



पावती

Original/Duplicate

Saturday, September 29, 2012

नोंदणी क्र.: 39म

1:08 PM

Regn.: 39M

पावती क्र.: 4636 दिनांक: 29/09/2012

गावाचे नाव: पांजरी लोधी

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-4538-2012

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: कृष्णकुमार मन्नीलाल गुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 23

एकूण:

रु. 30480.00

आपणास हा दस्तऐवज अंदाजे 1:28 PM ह्या वेळेस मिळेल.

NGR10

बाजार मूल्य: रु. 12455000/-

मोबदला: रु. 6000000/-

भरलेले मुद्रांक शुल्क: रु. 560500/-

मुद्रांक नियम: (तीन) कोणत्याही ग्राहकाच्या हद्दीतील क्षेत्रात किंवा त्या-खंड (दोन)
मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात

1) देयकाचा प्रकार: By Cash रक्कम: रु. 480/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 057814 दिनांक: 26/09/2012

बँकेचे नाव व पत्ता: HDFC Bank

-: प्रभाषणपत्र :-

प्रमाणित करण्यात येते की, सरिता-३ चे Valuation
Module नुसार परिगणना केल्यानंतर आलेले
गजारमूल्य रु. 1 | 24.55000/- एवढे आहे.

११ *new*
सह दुय्यम निबंधक, वर्ग-२,
नागपुर ग्रामीण क्र. १०

उत्तर प्रदेश प्रविधिक उद्योग व्यालेट लॉन्ग
खाता नम्बर एन.एन.एस./संयोजित
प्राथमिक अखिल भारतीय बुराही निवेदन
-धक साधुल, मेरु बरोबर आदरून आला.

सह दुग्ध निषेधक, वर्ग - २,
नागपुर प्राणीश कं. १०, नागपुर

The Akaola Urban Co-Operative Bank
Ltd., Akaola, Branch
Sirabudi, Nagpur, Sagar
Tower, Panditmalviya Road, Nagpur.
D-5/STP/(V)/C.R.1013/07/04/2268-71

भारत 64979
186895

Special Adhesive
SEP 26 2012

zero five six zero five zero zero 14:58

R.05605001-P85085

INDIA STAMP DUTY MAHARASHTRA

[illegible]

SALE DEED

FOR RS. 60,00,000/-

RUPEES SIXTY LACS ONLY ONLY)

GOVERNMENT MARKET VALUE RS. 1,24,55,000/-

(Zone No. 7, Rate 47,00,000/- Per Hector)

[GOVERNMENT VALUATION OF STAMP DUTY: RS. 50,00,000/- PER HECTARE, DIVISION NO. 7, KHASRA NO. 50/2, P.H. NO. 73 OF MOUZA – PANJRI LODHI, TAHSIL & DISTRICT – NAGPUR (GRAMIN) AS PER GOVERNMENT READY RECOGNER

2012]

This **SALE DEED** is made at **NAGPUR** on this 28th **DAY** of **SEPTEMBER, 2012**

BETWEEN

[Signature]

नमन-गा-१०	
४५३१	२०९२
२	२३



- 2 -

3

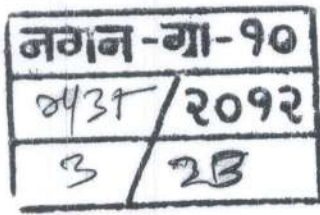
SHRI INDRAPAL S/O RAMPRASAD TIWARI, Aged about 74 years, Occupation – Agriculturist, (P.A. NO. — — —), Resident of 31, Dhote Layout, Old Ajni, Nagpur, ⁴⁴⁰⁰⁰³ hereinafter referred to as the **"VENDOR"**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said "Vendor" as his respective heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART**.

AND

SHRI KRISHNAKUMAR S/O MANNILAL GUPTA, Aged about 52 years, Occupation – Agriculturist, (P.A. NO. ABTPG5464E), Resident of M-7, Yeshwant Nagar, Hill Road, Gandhinagar, Nagpur - 440010, hereinafter called as the **"PURCHASER"**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said "Purchaser" as well as his respective heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**.

WHEREAS the above named **Vendor** is sole and absolute legal owner with all heritable and transferable rights therein and in possession of **ALL THAT** piece and parcel of **Agricultural Land**, total containing by admeasurement **2.65 Hectares** (6.548 Acres) situated towards **West direction**, bifurcating from **North to South** bearing **Khasra No. 50/2, P.H. No. 73 of Mouza – Panjri Lodhi**, held in **Bhuwarg Class -1** rights, having Revenue Rate Rs. 13.87 paise, together with, all crops, trees, shrubs, passage, right of pathways and all other easement rights appurtenant and belonging thereto, situated within Grampanchayat limits of **Village – Panjri Lodhi in Tahsil & District – Nagpur (Gramin)**, which is tentatively demarcated in Red colour lines in letters **"A", "B", "C", "D" & "A"** in the **"Khasra Map"** annexed herewith and more particularly described in the schedule of property hereunder written. (Hereinafter referred to as the said "agricultural land / property")

WHEREAS the name of the **Vendor** being sole and absolute legal owner of the said agricultural land is mutated in the records of Patwari 7/12 extract, Grampanchayat - Panjri Lodhi and other relevant records of the government.



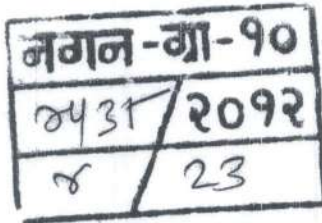
4

WHEREAS the above named Vendor is in vacant and peaceful possession of the said agricultural land and he has absolute legal right to deal with the said agricultural land and transfer the same by way of sale to any prospective buyer.

WHEREAS now for just and cogent reasons and good causes, the above named Vendor has decided to sell the said agricultural land and similarly the Purchaser being interested in purchasing the said agricultural land approached the Vendor and expressed his desire and willingness to purchase the same and after having detailed and through negotiations, the Vendor does hereby transfer the said agricultural land by way of sale to the Purchaser for a valuable consideration amount of Rs. 60,00,000/- (Rupees Sixty Lacs only) upon the following terms and conditions:-

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS: -

THAT in consideration of a total sum of Rs. 60,00,000/- (Rupees Sixty Lacs only) paid by the Purchaser to the Vendor in the manner appearing herein below, the Vendor does hereby convey, assign and transfer by way of SALE to the Purchaser, **ALL THAT** piece and parcel of **Agricultural Land**, total containing by admeasurement **2.65 Hectares** (6.548 Acres) situated towards **West direction**, bifurcating from **North to South** bearing **Khasra No. 50/2, P.H. No. 73** of Mouza – **Panjri Lodhi**, held in Bhuwarg Class -1 rights, having Revenue Rate Rs. 13.87 paise, together with, all crops, trees, shrubs, passage, right of pathways and all other easement rights appurtenant and belonging thereto, situated within Grampanchayat limits of **Village – Panjri Lodhi** in **Tahsil & District – Nagpur** (Gramin), which is tentatively demarcated in Red colour lines in letters **"A", "B", "C", "D" & "A"** in the **"Khasra Map"** and more particularly described in the schedule of property hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as sole and absolute owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of grampanchayat taxes, revenue assessments, charges, cesses etc. levied thereon payable up to date.



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SCHEDULE OF MANNER OF PAYMENT

Rs. 10,49,000/-

(Rupees Ten Lacs Forty Nine Thousand only) paid by the Purchaser to the Vendor towards earnest money by Cheque No. 181074, dated 31-07-2012, drawn on "Axis Bank Civil Line Nagpur" Branch, Nagpur in lieu of purchasing the Agricultural land, the receipt whereof is acknowledged by the Vendor.

Rs. 49,51,000/-

(Rupees Forty Nine Lacs Fifty One Thousand only) paid by the Purchaser to the Vendor towards earnest money by Cheque No. 863990, dated 28-09-2012, drawn on "H.D.F.C. Bank", Dharampet Branch, Nagpur in lieu of purchasing the Agricultural land, the receipt whereof is acknowledged by the Vendor.

Received

Rs. 60,00,000/-

TOTAL:- (RUPEES SIXTY LACS ONLY)

THAT THE VENDOR AND THE PURCHASER DO HEREBY COVENANT WITH EACH OTHER

AS FOLLOWS: -

1. **THAT** the Vendor hereby assures the Purchaser that the agricultural land hereby sold is his self acquired and self owned property, belonging to him alone and none except him has any existing right in the said agricultural land and none except his is legally entitled to claim any right, share, title or partition in the said agricultural land.
2. **THAT** the Vendor hereby assures the Purchaser that he has good, valid and marketable title of the agricultural land hereby sold to the Purchaser and that he has absolute legal right and authority to convey, assign and transfer the same by way of sale to the Purchaser, absolutely and forever.
3. **THAT** the Vendor hereby assures and affirms the Purchaser that the agricultural land hereby sold is not encumbered in any manner, which may cause or create any

[Signature]

Received

नगन-गा-१०	
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defect relating to the title of the Vendor or create any charge or lien on the agricultural land by way of any agreement, sale, gift, mortgage, will, inheritance, lease, lis-pendent or otherwise and that the title of the Vendor in respect of the agricultural land hereby sold is absolutely clear and marketable.

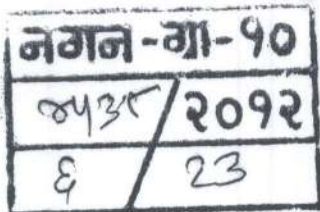
4. **THAT** the Vendor hereby specifically affirms and declares that the Purchaser shall not be liable to pay any amount to the Vendor nor he shall demand any amount on any account in future from the Purchaser in lieu of selling the aforesaid agricultural land.

5. **THAT** the Vendor hereby affirms that he has paid grampanchayat taxes, revenue assessments, charges, cesses etc. levied on the agricultural land hereby sold till date of registration of this Sale Deed and herein afterwards all Grampanchayat taxes, revenue assessments, charges, cesses etc. levied on the said agricultural land shall be borne and paid by the Purchaser.

6. **THAT** the agricultural land hereby sold is believed and shall be taken to be correctly described in the schedule of property hereunder written but if any miss-statement, error or omission is discovered in future, the same shall not annul this sale but at all times, same such miss-statement error or omission will always be subject to correction by the parties hereto.

7. **THAT** it is specifically affirmed and agreed by the Vendor that after registration of this Sale Deed, he shall not have any claim of any kind whatsoever upon compensation, if any, awarded by the Government of Maharashtra for acquiring any portion of land from and out of the aforesaid agricultural land and if any compensation is awarded by the government on that count, the same shall be claimed and received by the Purchaser only.

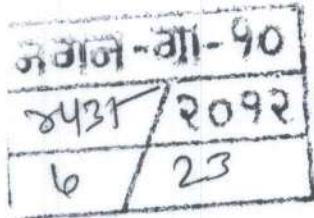
8. **THAT** the Purchaser shall at all times hereinafter peacefully enter upon, occupy, possess and enjoy the said agricultural land with appurtenances and receive the rents and profits thereof for his own use and benefit, without any suit, lawful eviction, interruption, claim and demand, whatsoever from the Vendor or by any person/s claiming or to claim, from, under or in trust for him.



9. **THAT** the Vendor shall support all applications made by the Purchaser for mutation of his name in respect of the agricultural land hereby sold and he shall give No-Objection letters, if required and he shall also render necessary assistance for obtaining mutation in respect thereof in favour of the Purchaser in the records of Patwari 7/12, Nagpur Improvement Trust, Grampanchayat - Panjri Lodhi and other records of government.
10. **THAT** the Vendor has delivered and the Purchaser has received actual physical possession of the said agricultural land at the time of registration of Sale Deed.
11. **THAT** the Vendor has delivered all original documents relating to title of said agricultural land to the Purchaser at the time of registration of this Sale Deed.
12. **THAT** all expenses incurred on account of registration of this Sale Deed including payment of Stamp duty, Registration charges and Lawyer's fees has be borne and paid by the Purchaser.
13. **THAT** the Vendor is having agricultural land other than the agricultural land hereby sold by him and as such he will not become landless after selling the aforesaid agricultural land and as such there is no restriction or impediment for transfer / sale of the said agricultural land under any provisions of any act prevailing in force.
14. **THAT** the Vendor hereby declares and affirms that the Government of Maharashtra has not initiated any proceedings under Section 10 (3), 10 (5) and 20 (1) (a) in respect of the agricultural land hereby sold, before repealing of the Urban Land (Ceiling & Regulation) Repeal Act, 1999.
15. **THAT** the Vendor and the Purchaser are not holding agricultural land beyond ceiling limit as per provisions of Section 8 & 9 of the "Maharashtra Agricultural Land (Ceiling on Holdings) Act", 1961 and even after purchasing the said agricultural land, the Purchaser will not hold agricultural land beyond ceiling limit as per provisions of Section 8 & 9 of the "Maharashtra Agricultural Land (Ceiling on Holdings) Act", 1961.

16. THAT the Purchaser is an agriculturalist by occupation and as such he is exempted from obtaining previous permission from the Collector under Section 89 of "The Bombay Tenancy and Agricultural Land (Vidharba Region) Act, 1958" or under any provisions of any other act prevailing in force.

17. THAT the Vendor and the Purchaser hereby declare that they have examined the contents of this Sale Deed personally and the contents of this Sale Deed are read over to them in vernacular in English and Hindi language and thereafter the Vendor and the Purchaser have signed this Sale Deed without any coercion, undue influence, threat, intoxication and misrepresentation of any kind and the Vendor and the Purchaser are fully satisfied with the contents of this Sale Deed.



SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT piece and parcel of **Agricultural Land**, total containing by admeasurement **2.65 Hectares** (6.548 Acres) situated towards **West direction**, bifurcating from **North to South** bearing **Khasra No. 50/2, P.H. No. 73** of Mouza – **Panjri Lodhi**, held in **Bhuwarg Class -1** rights, having Revenue Rate Rs. 13.87 paise, together with, all crops, trees, shrubs, passage, right of pathways and all other easement rights appurtenant and belonging thereto, situated within Grampanchayat limits of **Village – Panjri Lodhi** in **Tahsil & District – Nagpur** (Gramin), which is tentatively demarcated in Red colour lines in letters "A", "B", "C", "D" & "A" in the "**Khasra Map**" annexed herewith and bounded as under:-

ON THE EAST BY	-----	KHASRA NO. 55
ON THE WEST BY	-----	REMAINING LAND OF KHASRA NO. 50
ON THE NORTH BY	-----	KHASRA NOS. 49 & 51
ON THE SOUTH BY	-----	KHASRA NOS. 57 & 56

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IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have set their respective hands and signed this "SALE DEED" on this 28th Day of SEPTEMBER, 2012 at NAGPUR in presence of the attesting witness.

R.H. Agrawal

Drafted by R.H.AGRAWAL (Advocate), Nagpur.

WITNESSES: -

Sanjesh I. Tiwari

Sanjesh Tiwari

2. RATESH V. THAKUR.

R.V.

Shri Indrapal Ramprasad Tiwari



SHRI INDRAPAL RAMPRASAD TIWARI

(VENDOR)

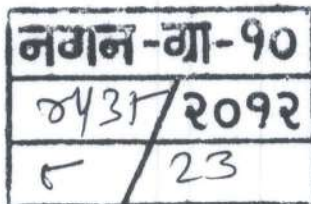


Shri Krishnakumar Mannilal Gupta



SHRI KRISHNAKUMAR MANNILAL GUPTA

(PURCHASER)



THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
(MULTISTATE SCHEDULED BANK)

FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. 245703 Date: 28/9/12
Sitabuldi Branch, Nagpur.
Deposit Br. 2527199, 2560878.
Pay to Acct. Stamp Duty

Franking Value	Rs.	560500
Service Charges	Rs.	10
Total	Rs.	560510

Name of Stamp duty Paying party

K.K. Umekar

DD / Cheque No. _____

Drawn on bank _____

(FOR BANK USE)

Item No.
Franking Sr. No.
64979



Auth. Signature

नगन-गा-१०
४५३५/२०९२
९/२३



[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव : पांजरा लोधी

तालुका : नागपूर (ग्रामीण)

जिल्हा : नागपूर

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	
५०/२		भोगवटादार वर्ग -१		
शेताचे स्थानिक नाव			क्षेत्र आकार आणि पै पो.ख. फे.फा.	खाते क्रमांक
लागवडी योग्य क्षेत्र हे. आर.चौ.मी.			इंद्रपाल रामप्रसाद तिवारी २.६५.०० १३.८७	६९
जिरायत २.६५.००				कुळाचे नाव
एकूण २.६५.००				इतर अधिकार
पोटखराब (लागवडी अयोग्य)				इतर
वर्ग (अ)				फे.न.२७ दि.८/९/८२ नुसार (२७)
वर्ग (ब)				
एकूण				
आकारणी १३.८७				
जुडी किंवा विशेष आकारणी				

नगन-ग्रा-९०
४५३५/२०९२
९०/२३



सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र		अजल सिंचित				
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	

Print Serial No 270900090108780000/544

सत्यप्रतिपालक

लिपीक

नगरपालिका कार्यालय

नागपूर (ग्रामीण)