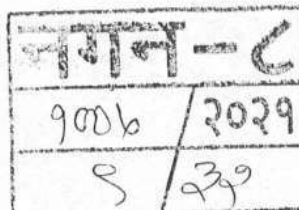


more perfectly assuring the said property to the Purchaser and their heirs, successors and assigns etc. as may reasonably be required

- (v) THAT, the Vendors have paid up-to the Municipal Corporation Taxes and all the dues with respect to the Non-Agricultural Assessment, Corporation 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 and all future payment will be made by purchaser.
- (vi) THAT, the Vendors have this day delivered the actual physical possession of the entire property hereby sold to the Purchaser in vacant condition at the time of registration of this sale-deed, without any reservations or limitations whatsoever.
- (vii) THAT, the Vendors will 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 in respect thereof in favour of the Purchaser in all relevant records.
- (viii) THAT, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any miss-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such miss-statement, error or omission will always be subject to correction by the parties hereto.

4. THE PURCHASER DOES HEREBY COVENANT WITH THE VENDORS AS FOLLOWS:

- (i) THAT, the Purchaser shall hereafter get his name mutated in all the relevant records wherever found necessary and for which the Vendors have no objection.
- (ii) THAT, the Purchaser shall hereafter regularly pay all the taxes, cesses, land revenue and other Government, Semi Government dues with



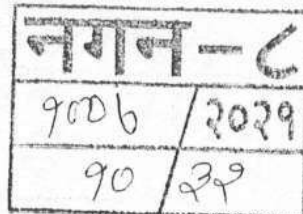
respect to their property as may be assessed from time to time and from date of execution of this sale-deed.

5. THAT, the Vendors have delivered all the Original/Relevant documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale-Deed.
6. THAT, in case the Purchaser will be 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 of any encumbrance or charge on the same to which this sale is not subject to, the Vendors 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.
7. THAT, Vendors declared that aforesaid property is free from all encumbrances and there is no other outstanding, encumbrance, mortgages, charges, liens, notices for acquisition and there is no pendency of any litigation or attachment before any Court or Forum.
8. 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 Purchasers.

SCHEDULE OF PROPERTY

(in respect of Plot No.26)

All THAT Piece and Parcel of Land bearing **Plot No.26**, admeasuring area **188.320 Sq.Mts.**(as per released latter of Nagpur Improvement Trust) being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of **Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur**, (Block-B) Ward No.14, Survey No.4755, Sheet No.476/78, Corporation House No. 5739/C/26/B, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR.



Dimension :

Length toward East-West 19.12 Mt. and Breadth toward North-South 9.85 Mt.
=Therefore total admeasuring 188.332 Sq.Mts. and Nagpur Improvement
regularized the area in Regulation Latter 188.320 Sq.Mts

The Plot bounded as under :-

Toward East	-	Plot No.25
Toward West	-	9 Mt wide Road
Toward North	-	Plot No.27
Toward South	-	Other Layout.

SCHEDULE OF PROPERTY

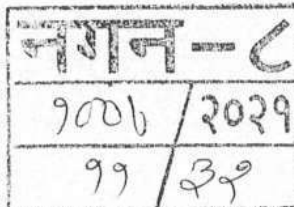
(in respect of Plot No.27)

All THAT Piece and Parcel of Land bearing **Plot No.27**, admeasuring area **180.526 Sq.Mts.** (as per released latter of Nagpur Improvement Trust) being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of **Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur**, (Block-B), Ward No.14, Survey No.4755, Sheet No.476/78, Corporation House No.5739/C/27/B, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR.

The Plot bounded as under :-

Toward East	-	Plot No.24
Toward West	-	9 Mt wide Road
Toward North	-	9 Mt wide Road
Toward South	-	Plot No.26.

IN WITNESS Whereof the Vendors and the Purchaser hereinabove named have set their respective hands and signed this **"SALE-DEED"** at Nagpur in presence of the attesting witnesses signing as such on the day first above written.



Dimension :

Length toward East-West 19.12 Mt. and Breadth toward North-South 9.85 Mt.
=Therefore total admeasuring 188.332 Sq.Mts. and Nagpur Improvement
regularized the area in Regulation Latter 188.320 Sq.Mts

The Plot bounded as under :-

Toward East	-	Plot No.25
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Toward North	-	Plot No.27
Toward South	-	Other Layout.

SCHEDULE OF PROPERTY

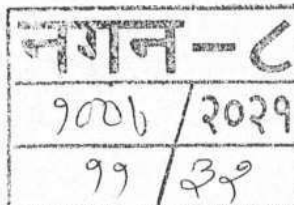
(in respect of Plot No.27)

All THAT Piece and Parcel of Land bearing **Plot No.27**, admeasuring
area **180.526 Sq.Mts.** (as per released latter of Nagpur Improvement Trust)
being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-**
BABULKHEDA, P.H No.39, situated in the Layout of **Shravasti Gruha**
Nirman Sahakari Sanstha Maryadit, Nagpur, (Block-B), Ward No.14, Survey
No.4755, Sheet No.476/78, Corporation House No.5739/C/27/B, within the
limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in
Tahsil and District-NAGPUR.

The Plot bounded as under :-

Toward East	-	Plot No.24
Toward West	-	9 Mt wide Road
Toward North	-	9 Mt wide Road
Toward South	-	Plot No.26.

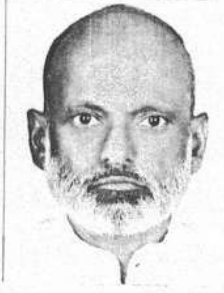
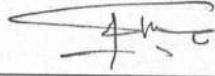
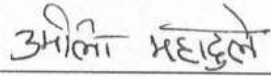
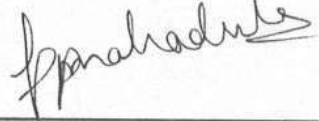
IN WITNESS Whereof the Vendors and the Purchaser hereinabove
named have set their respective hands and signed this **"SALE-DEED"** at
Nagpur in presence of the attesting witnesses signing as such on the day first
above written.



नमन-८	
१००६	२०२१
१२	३१



Drafted by **Adv. P.V.Wankar**, as per the instructions & information's given by both the parties hereto.

Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
1.			 Suhas Ashok Domde (PURCHASER)
2.			M/s, Kedarnath Builders and Developers through Partner :-  Jaysingh Shamlal Khanve (Vendor No.1)
3.			M/s, Kedarnath Builders and Developers through Partner :-  Urmila Prakash Mahadule (Vendor No.2)
4.			M/s, Kedarnath Builders and Developers through Partner :-  Pragati Prakash Mahadule (Vendor No.3)

नगन-८
१००६ / २०२१
१३ / ३३



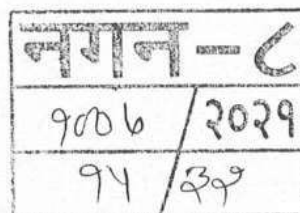
5.			M/s, Kedarnath Builders and Developers through Partner :- <u>D Mahadule</u> Diksha Prakash Mahadule (Vendor No.4)
6.			M/s, Kedarnath Builders and Developers through Partner :- <u>Pratik Mahadule</u> Pratik Prakash Mahadule (Vendor No.5)

WITNESSES :-

K. Mohadule
1. Kamalakhar D. Mohadule



2. Pratik Prakash Mahadule



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प्रमाण क्रमांक

क्षेत्र

भूधारण
द्विती

शासनाकडे भरणाच्या महसुलाच्या अक्षर
भाड्याच्या रकमेचा तपशिल व ती
पुनरीक्षणास येव्हा पात्र आहे.

सुविधाधिकार

000486

पानाक (३)



घाटक सन १९७०
हस्ताक्षर मन्त्रालय
साक्षात्करण ।

देश-:

४०६ मरि—

५२ शोरे—

दनांक २५ दिसंबर २००३ व्यवहार नं. १०३/२००३ व्यवहार का क्रमांक २००३-४० व्यवहार का विवरण २००३-४० व्यवहार का विवरण २००३-४० व्यवहार का विवरण २००३-४०	नवीन शारक (वा) पट्टदार (प) इतर शार (भा) गंगापतिना को ओ. है. से. अशुद्धता का विवरण अशुद्धता का विवरण अशुद्धता का विवरण	साक्षिकन २००३-४० २००३-४० २००३-४०
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सत्यप्रतीलीप

नमन-८

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