

270/1377

पावती

Original/Duplicate

Friday, February 02, 2024

नोंदणी क्र. : 39म

5:08 PM

Regn.: 39M

नोंदणी क्र.: 1652 दिनांक: 02/02/2024

माघाचे माघ: पिपळा

दस्तावेजाचा अनुक्रमांक: नमन7-1377-2024

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: गोपाल जुगलकिशोर चांडक

नोंदणी फी

₹. 30000.00

दस्त्य ह्याताळणी फी

₹. 620.00

पृष्ठाची संख्या: 31

एकूण:

₹. 30620.00

आपणाम मूळ दस्त्य, धंवनेल प्रिंट मूळ दस्त्य अंदाजे
5:28 PM ह्या वेळेस मिळेल.राह दुपयम निबंधक दस्त्य-3
नोंदणी क्र. 39म

बाजार मूल्य: ₹. 31050000/-

मोबदला ₹. 44000000/-

भरलेले मुद्रांक शुल्क: ₹. 2640000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 620/-

सीडी/धनादेश/गे ऑर्डर क्रमांक: 0224023011668 दिनांक: 02/02/2024

वेकिले नाव व पत्ता:

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

सीडी/धनादेश/गे ऑर्डर क्रमांक: MH014951143202324E दिनांक: 02/02/2024

वेकिले नाव व पत्ता:

Ran



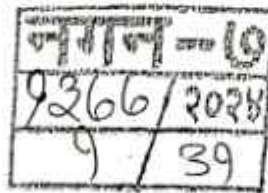
CHALLAN
MTR Form Number-6



GRN	MH014951143202324E	BARCODE	[Barcode]		Date	02/02/2024-13:34:25	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)		AARPG7327F			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		GOPAL JUGALKISHOR CHANDAK			
Location NAGPUR				Flat/Block No.		KH.NO.20/2			
Year 2023-2024 One Time				Premises/Building		MOUZA-PIPLA			
Account Head Details				Amount In Rs.					
0030046401 Stamp Duty				2640000.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						1.62 H.R.			
						Town/City/District			
						PIN			
						4 4 0 0 1 0			
				Remarks (If Any)					
				SecondPartyName=SUNIL JAGANNATH KALANTRI AND OTHERS-					
				Amount In					
				Twenty Six Lakh Seventy Thousand Rupees Only					
Total				26,70,000.00		Words			
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02608672024020270568 5466936308	
Cheque/DD No.				Bank Date		RBI Date		02/02/2024-13:35:23 Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

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

Signature
Co. St.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224023011668	Date 02/02/2024
Received from purchasers, Mobile number 0000000000, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.	
Payment Details	
Bank Name sblepay	Date 02/02/2024
Bank CIN 10004152024020211054	REF No. 202403332661735
This is computer generated receipt, hence no signature is required.	

नगपूर-७
१३६६/२०२४
२/३९



SALE DEED

VALUED AT Rs. 4,40,00,000/-

(RUPEES FOUR CRORE FORTY LAKHS ONLY)

MARKET VALUE RS. 3,10,50,000/- ONLY

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THIS DEED OF SALE is made on 02nd day of FEBRUARY 2024, BETWEEN:

1) SHRI. SUNIL S/O JAGANNATH KALANTRI, Aged 48 Years, Occupation - Business, PAN NO. AASPK8773A, AADHAR NO. 746389974035, MOB.NO. 9823057717,

2) SHRI. SANDEEP S/O JAGANNATH KALANTRI, Aged 48 Years, Occupation - Business, PAN NO. AASPK8797J, AADHAR NO. 328764708511, MOB. NO. 9822651597, Both Resident of Mahalaxmi Housing Society, Behind Agrasen Bhavan, Sriram Nagar, Malegaon (Nashik).

3) SHRI. BHARAT S/O GANGABISAN KALANTRI, Aged 53 Years, Occupation - Business, PAN NO. AASPK8772B, AADHAR NO. 280772019779, MOB. NO. 9372720935, Resident of Mahesh Nagar, Shivaji Putala, Malegaon (Nashik), Tahsil and District NASHIK,

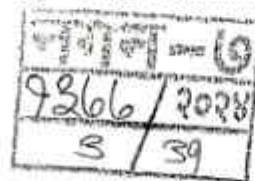
hereinafter called the VENDOR/S, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDOR/S, as well as its, legal representatives, administrators and assigns of the ONE PART.

AND

1. SHRI. SUDHAKAR S/O VITTHALRAO KOHALE, Aged 54 Years, Occupation - Business, PAN NO. AFMPK8287J, AADHAR NO. 2295 8121 4514, MOB. NO. 7447220000, Resident of Plot No. 156 Janki Nagar, Besa Nagpur, Maharashtra-440034,

2. SHRI. GOPAL S/O JUGALKISHOR CHANDAK, Aged 51 Years, Occupation - Business, PAN NO. AARPC7327F, AADHAR NO. 8060 1324 4145, MOB. NO. 9822000824, Resident of Plot No. 227 Near Basket Ball Ground Shankar Nagar Nagpur, Maharashtra-440010, AND

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3. **SHRI. CHANDRAPAL S/O HANUMANSINGH GAHERWAR**, Aged 48 Years,
Occupation - Business, PAN NO. AEUPG3952M, AADHAR NO. 8795
8384 6903, MOB. NO. 9422805377, Resident of Plot No. 8, Murti Road,
Laxmi Nagar, Katol Nagpur, Maharashtra-441302,

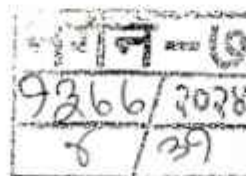
hereinafter called the **PURCHASERS**, which expression shall unless repugnant
to the context or meaning thereof always mean and include the said
PURCHASERS, as well as its Partners, its, legal representatives, administrators
and assigns of the **OTHER PART**.

WHEREAS the Vendor herein abovenamed is the sole, legal and absolute owner
and in possession therefore with heritable and transferable rights therein of
ALL THAT piece and parcel Agricultural Land total containing by 1.62 Hectares
(4.00 Acres) forming a portion of entire land bearing SURVEY / KHASRA No.
20/2, of MOUZA - PIPLA, P. H. No. 38, held in Bhuwarg Class - I Right, having
Rental Rs. 22.50 paise, together with all other easement rights appurtenant
and belonging thereon, situated within the limits of Nagar Parishad Besa -
Pipla, Tahsil - Nagpur (Rural), District - NAGPUR, which is more particularly
described in the schedule of property hereunder written (Hereinafter referred
to as the said property / agricultural land); AND

WHEREAS originally the aforesaid entire agricultural land bearing Khasra No.
20 admeasuring 6.01 Hectares, having Class - 1 Right, Khat No. 199, Land
Revenue Rs. 28.13 of Mouza - Pipla P. H. No. 38 Tahsil Nagpur (Rural) District
Nagpur, belonged to (1) Shri. Arun Shrihari Kshirsagar, (2) Shri. Ganesh
Govindrao Channe, (3) Shri. Rajkumar Santoshrao Chinchpure, (4) Shri. Ashok
Sitaramji Raut, (5) Shri. Dhanraj Ramraoji Digrase and (6) Shri. Narendra
Pandurangji Bhajbhuj having acquired the same from Shri. Mahadeo
Deosthan Sangmeshwar Sitabuldi through its Trusty vide Registered Sale Deed
Dated 22.01.2002 which is duly registered in the Office of Sub-Registrar,
Nagpur (Rural) in Addl. Book No. 1 on Pages 1 to 8 at Serial No. 188/2002;
AND

WHEREAS subsequently the aforesaid owners namely (1) Shri. Arun Shrihari
Kshirsagar, (2) Shri. Ganesh Govindrao Channe, (3) Shri. Rajkumar Santoshrao
Chinchpure, (4) Shri. Ashok Sitaramji Raut, (5) Shri. Dhanraj Ramraoji Digrase
and (6) Shri. Narendra Pandurangji Bhajbhuj sold the aforesaid entire land

Shri. Chandra Pal
(1)



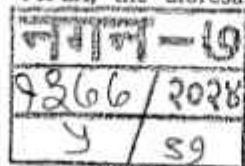
bearing Khasra No. 20 admeasuring 6.01 Hectares, having Class - 1 Right, Khat No. 199, Land Revenue Rs. 28.13 of Mouza - Pipla P. H. NO. 38 Tahsil Nagpur (Rural) District Nagpur, to Shri. Manish Manoharrao Bang and Shri. Madhav Vallabhdas Mohta by Registered Sale Deed Dated 31.10.2005 which is duly registered in the Office of Sub-Registrar, Nagpur - 9, at Serial No. 3389/2005; AND

WHEREAS later on the aforesaid Shri. Manish Manoharrao Bang and Shri. Madhav Vallabhdas Mohta out of the aforesaid entire land admeasuring 6.01 Hectares, sold the land admeasuring 1.62 Hectares (4.00 Acres) to Shri. Sunil Jagannath Kalantri, Shri. Sandeep Jagannath Kalantri and Shri. Bharat Gangabisan Kalantri, by Registered Sale Deed Dated 10.01.2007 which is duly Registered in the Office of Sub-Registrar, Nagpur - 7 at Serial No. 281/2007; AND.

WHEREAS later on the aforesaid Shri. Manish Manoharrao Bang and Shri. Madhav Vallabhdas Mohta out of the aforesaid entire land admeasuring 6.01 Hectares, later on sold the land admeasuring 0.81 Hectares (2.00 Acres) to Shri. Raja Kabra (HUF) & Smt. Geeta Ramswaroop Kabra by Registered Sale Deed Dated 06.08.2011 which is duly Registered in the Office of Sub-Registrar, Nagpur - 7 at Serial No. 5619/2011; AND

WHEREAS later on the aforesaid Shri. Manish Manoharrao Bang and Shri. Madhav Vallabhdas Mohta out of the aforesaid entire land admeasuring 6.01 Hectares, later on sold the land admeasuring 2.00 Hectares (4.942 Acres) to Bikaneri Housing Society by Registered Sale Deed Dated 30.05.2013 which is duly Registered in the Office of Sub-Registrar, Nagpur - 10 at Serial No. 6215/2013; AND

WHEREAS from the date of said sale deed dated 10.01.2007 1) Shri. Sunil Jagannath Kalantri, 2) Shri. Sandeep Jagannath Kalantri, and 3) Shri. Bharat Gangabisan Kalantri have become the absolute owners of the abovementioned land bearing Survey No. 20/2 admeasuring 1.62 H.R. Their names are recorded in the revenue record as the owner thereof. For valid reasons and good causes have decided to sale **Agricultural Land** bearing **SURVEY / KHASRA No. 20/2**, total area admeasuring 4 Acres (**1.62 Hectares**) of **MOUZA - PIPLA**, the aforesaid Agricultural Land to any interested



purchaser; AND

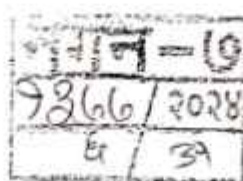
WHEREAS the Vendor 1) SHRI. SUNIL JAGANNATH KALANTRI, 2) SHRI. SANDEEP JAGANNATH KALANTRI, 3) SHRI. BHARAT GANGABISAN KALANTRI, represents, assures and undertakes that they are the absolute owners of the aforesaid Agricultural Land bearing SURVEY / KHASRA No. 20/2, total area admeasuring 4 Acres (1.62 Hectares) of MOUZA - PIPLA, in possession duly demarcated with the consent of all other adjoining owners and previous and subsequent purchasers, having full right, authority and legal sanctity to transact its sale in favour of any person/(s) at their absolute discretion; AND

WHEREAS the Purchasers hereinabove named have satisfied themselves, by engaging appropriate agency, in respect of the Vendor's title to the Said Property as good, valid & marketable. They have verified the title documents of the Vendors; AND

WHEREAS the Purchasers jointly hereinabove named being desirous of owning Agricultural Land approached the Vendors and expressed their desire to purchase the land admeasuring 1.62 Hectares (4.00 Acres) of MOUZA - PIPLA, and which is more particularly described in the Schedule hereunder written and in the map attached to this deed and offered fairly good price and Vendor for cogent reason good cause being desirous to sell the aforesaid property to utilize sale proceeds for the betterment of their family, and after detailed negotiations with the Purchasers, the Vendor agreed to sell the aforesaid property to the Purchaser for a total Consideration of Rs. 4,40,00,000/- (RUPEES FOUR CRORE FORTY LAKHS ONLY) upon the following terms and conditions:

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- I. THAT in pursuance of agreement and in consideration of the sum of Rs. 4,40,00,000/- (RUPEES FOUR CRORE FORTY LAKHS ONLY) paid by the Purchaser/s to the Vendor in the manner appearing here in below the receipt whereof the Vendor acknowledge, the Vendor does hereby grant, convey and assign by way of Sale to the Purchaser ALL THAT Piece and Parcel of the lands situated in MOUZA-PIPLA, P.S.K. 38, held Occupancy Class-1, situated at Village Pipla, Tahsil Nagpur (Rural), District Nagpur with following particulars.



- II. TOGETHERWITH all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pipala, 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/S as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date. Subject to the terms and conditions appearing herein below.

MANNER OF PAYMENT

Rs. 70,00,000/-

(RUPEES SEVENTY LAKHS ONLY) paid by the Purchasers to the Vendor NO. 2, Vide RTGS/NEFT UTR. NO. ARBLH24033000074 Drawn on ARVIND SAHAKARI BANK, NAGPUR dated 01/02/2024 the receipt whereof is hereby acknowledged by the Vendor.

Rs. 70,00,000/-

(RUPEES SEVENTY LAKHS ONLY) paid by the Purchasers to the Vendor NO. 1, Vide RTGS/NEFT NO ARBLN24033000114, Drawn on ARVIND SAHAKARI BANK, NAGPUR dated 01/02/2024 the receipt whereof is hereby acknowledged by the Vendor.

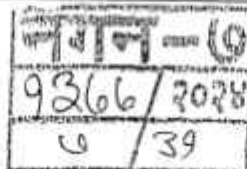
Rs. 1,10,00,000/-

(RUPEES ONE CRORE TEN LAKHS ONLY) paid by the Purchasers to the Vendor NO. 3, Vide RTGS/NEFT, UTR. NO. ARBLN24033000036, Drawn on ARVIND SAHAKARI BANK, NAGPUR dated 01/02/2024 the receipt whereof is hereby acknowledged by the Vendor.

RS.5,00,000/-

(RUPEES FIVE LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 2, Vide Cheque No. 000018 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 02/02/2024. The receipt whereof is hereby acknowledged by the Vendors.

Signature



RS.5,00,000/-

(RUPEES FIVE LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 1, Vide Cheque No. 000019 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 02/02/2024. The receipt whereof is hereby acknowledged by the Vendors.

RS.30,00,000/-

(RUPEES THIRTY LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 2, Vide Cheque No. 000020 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 30/06/2024. (with 1 month grace period). The receipt whereof is hereby acknowledged by the Vendor. Subject to realization of Cheque.

RS.30,00,000/-

(RUPEES THIRTY LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 2, Vide Cheque No. 000021 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 30/06/2024. (with 1 month grace period). The receipt whereof is hereby acknowledged by the Vendor. Subject to realization of Cheque.

RS.30,00,000/-

(RUPEES THIRTY LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 2, Vide Cheque No. 000022 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 30/06/2024. (with 1 month grace period). The receipt whereof is hereby acknowledged by the Vendor. Subject to realization of Cheque.

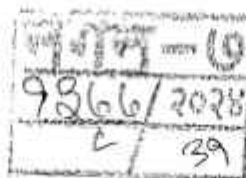
RS.30,00,000/-

(RUPEES THIRTY LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 1, Vide Cheque No. 000023 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 30/06/2024. (with 1 month grace period). The receipt whereof is hereby acknowledged by the Vendor. Subject to realization of Cheque.

RS.30,00,000/-

(RUPEES THIRTY LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 1, Vide Cheque No. 000024 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 30/06/2024. (with 1 month grace

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period). The receipt whereof is hereby acknowledged by the Vendor. Subject to realization of Cheque.

RS.30,00,000/-

(RUPEES THIRTY LAKHS ONLY) will be paid by the Purchasers to the Vendor No. 1, Vide Cheque No. 000025 Drawn on ARVIND SAHAKARI BANK, NAGPUR, dated 30/06/2024, (with 1 month grace period). The receipt whereof is hereby acknowledged by the Vendor. Subject to realization of Cheque.

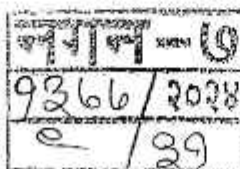
TOTAL RS. 4,40,00,000/-

(RUPEES FOUR CRORE FORTY LAKHS ONLY)

This sale deed being executed by accepting post-dated cheques issued by sgc developers Nagpur, this Sale Deed shall be valid subject to realization of the aforementioned cheques. The purchasers assure the vendor that they shall keep the amount deposited in their bank account prior to the date of cheque. The purchasers further agrees and undertake that the said cheque shall not return unpaid for any reason whatsoever.

- III. THAT Vendor does hereby covenant that they have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey assign and transfer the same by way of sale to the Purchasers absolutely forever.
- IV. THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchasers without any interruption or disturbance by the Vendor or any other person or persons claiming through, under them and without any lawful disturbance or interruption by any other person whatsoever.
- V. THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable upto date.
- VI. THAT the Vendors shall support any application made by the Purchasers for mutation of its name on the property hereby sold and shall render

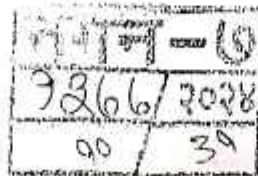
Signature
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necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records at the cost of the Purchaser. The Vendors have got the property duly measured with the other adjoining owners and the property is duly demarcated and sold to the Purchaser. The Vendors shall however assist the Purchasers in getting the property duly divided (Pot Hissa) from the competent authority to clearly demarcate the properties to the extent of property sold.

- VII. THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.
- VIII. THAT the Purchasers have now become the absolute and full owners of the aforesaid property and are put in possession with transferable rights therein, subject to realization of all the cheques towards sale consideration.
- IX. THAT the Purchasers have now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in his absolute discretion, subject to realization of all the cheques towards sale consideration. In the event any cheque is returned unpaid upon its presentation then the said sale deed shall become null and void and the Vendor shall be entitled to recover the possession of the entire land by forfeiting the amount till then received.
- X. THAT the Vendors covenant with the Purchasers that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government. The Vendor further covenants that he does not hold total agricultural land more than Ceiling Limits and nor he belongs to any Tribal Community.
- XI. THAT the Vendor sell out said agricultural land AS IS WHERE IS basis to the Purchasers and the purchasers have understood, agreed and is satisfied with the present title and ownership of vendor and shall not raise any doubt or

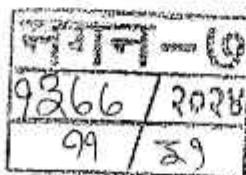
Signature
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disputes on any title issues but for any Mortgage, Sale, Lien or Loans. However, any past/present agreement, gift, alienation, leases, mortgage, writings if any done by the vendor whether verbal or written shall be sole responsibility of the vendors and they shall keep the purchasers indemnified from any such loss or claims.

- XII. THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser.
- XIII. THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.
- XIV. THAT the Vendors further assures to the Purchaser that the property hereby sold is the separate property belonging to it alone and none except it has got any manner of right, title or interest whatsoever in respect of the same.
- XV. THAT the Purchasers shall hereafter pay the land revenue and all other outgoings, charge, as may be levied by the Revenue Authority on the said property and shall always keep the Vendor indemnified against the same.
- XVI. THAT the Purchasers shall mutate their names in revenue record as the full joint owners of the property hereby purchased.
- XVII. THAT the Purchasers have taken the peaceful possession of the said land and the vendor doesn't have any further responsibility for possession of the said land from the date of this Sale deed.
- XVIII. THAT the Purchasers have done the legal title verification at their end and are fully aware, in full understanding and acceptance of any legal issues including les Pendency. However, if any further disputes arise in future (after execution of the sale deed then it) shall be the liability of the Purchasers and Vendor will not be responsible for any losses towards Purchaser. However, any past/present agreement, gift, alienation, leases, mortgage, writings if any done by the vendor whether verbal or written shall be sole responsibility of the vendors and they shall keep the purchasers indemnified from any such loss or claims.

Handwritten signature

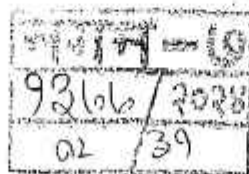


- XIX. That the Vendors will support any application made by the PURCHASERS for mutation of names on the property hereby sold and shall render all necessary assistance to the PURCHASERS for obtaining the mutation thereof in their favour in all relevant records. AND Vendors will at the cost of the PURCHASERS requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers as may reasonably be required.
- XX. That property hereby sold is believed and shall be taken to be correctly described in the schedule 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 misstatement, error or omission will always be subject to correction by the parties hereto.
- XXI. THAT the realization of full payment of consideration is the essence of this sale deed. The purchasers shall losses the rights arising out of this sale deed of sale in the most unlikely event of defaults in final realization of sale consideration by the Vendor.
- XXII. THAT the purchasers have measured the land and have found the area in conform with 7/12 extracts.
- XXIII. THAT all the 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
(HEREBY SOLD)

ALL THAT piece and parcel Agricultural Land bearing SURVEY / KHASRA No. 20/2, total area admeasuring 4 Acres (1.62 Hectares) of MOUZA – PIPLA, P. H. No. 38, held in Bhuwarg Class – I Right, having Rental Rs. 7.49 paise, together with all other easement rights appurtenant and belonging thereon, situated within the limits of Gram Panchayat Village – Pipla, Tahsil – Nagpur (Rural), District – NAGPUR, more particularly described in the map attached with this SALE DEED and bounded as under: -

Sale deed
9/2/2028



ON THE EAST BY - HUDKESHWAR SHIV
ON THE WEST BY - KHASRA NO 19/22
ON THE NORTH BY - KHASARA NO. 20/1(KABRA 2 ACRES)
ON THE SOUTH BY - KHAISTRA NO 21.

IN WITNESS WHEREOF THE VENDOR/S and the PURCHASER/S hereinabove
named have set their respective hands and signed this deed of SALE DEED at Nagpur
in presence of the attesting witnesses signing as such on the day first above written.



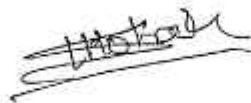
1. SHRI. SUNIL S/O JAGANNATH KALANTRI,



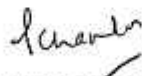
2. SHRI. SANDEEP S/O JAGANNATH KALANTRI,



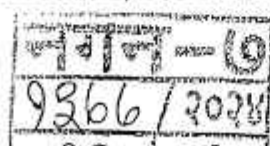
3. SHRI. BHARAT S/O GANGABISAN KALANTRI,
VENDOR



1. SHRI. SUDHAKAR S/O VITTHALRAO KOHALE,



2. SHRI. GOPAL S/O JUGALKISHOR CHANDAK,



Gulshan



3. SHRI. CHANDRAPAL S/O HANUMANSINGH GAHERWAR,

PURCHASERS

WITNESSES:

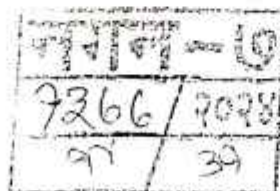


Mgontiya

1) SHRI. MOHANISH GANESH GONTIYA

Kishor

2) SHRI. KISHOR KANTILAL CHHAJED





[महाराष्ट्र पब्लिक मर्यादा अधिकांश अधिनियम और महाराष्ट्र (अवकाश) अधिनियम १९७३ (महाराष्ट्र अधिनियम २५, २६ और २७)]

निष्कर्ष :- सामान्य

344

33445771954

शैलाची स्थानीक नाव :

इस महाभूमि



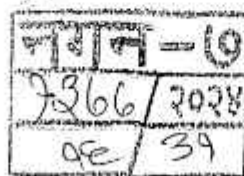
पृष्ठ सं. १/२

नरनि-७
१३६६/२०२४
१५/३९



गाव नमुना बारा (पिकांची मंडळी) [महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि गांववट्टा (न्याय करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३९]										
गाव :- विपदा (५३५६६९)			तालुका :- भायूर (जमीन)					जिल्हा :- नागपूर		
भूवापन क्रमांक व उपविभाग			२०/२							
पिकांसाठी होणाऱ्या लागवडी								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकांचा प्रकार	पिकांचे गाव	जल सिंचित	जल नसित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.पी.सी	हे.आर.पी.सी			हे.आर.पी.सी	
२०२१-२२	संपूर्ण वर्ष	३२२						बघई पड	१.६०००	
२०२२-२३	संपूर्ण वर्ष	३२२*						बालू पड	१.६०००	

टीप :- * सदरची नोंद मोबाइल अॅप द्वारे घेतले गेलेली आहे





बेसा-पिपळा नगर पंचायत

बेसा-पिपळा रोड नागपूर-४४००३६

पत्र क्रमांक:-न.प.वे.पि./न.र.पि./भा.न./१५५२

दिनांक: ०६/१२/२०२३

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टीपीएस-२४१६/प्र.क्र.२२(अ)/२०१६/एस.एम./नवि-१, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टीपीएस-२४१६/प्र.क्र.२२(ब)/ई.पी./२०१६/नवि-१, दिनांक ०५/१०/२०१८ अन्वये भागशा: मंगूर हरोन अधिसूचना क्र. टीपीएस-२४१६/प्र.क्र.२२(ब)/ई.पी./२०१६ नवि१ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या शेवोनी विकास योजना मंगूर

झोन दाखला / प्रमाणपत्र :-

मंगूर विकास योजना नकाशा नुसार विषयांकीत जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसच्याचा झोन दाखला देण्यात येत आहे.

01. DP Sheet Number : 98

02. Tahsil : Nagpur (Rural)

03. Mouza : Pipla

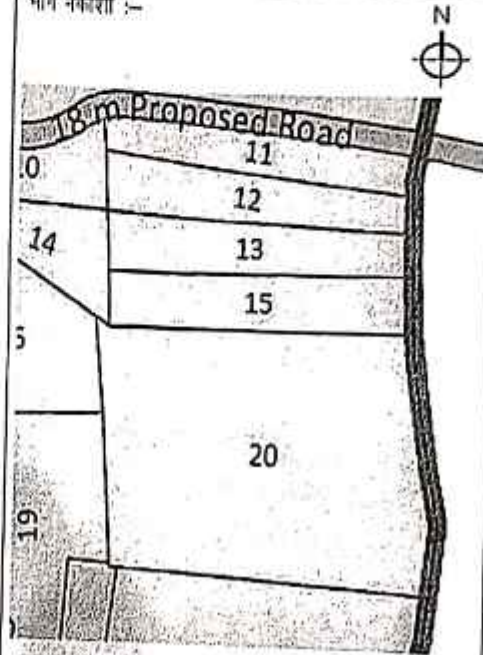
04. Khasra No : 20

05. Land Use as per DP : Village Boundary, South B - Sector, Residential-4

06. Sanctioned EP :

07. Sanctioned SM :

भाग नकाशा :-

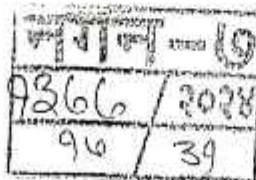


202312064



रचना सहाय्यक, शहरीकरण विभाग, नागपूर
Planning Assistant, Urban Development Department, Nagpur
बेसा-पिपळा रोड नागपूर-४४००३६

- टोप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुण्या म्हणून ग्राह्य धरता येणार नाही.
३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक वावत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंगूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल.
६) सदर भाग नकाशा हा प्रमाणात नाही.
७) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.



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गाव नमुना सात (अधिकार अभिलेख पत्रक)
पठाराष्ट्र शासन

14502244278

श्रीलाचे सगळ्यांना माघ

गाव नमुना द्वारा (पिकांची नोंदवही)
गाव :- वरुड, भाग २ (944304) तालुका :- वरुड
दिनांक : १९/०१/२०१९ यादीत निघम २५
जिल्हा :- अमरावती

टीप :- सदरावी नोद मोबाइल ऑप द्वारे पंजत आलेली आहे.

(नाथ :- अमरेंद्र दगाडगी संतकी)
मलाठी साक्षर :- वरुड अमरेंद्र दगाडगी संतकी
जि :- अमरावली

(14) 52434023

31/03/2023

9266/2024
91/59





फॉर्म पी-11 खसरा पांचसाला चण्ड-2 (फसल विवरण)

Print Date : 10-Jan-2024

ग्राम : बरसाणपुर
(4204150)
हस्ता : 00013
त. नि. : बरसाणपुरतगर
तहसील : लखवापुर नगर
जिला : राजनगर

फसल की जानकारी वर्ष 2023-2024 की है।

क्र.सं.	क्षेत्रफल (है. म. में)	कृषि प्रकार	फसल की प्रती					कृषि प्रकार
			क्षेत्रफल है. म. में	क्षेत्रफल है. म. में	क्षेत्रफल है. म. में	क्षेत्रफल है. म. में	क्षेत्रफल है. म. में	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
7103	2.0810 है. (2.0810 है.)	क्षेत्रफल है. म. में	0.0810 है.					

नं. 6
9266/2024
अ 39





[महाराष्ट्र जमीन महसूल अधिकार अधिनियम अन्तिम नौवें अध्याय (विचार करणे व सुनिश्चिती देणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

जिल्हा :- नागपूर

952

34698315017

श्रीगणेशाय नमः

$\frac{1}{2}$
 $\frac{1}{2}$
 $\frac{1}{2}$
 $\frac{1}{2}$

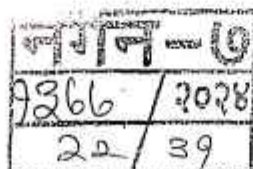
१५५

[illegible]

—yes, yes—



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भारतीय विशिष्ट आकाश आधिकारण

भारत सरकार

Unique Identification Authority of India
Government of India

भारत गंगाबिसन कालन्त्री
Bharat Gangabisan Kalantri
near shivaji pulale 40, mahesh nagar
Malegaon
Malegaon Nashik
Maharashtra 423203
9372720935

Ref: 175 / 13E / 355002 / 357105 / P



UE4600M23287



आपला आधार क्रमांक / Your Aadhaar No. :

2807 7201 9779

आधार — सामान्य माणसाचा अधिकार



2807 7201 9779

आधार — सामान्य माणसाचा अधिकार

Signature



Signature



3287 6470 8511

मेरा आधार, मेरी पहचान

भारत गंगाबिसन कालन्त्री
Bharat Gangabisan Kalantri

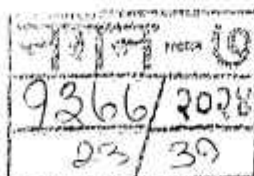
पता:
राम मंदिर समीप, महालक्ष्मी होस्टिंग सोसायटी, श्री राम नगर,
मालेगाव, मालेगाव, नाशिक,
महाराष्ट्र - 423203
Address:
In front of ram mandir, mahalaxmi housing
society, shri ram nagar, malegaon, Malegaon,
DIST: Nashik,
Maharashtra - 423203

3287 6470 8511

VID: 9179 8174 8796 4655

1047 | help@uidai.gov.in | www.uidai.gov.in

Signature



भारत सरकार
Unique Identification Authority of India
Government of India

नागरिकता प्रमाण (Enrollment) No. 1150/10038

नाम: सुधीर जगन्नाथ कोहले
Sudhir Jagannath Kohale
नमूना प्रमाण: 11/07/1972
Date of Birth: 11/07/1972
पुरुष / Male
Mobile No: 9373101514
8060 1324 4145
VID: 918 697 8347 8884

मेरा आधार मेरी पहचान

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आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA

नाम: सुधीर जगन्नाथ कोहले
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Handwritten signature

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नमूना प्रमाण: 11/07/1972
Date of Birth: 11/07/1972
पुरुष / Male
Mobile No: 9373101514
8060 1324 4145
VID: 918 697 8347 8884

नगरी-6
9266/2024
24/39





भारतीय विश्वव्यापी पहचान प्राधिकरण
Unique Identification Authority of India



AADHAAR

Address: C/O: Ganesh Prasad Gontiya, H. No. 18 Plot No. 131, Opposite Orange City Garment Factory, Govindgarh Mhasala, Uppalwadi, P.O.Uppalwadi, DIST.Nagpur, Maharashtra. 440026





2084 3089 9134

1947



1947



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भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

UID Number: 6641 4428 7080

UIDAI

मोहो आंधार (Your Aadhaar No.)

6641 4428 7080

मोहो आंधार, मोहो ओळख

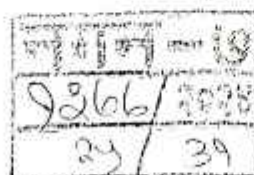
UIDAI

मोहो आंधार (Your Aadhaar No.)

6641 4428 7080

मोहो आंधार, मोहो ओळख

(Signature)



मूल्योक्तानाचे वर्ष 2023
जिल्हा नागपूर
तालुका तालुका : नागपूर (ग्रामीण)
उपमूल्य विभाग 12.4.3-उर्वरित ठिकाणच्या रहिवासी व इतर वापराच्या नव्याने विकसनक्षमता प्राप्त झालेल्या जमिनी/ भूखंड
क्षेत्राचे नाव Nagpur Municipal Corporation
सर्वे नंबर गट नंबर 20

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन 2 ⁷ /60	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोजमापनाचे एकक चौ मीटर
	32760	37680	40950	0	

मिळकतीचे क्षेत्र 16000 चौ. मीटर Bulk Land

Applicable Rules : 16 व

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2760/-

500चौ मीटर क्षेत्रासाठी मूल्य = 500 * 2760
=1380000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =2484/-

1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 2484
=3726000/-

3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =2208/-

2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2208
=4416000/-

4. 6000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =1932/-

6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 1932
=11592000/-

5. 6000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =1656/-

6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 1656
=9936000/-

जमिनीचे एकत्रित अंतिम मूल्य -मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य+ मिळकतीचे क्षेत्र (5) मूल्य

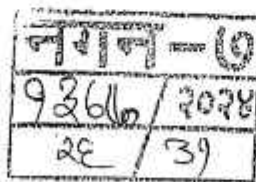
=1380000 + 3726000 + 4416000 + 11592000 + 9936000

Rs. 31050000/-

= २ तीन करोड दहा लाख पन्नास हजार /-

Home

Print



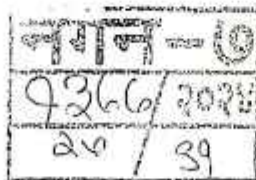
CHALLAN
MTR Form Number-6



GRN	MH054051143202324E	BARCODE			Date	02/02/2024-13:34:25		Form ID	251	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No. (If Applicable)		AARPC7327F			
Office Name NGP7, JT NAGPUR NO 7 SUB REGISTRAR					Full Name		GOPAL JUGALKISHOR CHANDAK			
Location NAGPUR					Flat/Block No.		KH NO.20/2			
Year /023-2024 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		MOUZA-PIPLA		
0030046401 Stamp Duty				2640000.00		Area/Locality		1.52 H.R.		
0030063301 Registration Fee				30000.00		Town/City/District				
						PIN		4 4 0 0 1 0		
						Remarks (If Any)				
						SecondPartyName=SUNIL JAGANNATH KALANTRI AND OTHERS-				
2670000.00										
						Amount In		Twenty Six Lakh Seventy Thousand Rupees Only		
Total				26,70,000.00		Words				
Payment Details INDIAN BANK					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		02608672024020270568 5466936308	
(Cheque/DD No.					Bank Date		RBI Date		02/02/2024-13:35:23 Not Verified with RBI	
Name of Bank					Bank-Branch		INDIAN BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 9822000824 Mobile No : 9822000824
This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(S)-270-1377	0007897123202324	02/02/2024-17:08:47	IGR389	30000.00
2	(S)-270-1377	0007897123202324	02/02/2024-17:08:47	IGR389	2640000.00
Total Defacement Amount					26,70,000.00



Print Date 02-02-2024 05:14:28

870/1377

दिनांक 02 फेब्रुवारी 2024 5:09 म.न.

दस्त गोपवारा भाग-1

पान 7 20-39

दस्त क्रमांक 1377/2024

दस्त क्रमांक: मसुदा 7/1377/2024

वाजारा मूल्य: ₹ 3,10,50,000/-

सोवण्या: ₹ 4,40,00,000/-

अंमलबंदी मूल्य: ₹ 26,40,000/-

दि. 10 मार्च 2024 रोजी वाचक कार्यालय

म. नं. 1377 वा दि. 02-02-2024

पेटी 507 म.न. वा. दस्त पेटी.

पावली: 1652

पावली दिनांक: 02/02/2024

सादरकरणाचे नाव: गोपाल जुगलकिशोर वांडे

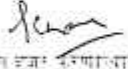
नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 620.00

पृष्ठांची संख्या: 31


उप उप-निबंधक, वर्ग-2,
नागपूर प्रमिण क्र. 7

मकुण: 30620.00

सह-उप-निबंधक, वर्ग-2,
नागपूर प्रमिण क्र. 7


सह-उप-निबंधक, वर्ग-2,
नागपूर प्रमिण क्र. 7

दस्तावेजा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
निवडून घ्याव्याऱ्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष वाजारा मूल्याचे निश्चरण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

मिळकत क्र. 1 02 / 02 / 2024 05 : 07 : 30 PM ची वेळ: (सादरीकरण)

मिळकत क्र. 2 02 / 02 / 2024 05 : 08 : 38 PM ची वेळ: (फी)





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224023011668

Receipt Date 02/02/2024

Received from purchasers, Mobile number 0000000000, an amount of Rs.620/- towards Document Handling Charges for the Document to be registered on Document No. 1377 dated 02/02/2024 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.



Payment Details

Bank Name sbiepay

Payment Date 02/02/2024

Bank CIN 10004152024020211054

REF No. 202403332661735

Deface No 0224023011668D

Deface Date 02/02/2024

This is computer generated receipt, hence no signature is required.

नगन-७
9366/2028
24/39





02/02/2024 5:13:37 PM

दस्तावेज संख्या-2

समय

30-29

दस्तावेज संख्या 1377/2024

दस्तावेज संख्या 1377/2024

दस्तावेज प्रकार - विदेशी

क्र.सं.	पंजीकरण संख्या व नाम	पंजीकरण प्रकार	छायाचित्र	इमा प्रमाणित
1	नाम: मुनीम जगन्नाथ कलंत्री पत्ता: पर्वत नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १ महाराष्ट्र शासकीय शाळा, धौलपुर नगर, महाराष्ट्र, नागपूर. ईमेल संख्या: AASPK8773A	विहून देणार वय: 48 स्वाक्षरी:		
2	नाम: मदीप जगन्नाथ कलंत्री पत्ता: पर्वत नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १ महाराष्ट्र शासकीय शाळा, धौलपुर नगर, महाराष्ट्र, नागपूर. ईमेल संख्या: AASPK8797J	विहून देणार वय: 48 स्वाक्षरी:		
3	नाम: भरत गंगाविशन कलंत्री पत्ता: पर्वत नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १ महाराष्ट्र शासकीय शाळा, धौलपुर नगर, महाराष्ट्र, नागपूर. ईमेल संख्या: AASPK8772B	विहून देणार वय: 53 स्वाक्षरी:		
4	नाम: गुंजाकर विठ्ठलराव रोहळे पत्ता: पर्वत नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १ प्लॉट नं. 156, जालकी नगर, नागपूर, महाराष्ट्र, नागपूर. ईमेल संख्या: AFMPK8287J	विहून देणार वय: 54 स्वाक्षरी:		
5	नाम: गंगाधर जगन्नाथ शिंदे पत्ता: पर्वत नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १ प्लॉट नं. 227, चान्नेट वॉल शाळेज जवळ, शंकर नगर, नागपूर, महाराष्ट्र, नागपूर. ईमेल संख्या: AARPC7327F	विहून देणार वय: 54 स्वाक्षरी:		
6	नाम: नटप्राण इंदुनाथसिंग घेरवार पत्ता: पर्वत नं. १, माळा नं. १, इमारतीचे नाव: १, ब्लॉक नं. १, रोड नं. १ प्लॉट नं. 8, मुर्ती रोड, लक्ष्मी नगर, काठोल, नागपूर, महाराष्ट्र, नागपूर. ईमेल संख्या: AEUPG3952M	विहून देणार वय: 48 स्वाक्षरी:		

वर्तमान दस्तावेज पंजीकरण देणार नव्याकडील विदेशी या दस्तऐवज करून दिल्याचे कळुन कायला.
शिफा क्र.3 ची वेळ: 02/02/2024 05:11:27 PM

अंकित -

सह दुय्यम निबंधक, वर्ग-२,

नागपूर प्रांतिग दे. ७

दस्तावेज निष्पादनाना कवुनी दवा देणाऱ्या सर्व पंजीकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहून देणार मुनीम जगन्नाथ कलंत्री	02/02/2024 05:13:24 PM	मुनीम जगन्नाथ कलंत्री M 1202942341172252672
2	विहून देणार मदीप जगन्नाथ कलंत्री	02/02/2024 05:13:06 PM	मदीप जगन्नाथ कलंत्री M 1202942268677157888
3	विहून देणार भरत गंगाविशन कलंत्री	02/02/2024 05:12:52 PM	भरत गंगाविशन कलंत्री M 1202942177829216258



4	विहान पेणार मुभावर विहानपेणार कोटके	02/02/2024 05:12:05 PM	मुभावर विहानपेणार कोटके M 1196400430122819584
5	विहान पेणार मुभावर मुभावरिबोर कोटके	02/02/2024 05:12:20 PM	मुभावर मुभावरिबोर कोटके M 1168489185990434810
6	विहान पेणार मुभावर मुभावरिबोर कोटके	02/02/2024 05:11:48 PM	मुभावर मुभावरिबोर कोटके M 1197896323551657984



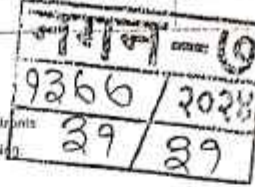
दिनांक 02 / 02 / 2024 05 : 13 : 29 PM

सह दुय्यम निबंधक, वर्ग-२,

— नागपुर प्रमाणिका, ७
Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GOPAL JUGALKISHOR CHANDAK	eChallan	02608672024020270568	MH014951143202324E	2640000.00	SD	0007897123202324	02/02/2024
2		DHC		0224023011668	620	RF	0224023011668/30	02/02/2024
3	GOPAL JUGALKISHOR CHANDAK	eChallan		MH014951143202324E	30000	RF	0007897123202324	02/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



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2. Get print immediately after registration.

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नवराचे वुकाचे
नवरी नोंदला
प्रमाणित करण्यात येते की,
या दस्तावेज एकूण ३९ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२

— नागपुर प्रमाणिका, ७

दि ०२ माह ०२ रान २०२४

