

267/368

पावती

Original/Duplicate

Wednesday, January 10, 2024

नोंदणी क्र. 39म

1 32 PM

Regn. 39M

पावती क्र. 599 दिनांक: 10/01/2024

गावाचे नाव: Somalwada

रग्नाणेव नावा अनुक्रमक: नमन4-368-2024

रग्नाणेव नावा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: एम ए एम इन्फ्रास्ट्रक्चर चे भागीदार मनिश मोहनलाल द्विगनी

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 520.00

पत्राची संख्या 26

एकूण ₹. 30520.00

आपणास मूळ दस्त, थबनेल प्रिंट, गुची-२ अदात

1:51 PM ह्या वेळेस मिळेल.

NGP4

वाजार मूल्य ₹. 12520970/-

मोबदला ₹. 20000000/-

भरलेले मुद्रांक शुल्क: ₹. 1400000/-

साह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: ₹. 520/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0124102903079 दिनांक: 10/01/2024

विक्रेते नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH013729780202324E दिनांक: 10/01/2024

विक्रेते नाव व पत्ता:



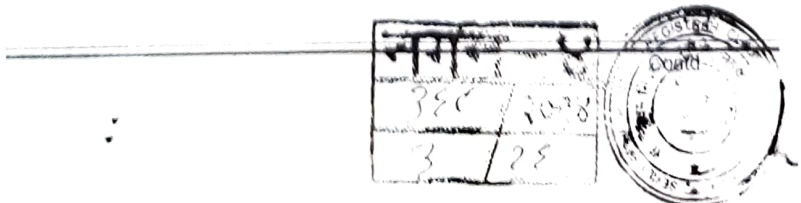
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

SALE DEED
FOR RS. 2,00,00,000/- ONLY
(RUPEES TWO CRORE ONLY)
MARKET VALUE RS. 1,25,21,000/- ONLY

(Item No.20.330/729, Page No. 565, Rate Rs.23,230/- Per Sq.Mtr.)

THIS DEED OF SALE is made on this 10th Day of JANUARY 2024 BETWEEN
DNR INDUSTRIES PVT. LTD , (PAN – AABCD5998A) a Company duly incorporated
under the Companies Act, 1956 having its Office at G-12, Sarita Vihar, New Delhi-
110076 acting through its Director **SHRI. MUKUL S/o HARISHCHANDRA PATHAK,**
(PAN – AAQPP9785R) Aged 57 Years Occupation – Business Resident of G-12
Sarita Vihar, New Delhi-110076 hereinafter called the **VENDOR** which expression
shall unless repugnant to the context or meaning thereof always mean and include the
said COMPANY and its DIRECTOR as well as its legal heirs legal representatives
executors administrators successors and assigns of the ONE PART

AND



SAS INFRAVENTURE (PAN – AEOFS8730D), A Partnership Firm having its office at Nagpur, Tahsil and District - NAGPUR and acting through its Partners **(1) SHRI. SATISH S/o MOHANLAL HIRANI**, Aged 55 Years, Occupation – Business, Resident of Flat No. 35, "Sagar Palace", Laxminagar, Nagpur, Tahsil and District – NAGPUR **(2) SHRI. AMIT S/o VIJAY KUMAR DIXIT**, Aged 47 Years, Occupation – Business, Resident of Butiwada, Sitabuldi, Nagpur, Tahsil and District – NAGPUR, AND **(3) SHRI. SACHIN S/o MADHUKAR DUMBHARE**, Aged 40 Years, Occupation – Business, Resident of Plot No.74, Uday Nagar, Vitthal Nagar No.1, Ring Road, Ayodhya Nagar, Nagpur – 440034, hereinafter called the PURCHASER, 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, administrators, successors and assigns of the OTHER PART.

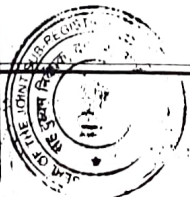
WHEREAS ALL THAT Piece and Parcel of land bearing Kh. No. 159/2, admeasuring 0.98 Hectors R (i.e. 2.25 Acres) of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to Payal Co-operative Housing Society Ltd. Nagpur, having purchased the same by it from Shri. Salik Saoji Mahajan, by a Sale Deed Dated 03-03-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2925 on even date, AND

WHEREAS in the like manner adjoining land admeasuring 0.91 Hectors R (i.e. 2.2 Acres) being a portion of the entire land bearing Kh. No. 159/9 of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to Payal Co-operative Housing Society Ltd. Nagpur, having purchased the same by it from Shri. Keshao Saoji Mahajan, by a Sale Deed Dated 08-06-1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6123 on even date, AND

WHEREAS the said Payal Co-operative Housing Society Ltd. Nagpur lateron prepared a layout in the said land by carving out various Plots of different sizes therein, AND

WHEREAS in pursuance of the application and resolution the said Society Allotted the said Plot No. 12 being a portion of the entire land bearing Kh. Nos 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, bearing City Survey No. 595 and Sheet No. 729, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, to Mrs. Smita W/o Vijay Mogre, by a Deed of Allotment Dated 13-05-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur -9 in Book No. 1 at Sr. No. 1750 on 24-05-2002, AND

नगन-४	
३६८	२०२४
४	२६



Contd

WHEREAS the said Society lateron transferred/sold ALL THAT Piece and parcel of land bearing Plot No. 12 out of the layout of Payal Co-operative Housing Society Ltd. Nagpur, admeasuring Breadth North-South towards East Side 24.50 Mtrs. and towards West Side 14.00 Mtrs. and Length East-West 28.00 Mtrs. thus total admesurement 539.00 Sq Mtrs. (5801.796 Sq Ft.) being a portion of the entire land bearing Kh. No. 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of sale to Mrs. Smita W/o Vijay Mogre by a Sale Deed Dated 22-07-2004, which is duly Registered in the Office of the Sub-Registrar Nagpur-9 in Book No. 1 at Sr. No. 2135 on even date, AND

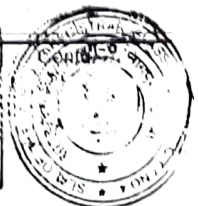
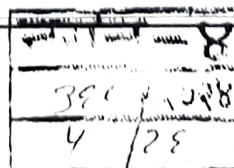
WHEREAS the aforesaid Plot No. 12 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur, AND

WHEREAS the aforesaid Plot No. 12 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 12 is also issued by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/572/(U/L)1154/17/008097, Dated 03-10-2007 in Case No. 200308191407 and Layout No. 572/Som/4364. As per the said Regularization Letter Dated 03-10-2007, the area of the said Plot No. 12 is shown and declared as 539.00 Sq. Mtrs. Thus the area of the said Plot No. 12 is at present 539.00 Sq. Mtrs.; AND

WHEREAS the said Mrs. Smita W/o Vijay Mogre lateron transferred the aforesaid Plot No. 12 by way of sale to DNR Industries Pvt. Ltd., the Vendor hereinabovenamed, by a Sale Deed Dated 11-09-2014, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 4705 on even date. As a result therefore the Vendor hereinabovenamed has now become the absolute owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records, AND

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in its best interests and for the benefits of its family members, AND

WHEREAS the Vendor being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations has now agreed to sell the same to the Purchaser for a total consideration of **Rs. 2,00,00,000/- (Rupees Two Crore) Only** upon the following terms and conditions.



NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 2,00,00,000/- (Rupees Two Crore) Only** paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and parcel of land bearing **Plot No. 12** out of the layout of Payal Co-operative Housing Society Ltd Nagpur, containing by admesurement **539.00 Sq.Mtrs.**, being a portion of the entire land bearing Kh No 159/2 and 159/9 of **Mouza - SOMALWADA**, P S K 44, including all easementary rights appurtenant and belonging thereto bearing City Survey No. 595 and Sheet No 729, situate at Payal Co -Operative Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 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 Owner 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 upto date

MANNER OF PAYMENT:

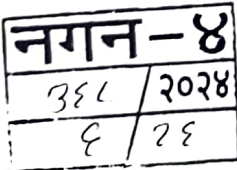
Rs. 1,00,000/- (Rupees One Lakh) Only paid by the Purchaser to the Vendor by Cheque No 311095, Dated 04-04-2023, Drawn on Dr. Babasaheb Ambedkar Urban Co-operative Bank Ltd, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 25,00,000/- (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by RTGS on 11-05-2023, the receipt whereof is hereby acknowledged by the Vendor

Rs. 25,00,000/- (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by RTGS on 27-06-2023, the receipt whereof is hereby acknowledged by the Vendor

Rs. 25,00,000/- (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by RTGS on 13-09-2023, the receipt whereof is hereby acknowledged by the Vendor

Rs. 22,00,000/- (Rupees Twenty Two Lakh) Only paid by the Purchaser to the Vendor by Pay Order No 003238 Dated 10-01-2024 Drawn on Federal Bank and issued by Dr. Babasaheb Ambedkar Urban Co-operative Bank Ltd Nagpur, the receipt whereof is hereby acknowledged by the Vendor



Rs. 1,00,00,000/- **(Rupees One Crore) Only** paid by the Purchaser to the Vendor by Pay Order No. 003237, Dated 10-01-2024, Drawn on Federal Bank and issued by Dr. Babasaheb Ambedkar Urban Co-operative Bank Ltd, Nagpur, the receipt whereof is hereby acknowledged by the Vendor

Rs. 2,00,00,000/- **(Rupees Two Lakh) Only** adjusted towards 1% deduction/Payment of T.D.S. to Income Tax Department on behalf of the Vendor and it will be paid subsequently to the Govt., the receipt whereof is hereby acknowledged by the Vendor.

Rs. 2,00,00,000/- **(RUPEES TWO CRORE) ONLY.**

(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and that it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever.

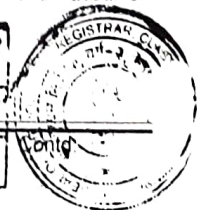
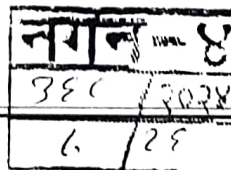
ii) THAT the Vendor further assures the Purchaser that the property hereby sold is its separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever

iv) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Society Dues and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there are remain any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

v) THAT the Vendor on this day delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition forever

vi) THAT the Vendor 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.



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 shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto

viii) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed

ix) THAT if the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject to, the Vendor will 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

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

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

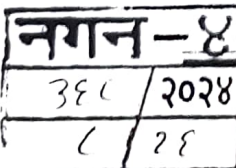
ALL THAT Piece and parcel of land bearing **Plot No. 12** out of the layout of Payal Co-operative Housing Society Ltd. Nagpur, containing by admesurement **539.00 Sq.Mtrs.**, being a portion of the entire land bearing Kh. No. 159/2 and 159/9 of **Mouza - SOMALWADA**, P.S.K. 44, including all easementary rights appurtenant and belonging thereto bearing City Survey No. 595 and Sheet No. 729, situate at Payal Co -Operative Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR and bounded as under -

ON THE EAST - PLOT NOS. 13 AND 14.

ON THE WEST - 18.00 MTRS. WIDE ROAD.

ON THE NORTH - PLOT NO.11.

ON THE SOUTH - KHASARA BOUNDARY.



Contd

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

Drafted by Ashish M. Nagpure – 9823630809

WITNESSES :



1) 


FOR DNR INDUSTRIES PVT. LTD.





(MUKUL HARISHCHANDRA PATHAK)

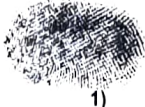
Director

VENDOR



2) 


FOR SAS INFRAVENTURE



(SATISH MOHANLAL HIRANI)



2)



(AMIT VIJAY KUMAR DIXIT)



3)



(SACHIN MADHUKAR DUMBHARE)

Partners

PURCHASER

