Receipt (pavti)

211/1681
Thursday,March 28 ,2024
1:50 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2206 दिनांक: 28/03/2024

गावाचे नाव: रहाटगांव
दस्तऐवजाचा अनुक्रमांक: अरन2-1681-2024
दस्तऐवजाचा प्रकार : खरेदीखत
सादर करणाऱ्याचे नाव: राधा श्रीहरी बिल्डर्स व डेव्हलपर्स एलएलपी तर्फे संध्या जयंत खत्री

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1340.00
पृष्ठांची संख्या: 67	
एकूण:	रु. 31340.00

मुळ दस्तऐवज परत दिला

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:10 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati II

बाजार मुल्य: रु.21900000 /-
मोबदला रु.32500000/-
भरलेले मुद्रांक शुल्क : रु. 1950000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1340/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324222019781 दिनांक: 28/03/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017940094202324M दिनांक: 28/03/2024
बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6

GRN MH017940094202324M	**BARCODE**	**Date** 22/03/2024-17:35:58	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	AMT2_JT AMRAVATI NO 2 SUB REGISTRAR	**Full Name**	RADHA SHRIHARI BUILDERS AND DEVELOPERS LLP THROUGH SANDHYA JAYANT KHATRI
Location	AMRAVATI		
Year	2023-2024 One Time	**Flat/Block No.**	SURVEY NO 161/2
Premises/Building			
Road/Street	AREA 0 H 30 R		
Area/Locality	MOUJE-RAHATGAON		
Town/City/District			
PIN	4 4 4 6 0 4		

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1950000.00
0030063301 Registration Fee	30000.00
Total	19,80,000.00

Remarks (If Any)

SecondPartyName=DEODATTA SHANKARRAO BODHANKAR~CA=32500000~Marketval=21900000

Amount In Words Nineteen Lakh Eighty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	00040572024032616994 / CPADQRICJ9
Cheque/DD No.		Bank Date	RBI Date	22/03/2024-17:36:03 / Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
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. Mobile No. : 0000000000

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0324222019781	**Date**	22/03/2024
Received from RADHA SHRIHARI BUILDERS AND DEVELOPERS LLP, Mobile number 9800000000, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Amaravati 2 of the District Amravatii.			
Payment Details			
Bank Name	SBIN	**Date**	22/03/2024
Bank CIN	10004152024032218496	**REF No.**	CHP4375703
This is computer generated receipt, hence no signature is required.			

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The Asst. / Sub-Registrar Class-2, Amaravati City-2
सत्यमेव जयते
महाराष्ट्र शासन
Dist. Amravati

9659 3 Feb 2024

Sale Deed (Urban Agricultural Land)

Mouje Rahatgaon, Survey No. 161/2, admeasuring 0H-30R Open Land

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Rate as per Ready Reckoner Rs. 7,300/- per Sq. M.

Valuation as per Ready Reckoner Rs. 2,19,00,000/-

Actual Consideration as per Market Rate Rs. 3,25,00,000/-

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Stamp Duty Paid by e-challan as per Government Rules Rs. 19,50,000/-

Registration Fees Paid by e-challan Rs. 30,000/-

==========

This Deed of Sale is made and executed at Amravati on the 28th day of March 2024

By and Between

Vendor **Shri Deodatta Shankararao Bodhankar**
Age - 74 years, Occupation - Retired Professor
residing at 506, Radha Krishna Residency,
Gadgadeshwar Mandir Road, Pushpak Colony,
Amravati - 444607 having
PAN No. **AAXPB7581L**; UID No. **4355 4775 5256**
Mobile no. 95950 88184

Hereinafter called the **OWNER / VENDOR**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said owner as well as the legal heirs, legal representatives assigns, executors, administrators, successors of the ***FIRST PART***,

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And

Vendee **Radha Shrihari Builders and Developers LLP,** a Limited Liability Partnership Firm registered with Registrar of Companies under Limited Liability Partnership Rules, 2009 bearing Identification No. AAZ-7438 having its registered office at 304, Sai Spandan Apartment, Opp ICAI Bhavan, Sai Regency Layout, Saturna, Amravati - 444607 acting through its Designated Partner **Sau. Sandhya Jayant Khatri,** Age – 36 years, Occupation – Business, LLP having its PAN No. **ABEFR5848Q**

Hereinafter called the **PURCHASER / VENDEE** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said Vendee as well as their legal heirs, legal representatives, assigns, executors, administrators, successors of the ***SECOND PART***,

Whereas the Vendor has represented to the Purchaser that he is the sole and absolute owner and in exclusive possession and enjoyment of the property more fully described in the **Schedule** hereunder, and no other person has any right, title or interest of any nature whatsoever, in any manner whatsoever, in the said Schedule property;

Whereas the Vendor has represented to the Purchaser that he is having absolute ownership of the 0H-30R Schedule property by virtue of order dated 25/10/2013 passed by Hon'ble High Court of Bombay Bench at Nagpur in Civil Application (z) No. 318/2013 filed in Letters Patent Appeal No. 78/1995, a litigation in respect of property known

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as Bodhankar Wadi. That, Hon'ble High Court has been pleased to allow the said application and thereby confirm the terms of Compromise Decree between the litigating parties;

Whereas the Vendor has further represented to the Purchaser that he is having peaceful, settled, undisturbed and continuous possession of the Schedule Property known as Bodhankar Wadi by virtue of Possession Receipt dated 21/04/2014 issued in his favor by Dr. Pradip B. Shingore and others in pursuance of Compromise Decree of the Hon'ble High Court in Civil Application (z) No. 318/2013 filed in Letters Patent Appeal No. 78/1995. That the name of Vendor has been duly recorded in the revenue record as Account No. 213516 by virtue of Mutation Entry No. 2498 in pursuance of the order passed by Hon'ble High Court; Thereafter the said piece of oH-30R piece of land was duly measured by competent authority DYSLR, Amravati on 13/10/2016 and measurement sheet bearing M. R. No. 1475/16 came to be issued to the Vendor.

Whereas the Vendor has further represented to the Purchaser that the other legal heirs of Late Shri Shankarrao Bodhankar, who were alive at the time of said Compromise Decree, namely Dhananjay Jagadishchandra Bodhankar and Jaiprakash Shankarrao Bodhankar, who were party to the legal proceeding before the Hon'ble High Court, have signed the application for recording Compromise and thereby given their free consent for conferring exclusive ownership and title upon theire Brother (the present Vendor) in respect of a piece of land admeasuring oH-30R (about 3,000 sq. mtr.) as per map annexed to the Compromise petition. That the said Compromise Decree / Application and Order of Hon'ble High Court forms integral part of this indenture;

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Seal of the Sub-Registrar Class-2 Arr...

Whereas the Vendor is in need of funds in order to meet his personal commitments, legal necessities and has therefore decided to sell the Schedule property;

Whereas acting upon the various aforesaid representations made by the Vendor and bonafidely relying on the same the Purchaser being interested in purchasing the Schedule property, had negotiations with the Vendor and after negotiations, the Vendor has agreed to sell and the Purchaser has agreed to Purchase the said property for aforementioned valuable consideration;

And Whereas the Purchaser LLP has passed a resolution dated 07/03/2024 thereby authorizing the designated partner Sau. Sandhya Jayant Khatri to deal with Vendor to take effective steps to acquire the Schedule property, to get the sale deed executed in favour of the Purchaser LLP and to make payments to the Vendor towards consideration in the form of cheques / RTGS from the bank account of LLP;

Whereas the Vendor hereby transfers, conveys, sells, grants and assigns unto the Purchaser together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the Vendor to and upon the said property TO HAVE AND TO HOLD the said Schedule property hereby conveyed unto the Vendee absolutely and forever, on the following terms and conditions:

AND NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In consideration of the total sum of **Rs. 3,25,00,000/-** (Rupee Three Crore Twenty Five Lakhs Only) received by the Vendor

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from the Vendee, the said Vendor as absolute owner of the said property described in the Schedule hereto and more clearly described in the plan annexed herewith, does hereby transfer convey and assign free from encumbrances all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate right, title interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as an absolute owner.

2. **SCHEDULE OF PROPERTY**

All that piece and parcel of the urban agricultural land situated within the jurisdiction of Sub Registrar Amravati City and within the limits of Municipal Corporation of Amravati lying at **Mouje - Rahatgaon**, Pragane - Nandgaon Peth, Tq and Dist Amravati, bearing Survey No. **161/2,** total admeasuring 3H-30R, Occupant Class-I, out of which Northern side East West division portion admeasuring **0H-30R,** rental Rs. 0.88 paise along with right of way from the same Survey No. and which is bounded as follows:

East :- Field of Shri Sarde Survey No. 135/5

West : Layout Converted Plots in Survey No. 160 and 12 m wide proposed DP Road passing through schedule property

North : Field of Shri Ghonghe Survey No. 159

South : Remaining Portion of Field Survey No. 161/2 Owned by Shri Aman Talda and Shri Shingore

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3. **Payment Details :**

Following amounts have been duly credited to the Beneficiary (Vendor's) Saving Account with Bank of Maharashtra, Jawahar Road, Branch Amravati.

Amount	Particulars
70,00,000/-	Rupees Fifty Lakhs vide RTGS No. SBINR52024031408684275 Dated 14/03/2024
70,00,000/-	Rupees Fifty Lakhs vide RTGS No. SBINR52024031508938853 Dated 15/03/2024
70,00,000/-	Rupees Fifty Lakhs vide RTGS No. SBINR52024031609183174 Dated 16/03/2024
70,00,000/-	Rupees Fifty Lakhs vide RTGS No. SBINR52024031809492828 Dated 18/03/2024
45,00,000/-	Rupees Forty Five Lakhs vide RTGS No. SBINR52024032010073827 Dated 20/03/2024
-3,25,000/-	Rupees Three Lakhs Twenty Five Thousand refunded by Vendor to Purchaser's account vide RTGS No. MAHBR52024032216855589 Dated 22/03/2024
3,25,000/-	Rupees Three Lakhs Twenty Five Thousand being deducted as T.D.S. @ 1% and payable to the Department vide Cheque No. 346286 Dated 28/03/2024 drawn on State Bank of India, Main Branch, Shyam Chowk Amravati
3,25,00,000/-	Total

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The Vendor hereby acknowledges the receipt of the abovesaid amount being in words **Rupees Three Crore Twenty Five Lakhs only** paid by the Purchaser towards Sale consideration.

4. The Vendor hereby covenant with the Vendee as follows:

a. The Vendor has delivered vacant possession of the Schedule property to the Vendee on the date of execution of this sale deed and the Vendee has taken over actual physical possession thereof. Vendee shall hold and enjoy the same as absolute owner without any interruption, interference or disruption from the Vendor or any persons claiming through the Vendor.

b. The Vendor has paid all taxes etc. payable on the said property up to date and Vendee will have to pay such taxes etc. payable hereafter.

c. The property is free from all claims, encumbrances, lien, charges, mortgage, demand or lease hold or court attachments and it is not subject to any other pending litigation and no other person excepting the Vendor has any right title or interest in the Schedule property.

d. The previous title deeds, compromise deed, possession receipt relating to the said property are hereby handed over to the Vendee.

e. The Vendor hereby agrees to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue records for which the Vendor shall not have any objection whatsoever.

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f. The Vendor does hereby further agree with the Vendee at all times hereafter at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfect fully assuring the said property to the Vendee according to the true intent and meaning of this deed.

g. The Vendor does hereby agree to keep indemnified the Vendee and keep him free from any disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time of any one in regard to this sale, the vendor hereby undertakes that he shall, at his own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

h. The Vendor will co-operate sign and give his consent to execution of any documents, application, mortgage deed by the Vendee as and when required by any of the Bank, Financial Institution, Corporation or any other competent authority.

i. The existing electricity connection of MSEDCL in the name of Vendor shall be transferred to the name of Vendee.

j. The Schedule property is not an assigned land within the meaning of acquisition by the Government.

k. The aforesaid property is not breech of the conditions of Bombay prevention of fragmentation and consolidation of Holdings Act, 1947.

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1. The Vendor has transferred free, clear and marketable title of the Schedule property and the interest hereby transferred subsists and Vendors have every power to sell, assign, mortgage or deal with the Schedule property in any manner whatsoever.

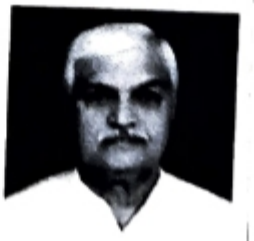
5. This sale deed has been executed by the Vendor in favour of Vendee out of their own free will and voluntarily after understanding the import and implication of the same and the Vendor further undertakes to execute deed of rectification, at the cost of Vendee, if necessary.

6. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract covenants hear in contained, the expression "the Vendor/ the Owner" and "the Vendee / the Purchaser" hear in before used, shall include their respective hairs, legal representatives, successors, executors and assignees and it shall bind them.

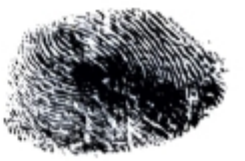
IN WHITENESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS DEED OF SALE ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Owner/Vendor

Photo



Thumb



Deodatta Shankararao Bodhankar

UID No. **4355 4775 5256**

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Purchaser/Vendee

Sandhya

RADHA SHRIHARI BUILDERS & DEVELOPERS LLP
AMRAVATI

Thumb

Radha Shrihari Builders and Developers LLP,
Through its Designated Partner **Sau. Sandhya Jayant Khatri**
UID No. **9570 8852 9355**

In the presence of
Witness No. 1

Yashodhan Deodatta Bodhankar
Aged 43 years, Occupation – Doctor
R/o 506, Radha Krishna Residency, Gadgadeshwar Mandir Road,
Tq. and Dist. Amravati - 444607
UID No. : **8181 0118 7926**

Witness No. 2

Manoj Madhukarrao Ronghe
Aged 60 years, Occupation – Service
R/o Nishandar Gali No. 5, Radha Nagar,
Shivaji Nagar, Tq. and Dist. Amravati - 444602
UID No. : **6699 2779 9361**