

SALE DEED

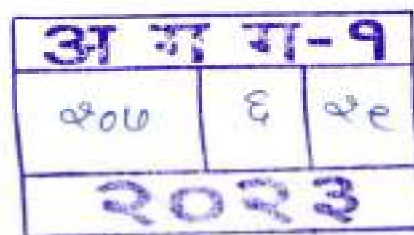
Sale Deed of Open plot, situated at Sandesh Nagar , Garkheda Aurangabad, the stamp value of which is Rs. 54,00,000 (Fifty Four Lakh Rs Only), and real Consideration is Rs 60,00,000 (Sixty Lakh Rs only)

As per Zone No: 1.152 @ 20,400/- per sqmt

This Sale deed executed today on 9th day of January 2023, at Aurangabad.

SALE DEED

1



By

1. **Mr. Prakashchand Suganchand Lunawat**

PAN: AAHPL6431H

AADHAR NO: 462640140515

Age: 63 years, Occup.: Business

R/o: plot no 04 Uday colony Samarth Nagar, Aurangabad 431001

Mobile No: 9822597273

[Hereinafter called as **VENDOR** which expression shall mean and include all his heirs, successors, executors, administrators and assignees]

IN FAVOUR OF

M/s. Aadinath Properties

PAN: ABIFA5636P

A Registered Partnership Firm,

Having its registration, No: AU000008338

Through its Partners;

1. **Pravin s/o Mangilal Katariya,**

AADHAR NO: 578801678324

Age : 52 years, Occup.: Agriculture. & Business,

R/o : Plot no 31,31A Sector F1 Cidco N4 , Aurangabad.,

MOBILE NUMBER: 9822191332

2. **Pratik s/o Pravin Katariya,**

AADHAR NO: 991485459460

Age: 27 years, Occ: Business,

R/o: Plot no 31,31A Sector F1 Cidco N4 , Aurangabad.

MOBILE NUMBER: 9890331315

SALE DEED



3. **Rushabh s/o Pravin Katariya,**
AADHAR NO: 730834156405
Age: 24 years, Occupation: Business
R/o: Plot no 31,31A Sector F1 Cidco N4, Aurangabad.
MOBILE NUMBER: 9822197614

[Hereinafter called as **VENDEES** which expression shall mean and include all the present & future partner of the firm & their heirs, successors, legal representatives, executors, administrators and assignees]

SCHEDULE-A

DESCRIPTION OF PROPERTY UNDER SALE

All that part and parcel of **Plot No. 36, C. T. S No. 15296/12**, admeasuring **264.30 sq. mtrs. , (2844.90 Sqft)** and bounded by :

East: Plot no 37, CTS NO: 15296/25

West: Plot no 35, CTS NO: 15296/11

South: 9-Meter-wide Road

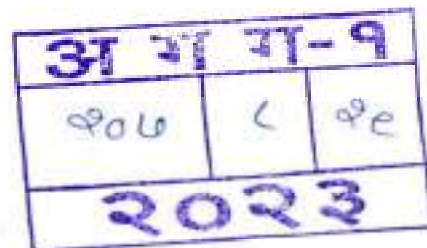
North: CTS NO: 15294/46, Part of Survey No 7

Situated at in Survey No 7, Sandesh Nagar, Garkheda , Aurangabad. (hereinafter referred to as property under sale).

Where as the vendor represented the vendee about the chain of his title as under

SALE DEED

3



- I) That the property, Plot No 36, part of survey No7, C.T.S No. 15296 was owned & possessed by Bhagwantrao Dagduji kunte & he sold the same to Uday krishnarao Malghan under the registered sale deed day book no 5376 dated 08-10-1984.
- II) That Uday Malghan got the said plot no 36 separated in CTS Record of CTS NO 15296 and is allotted as CTS NO 15296/12.
- III) That Uday Krishnarao Malghan sold the said plot 15296/12 Specifically Described in Schedule A to Rajendra Ganeshlal Holani under the registered sale deed day book no 958 dated 08-06-1993.
- IV) That Rajendra Holani sold the said property described in schedule A to the Vendor under the Registered sale deed day book no 7659 dated 28-10-2021.
- V) That Mutation in Favor of the Respective Purchaser as per the above referred sale deeds came to be sanctioned from time to time.
- VI) That the land Survey No 7 Including there in the Plot Under sale came to be converted in non-Agriculture as per the order collector of Aurangabad Dated 24-03-1964 vide order no RB.WS.VIII.415/64.
- VII) That layout of the land Survey No 7 of Garkheda Including their in Plot under sale came to be Sanctioned by assistant director of town planning Aurangabad municipal corporation Aurangabad .
- VIII) That vendor declared that property under sale is free from all type of encumbrances & it is not subject to any mortgage lease, lien, exchange or sale

SALE DEED

4



or any other agreement nor the vendor created any third party interest on the same.

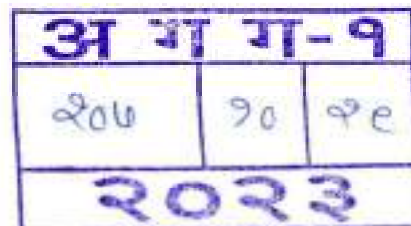
- IX) That vendor paid all the Taxes & Charges of the State Government & that of local Authority in respect of plot under sale up to the date of this sale deed.
- X) That the property under sale is not affected by any reservation and also not subject to any acquisition or requisition by any Govt or Authority.
- XI) That the property under sale is not subject matter of any litigation in any court tribunal, or any other authority In view of the above stated representation by the vendor & relying upon the same vendee expressed his desire to purchase the property described in **Schedule A** & therefore, this sale deed is being executed on the following terms & condition.

1. That, the Vendor sold the property described in **Schedule A** to the Vendee for the total consideration of Rs 60,00,000 (Sixty Lakh Rs Only) and Vendee after deducting the TDS amount of Rs 60,000 [Sixty Thousand Rs only] paid the balance Consideration amount of Rs 59,40,000 (Fifty Nine Lakh Forty Thousand Rs Only) to the Vendor as under:

Sr. No.	Bank Name	CHQ No.	Date	Amount
1	Akola Urban Co-op Bank	430418	9/01/2023	15,00,000
2	Akola Urban Co-op Bank	430419	9/01/2023	15,00,000
3	Akola Urban Co-op Bank	430420	9/01/2023	15,00,000
4	Akola Urban Co-op Bank	430421	9/01/2023	14,40,000
5	TDS			60,000

SALE DEED

5



The vendee is also depositing the TDS Amount of Rs 60,000 [Sixty Thousand Rs Only] with the Income tax Department and will hand over TDS Certificate to vendor. As such the vendor here by Acknowledges and admit the Receipt of the entire Consideration Amount of Rs 60,00,000 [Sixty Lakh Rs Only] from the Vendee & There is no dispute of the same

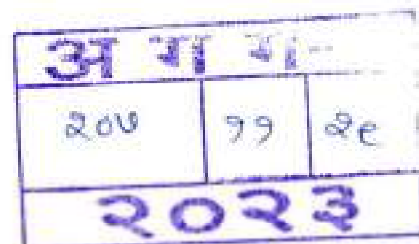
2. That the vendor delivered the possession of the property under sale to the vendee today only & Vendee also Obtained actual possession and the vendee can use and enjoy the same as an absolute owner thereof without any obstruction in his possession either by vendor Himself or, his heirs, successors, relatives, agents or third party and if any obstruction is caused in the title and possession of vendee, the same will be cleared and defended by the vendor and at his own cost, risk and responsibility.

3. That the vendor transferred all his rights of whatsoever nature in the property under sale in favor and unto the vendee for the above said consideration amount of Rs 60,00,000 (Sixty Lakh Rs only) without keeping any reservation with Himself.

4. That the vendor here by undertake that they paid all the taxes, charges and cess of the State Government and that of local authority, of the property under sale and all the charges of, water charges, property tax, NA tax, betterment charges, and any other tax on the property under sale up to the date of this sale deed, and if any dues are found on the same in this respect, the same will be paid by the vendor.

5. That the vendor hereby declares that the property under sale is free from all types of encumbrances and it is not subject to any mortgage, gift, donation, lease, lien, charges exchanges, agreement, nor any dues or charges of state Government, bank, LIC housing finance, any sort of charge or encumbrances of State Govt., Financial Institution or Private Party is created on the property under sale. Nor any type of agreement

SALE DEED



entered by the vendor with any third party in respect of the said property under sale, nor the vendor has obtained any loan on the property from the GOVT, semi GOVT and financial institution, bank or any private person. If any dues of any person, bank, financial institution or authority are found on the property under sale, the same will be paid and cleared by the vendor.

6. That, the vendor here by also declare that the property under sale is not affected by any reservation nor it is subject to any acquisition or requisition proceeding Similarly property under sale is also not subject matter of any litigation in any Court, Tribunal or before any authority.

7. That, as stated above vendee is purchasing the property under sale only due to the assurance given by the vendor to the vendee about his absolute clear and marketable title. The Vendor hereby declares that, he is the absolute owner of the property under sale and there is no defect of any type in his title, area and possession and in case Vendee suffered any losses or damages because of any defect in the title and possession of the Vendor, Vendor will compensate all the loses sustained by the Vendee due to such defects.

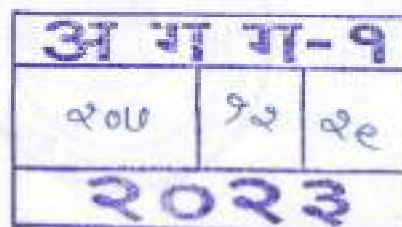
8. All expenses for execution and registration of the sale deed will be incurred by the vendee.

9. That the vendor herby declares that he is being an absolute owner of the property under sale and he is having every right to sale the same to the vendees

10. That, the Vendee became absolute owner and possessor of the property under sale by virtue of this sale-deed and as such they can mutate its name in Property Record and Municipal Corporation and any other revenue record. And in future if any signs are required vendor will give the same and Vendor have no objection for the same.

SALE DEED

7



IN WITNESSETH WHEREOF THIS SALE DEED IS EXECUTED TODAY ON THIS 9th DAY
OF JANUARY, 2023, AT AURANGABAD.

VENDOR



Mr. Prakashchand Suganchand Lunawat



VENDEES

M/s. Aadinath Properties,

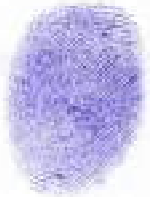
Through its Partners



1. Pravin s/o Mangilal Katariya



2. Pratik s/o Pravin Katariya,

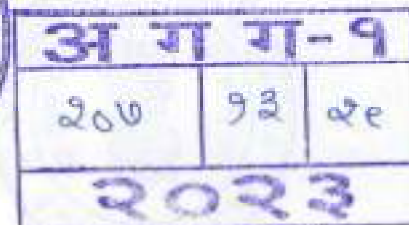


3. Rushabh s/o Pravin Katariya,



SALE DEED

8



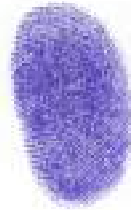
WITNESSES

Pawar

1. Santosh Harilal pawar

Age : 35 years, Occup.: service,

R/o : Paithan, Aurangabad.



Bankar

2. Kishor Dinkar Bankar

Age : 33 Occu: service

R/o : Satara Parisar, Aurangabad

