

271/8822

पावती

Original/Duplicate

Thursday, November 21, 2024

नोंदणी क्र.: 39म

5:44 PM

Regn.: 39M

पावती क्र.: 13480 दिनांक: 21/11/2024

गावाचे नाव: बाबुळखेडा

दस्तऐवजाचा अनुक्रमांक: नगन8-8822-2024

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: सुहास अशोक डोमडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांकी संख्या: 28

DELIVERED

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:03 PM ह्या वेळेस मिळेल.

Suhase NGP8
सह दुय्यम निबंधक, वर्ग-२,

नागपूर क्र. ८

बाजार मूल्य: रु. 4960590/-

मोबदला रु. 8500000/-

भरलेले मुद्रांक शुल्क : रु. 595000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011363428202425E दिनांक: 21/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 560/-

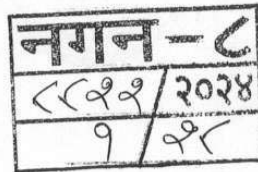
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124210713076 दिनांक: 21/11/2024

बँकेचे नाव व पत्ता:

Suhase

GRN	MH011363428202425E	BARCODE	Date		21/11/2024-13:55:03	Form ID	25.1
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			TAX ID / TAN (If Any)				
			PAN No.(If Applicable)		AKFPD7607R		
Office Name			NGP8_JT NAGPUR NO 8 SUB REGISTRAR		Full Name		
Location			NAGPUR		SUHAS ASHOK DOMDE		
Year			2024-2025 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			595000.00		Road/Street		
0030063301 Registration Fee			30000.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SecondPartyName=URMILA PRAKASH MAHADULE~		
Total			6,25,000.00		Amount In		
					Words		
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No.		00040572024112180657
Cheque/DD No.			Bank Date		RBI Date		21/11/2024-13:24:57
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile NO. : 9373250070
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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



तपन-८	
८८९९	२०२४
९	९८



SALE-DEED

(In respect of Plot No. 24 & 25)

Total Consideration Amount of Rs.85,00,000/-

(Rupees Eighty Five Lakh Only)

(Mouza-Babulkheda)

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

Item No.48.561(B), Rate 13080/-

Market Valued of Rs..49,60,590/-

This SALE-DEED is made and executed at Nagpur on this 21st day of November 2024

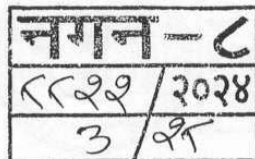
BETWEEN

SHRI. SUHAS ASHOK DOMDE, Aged about-44, Occupation-Business, (PAN No.AKFPD7607R),(Aadhaar No.7322 6601 0792), Residing at Plot No.50, Bante Layout, Opposite Ujwal Nagar, Wardha Road, Nagpur-25 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

SMT. URMILA WD/O PRAKASH MAHADULE, Aged about-52, Occupation-Business,(PAN No.BXQPM8415D), (Aadhaar No.6221 6261 4498), Residing at **Plot No.2**, Kotwal Nagar,Venkatesh Gruh Nirman Sahakari, Sanstha, Maryadit, Nagpur- 440022 Hereinafter called as the **"VENDOR"** which expression shall, unless repugnant to the contest or meaning thereof always mean and include the said **"VENDOR"** as well as her respective heirs, legal representatives, executors, administrators, successors and assignees of the **SECOND PARTY**.

WHEREAS, Vendor is absolute owner and possessor of All THAT Piece and Parcel of Land bearing **Plot No.24 & 25** admeasuring area **147.100**



+ 156.300 = 303.4 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, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR; AND

WHEREAS, initially ALL THAT Piece and Parcel of land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, 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 **Smt. Annapurnabai Wasudeorao Bharambhe** in respect of **Plot No.24**, admeasuring area **1859 Sq.Fts.**, which is duly registered in the office of Sub-Registrar-2, in additional book No.1, Volume No.160, Page No.153 to 154 at Serial No.1009 and Registered No.984 on 07/04/1994; AND

WHEREAS, later on **Smt. Annapurnabai Wasudeorao Bharambhe** executed sale-deed in favour of **Shri. Trimbak Dadaji Mahakulkar** in respect of **plot No.24**, admeasuring area **1859 Sq.Fts.**, which is duly registered in the office of Joint Sub-Registrar, Nagpur-6, in book No.1, at Serial No.2031/2007 on 10/04/2007; AND

WHEREAS, later on **Shri. Trimbak Dadaji Mahakulkar** executed sale-deed in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) **Shri. Prakash Marotrao Mahadule** (2) **Shri. Jaysingh Shamlalji Khanve** in respect of **plot No.24**, 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 on **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through it's president Sau. Mandakini Mahendra Jamkar in favour of **Shri. Premraj Aasaram Patne** in respect of **plot No.25**, admeasuring area **1850 Sq.Fts.**, which is duly registered in the office of Sub-Registrar-8, in additional book No.1, Volume No.387, page No.162 to 170 at Serial No.2810 (Chha) and Registered No.2575 on 27/09/1999 ; AND

WHEREAS, later on **Shri. Premraj Aasaram Patne** executed sale-deed in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) **Shri. Prakash Marotrao Mahadule** (2) **Shri. Jaysingh Shamlalji Khanve** in respect of **plot No.25**, which is duly registered in the Office of Joint Sub-Registrar, Class-2, Nagpur City No-4 in book No.1 at Serial No.4672/2011 on 20/08/2011; 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.24** has regularized admeasuring area 147.100 Sq.Mts., out of 170.253 Sq.Mts. vide it's permit No. BE(S)/1900UL/4832/ 526, Case No. 20030502564 on 21/05/2011 ; 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.25** has regularized admeasuring area 156.300 Sq.Mts., out of 171.86 Sq.Mts. vide it's permit No. BE(S)/1900UL/213/ 409, Case No.20030502341 on 11/05/2010 ; AND

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

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, later on **M/S, Kedarnath Builders and Developers** through Partners :- (1) **Shri. Jaisingh shamlalji khanve** (2) **Smt. Urmila wd/o Prakash Mahadule** (3) **Ku. Pragati D/o Prakash Mahadule** (4) **Ku. Diksha D/o Prakash Mahadule** (5) **Shri. Pratik S/o Prakash Mahadule** acting through their power of attorney holder 3 to 5 **Smt. Urmila Wd/o Prakash Mahadule** executed sale-deed in favour of Vendor **Smt. Urmila Wd/o Prakash Mahadule**, Which is duly registered in the office of Joint Sub-Registrar, Class-II Nagpur City No.8 in book No.1 at Serial No.3492/2021 on 22/06/2021 on even date; **AND**

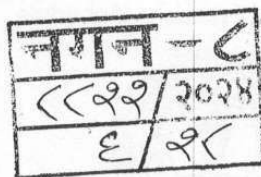
WHEREAS, as a result Vendor is absolute owner of the aforesaid properties with heritable and transferable rights therein and the same is also mutated on her names in all relevant records; **AND**

WHEREAS, for cogent reasons and good Vendor has now decided to sell the aforesaid properties to any interested buyer and to utilize the sale proceeds thereof in her best interest and for the benefits of her family members ; **AND**

WHEREAS the Vendor being thus desirous of selling the said properties and the Purchaser herein above named having expressed his desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations has agreed to sell, the said propert to the Purchaser for a total consideration amount of **Rs.85,00,000/- (Rupees Eighty Five 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.85,00,000/- (Rupees Eighty Five Lakh Only)** paid by the Purchaser to the Vendor in the manner appearing herein below, and a receipt whereof the Vendor does hereby acknowledge the same. The Vendor does hereby grant, convey, assign and transfer by way of sale to Purchaser in All THAT Piece and Parcel of Land bearing **Plot No. 24 &**

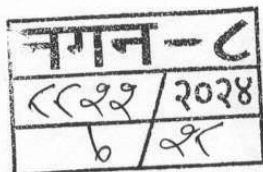


25 admeasuring area $147.100 + 156.300 = 303.4$ Sq.Mts. (as per released latter of Nagpur Improvement Trust) being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of **Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur**, (Block-B), Survey No.4755, Sheet No.476/78, 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. 5,00,000/- (Rupees Five Lakh Only)** paid through Cheque bearing No.645074, Drawn on **CANERA BANK** on 21/11/2024 by Purchaser to Vendor as earnest amount & receipts whereof is hereby acknowledged by Vendor.
- (ii) **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** paid through Cheque bearing No.645075, Drawn on **CANERA BANK** by Purchaser to Vendor as a part payment full and final consideration amount.
- (iii) **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** paid through Cheque bearing No.645076, Drawn on **CANERA BANK** by Purchaser to Vendor as a part payment.
- (iv) **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** paid through Cheque bearing No.645077, Drawn on **CANERA BANK** by Purchaser to Vendor as a part payment.
- (v) **Rs. 85,000/- (Rupees Eighty Five Thousand Only) 1 % TDS**, Which is deducted in the Consideration Amount of Vendor and Purchaser shall deposit the said amount before the competent authority.



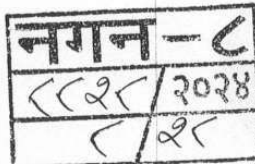
- (vi) **Rs. 19,15,000/- (Rupees Nineteen Lakh Fifteen Thousand Only)**
paid through Cheque bearing No.645079, Drawn on
CANERA BANK by Purchaser to Vendor as a full
and final consideration Amount.

Rs. 85,00,000/- TOTAL CONSIDERATION AMOUNT.
(Rupees Eighty Five Lakh Only)

The Vendor does hereby declare that she has received the entire agreed sale consideration amount of **Rs.85,00,000/- (Rupees Eighty Five Lakh Only)** from the Purchaser and consequently therefore she has now nothing to receive from the Purchaser against the instant transaction .

3. THAT THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- (i) THAT, the Vendor has good, valid and marketable title to the properties hereby sold and she has absolute right and full authority to convey, assign and transfer the same by way of sale to the purchaser absolutely, forever.
- (ii) THAT, the Vendor further assure the Purchaser that the properties hereby sold is her separate properties belonging to her and none except her and has acquired all manner of right, title and or interest of any kind whatsoever in respect of the same.
- (iii) THAT, the properties 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 Vendor or any person claiming through under or in trust for her and without any lawful disturbance or interruption by any other person whosoever.
- (iv) THAT, the Vendor will at the cost of the person requiring the same execute and does every such assurance or thing necessary for further

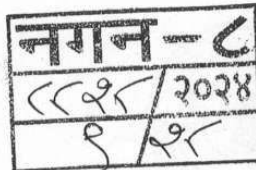


and more perfectly assuring the said properties to the Purchaser and her heirs, successors and assigns etc. as may reasonably be required

- (v) THAT, the Vendor has 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 properties hereby sold and in the event if it is discovered that there remains any arrears to be paid the Vendor 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 Vendor has this day delivered the actual physical possession of the entire properties 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 Vendor will support any application made by the Purchaser for mutation of name on the properties 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 properties 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 VENDOR AS FOLLOWS:

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



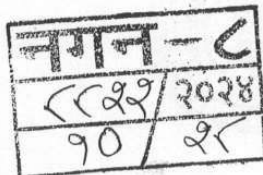
respect to their properties as may be assessed from time to time and from date of execution of this sale-deed.

5. THAT, the Vendor has delivered all the Original/Relevant documents relating to the properties 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 properties hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject to, the Vendor shall pay to the Purchaser by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole properties, as such part of the properties shall bear to the whole properties, as the case may be.
7. The Vendor declares that the aforesaid properties are free from all encumbrances, including outstanding dues, mortgages, charges, liens, acquisition notices, or any other claims. Furthermore, there are no pending litigations or attachments concerning the properties 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 Purchaser.

SCHEDULE OF PROPERTY

(in respect of Plot No.24)

All THAT Piece and Parcel of Land bearing **Plot No.24**, admeasuring area **147.100 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), Survey No.4755, Sheet No.476/78, Corporation House No.5739/C/24+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	-	9.14 Mt wide Road
Toward West	-	Plot No.27
Toward North	-	9 Mt wide Road
Toward South	-	Plot No.25.

SCHEDULE OF PROPERTY

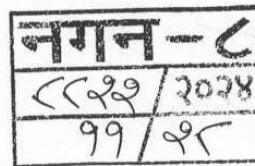
(in respect of Plot No.25)

All THAT Piece and Parcel of Land bearing **Plot No.25**, admeasuring area 156.300 **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), Survey No.4755, Sheet No.476/78, Corporation House No.5739/A/25, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR.

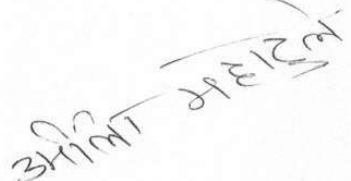
The Plot bounded as under :-

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

IN WITNESS Whereof the Vendor 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.



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.			 Urmila Prakash Mahadule (Vendor)

WITNESSES :-

1. B. Mahadule



2. Adv. P.V. WANKAR

