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Thursday, July 24, 2008

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पावती

दस्तावेज संख्या: 4665-2008 पावती नं.: 501
विवरण: 24/07/2008
अंश: 01439 -
दस्तावेज प्रकार: अतिरिक्त

सर्व अधिकार सुरक्षित हैं।

आपका पावती नं. 501

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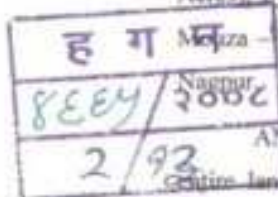
DELIVERED

दुष्प्रभाव निवारक

(1) SHRI ATUL MANOHARRAO YAMSANAWAR, aged about 46 years, Occ. Builder, R/o. Plot No. 33, 'MANOHAR', Khare Town, Nagpur. (2) SHRI VYANKATESH TRIMBAKRAO KUNAWAR, aged about 46 years, R/o. Shreenath Sai Nagar, Nagpur (3) SHRI CHANDRAKANAT BHAURAO PADMAWAR, aged about 46 years, R/o. Plot No. 15/25 Indira Apartment, Pandey Layout, Nagpur, together hereinafter, herein after referred to as the PURCHASERS, which expression shall repugnant to the context or meaning thereof always mean and include the said PURCHASERS, their legal heirs, their legal representatives, nominees, assigns, etc. of the SECOND PART,

AND WHEREAS, the VENDOR was the absolute owner of all that piece and parcel of agricultural land, admeasuring about 2.02 Hrs.R. (ie equivalent to 4.989 Acres), Khasra No.43/2 - 4/4, Mouza - Kanholi(J), P.H. No. 48, Revenue Paid Rs. 5.30/-, Tah. Hingna, Dist. Nagpur.

AND WHEREAS the VENDOR have sold 1.01 Hrs. R. (ie equivalent to 2.4947 Acres) to Shri Harshal Krishnaji Dhabarde vide Registered Sale Deed No. 1194/2008 dated 18.02.2008 out of 2.02 Hrs.R. (ie equivalent to 4.989 Acres) by dividing north-south of the western side of Khasra No.43/2 - 4/4, Mouza - Kanholi(J), P.H. No. 48, Revenue Paid Rs. 5.30/-, Tah. Hingna, Dist.



AND WHEREAS the PURCHASERS being interested in purchasing the entire land remaining land admeasuring about 1.01. Hrs. R.(ie equivalent to 2.4947 Acres) out of the aforesaid property and after going through the documents of title and being satisfied with the same have decided to purchase the aforesaid property. The PURCHASERS & the VENDOR after detailed discussions, the VENDOR have agreed to sale and the PURCHASERS have agreed to purchase for a total consideration amount of **Rs. 67,23,000/-** (Rs. Sixty Seven Lakhs Twenty Three Thousands only).

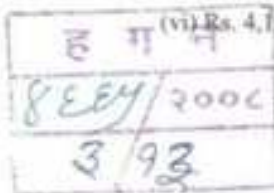
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER

1. That, in pursuance of the terms and conditions herein the VENDOR do hereby sell, transfer and convey all that piece and parcel of agricultural land, admeasuring about 1.01. Hrs. R.(ie equivalent to 2.4947 Acres), Khasra No.43/2 - 4/4, Mouza - Kanholi(J), P.H. No. 48, Revenue Paid Rs. 5.30/-, Tah. Hingna, Dist. Nagpur, in favour of the PURCHASERS, upon receipt of entire sale

consideration amount of **Rs. 67,23,000/-** (Rs. Sixty Seven Lakhs Twenty Three Thousands only).

2. That, the receipt whereof the VENDOR do hereby acknowledges and admits the receipt of entire sale consideration amount of **Rs. 67,23,000/-** (Rs. Sixty Seven Lakhs Twenty Three Thousands only) in the following manner :

- | | |
|-----------------------|--|
| (i) Rs. 50,000/- | (Rs. Fifty Thousand only) vide Cheque No. 154930 dated 07.05.2007 drawn on The Yavatmal Urban Co-op. Bank. |
| (ii) Rs. 50,000/- | (Rs. Fifty Thousand only) vide Cheque No. 086512 dated 07.05.2007 drawn on Rupri Co-op. Bank Ltd., |
| (iii) Rs. 16,37,500/- | (Rs. Sixteen Lakhs Thirty Seven Thousand Five Hundred only) Vide Cheque No. 164382, dated 29.06.2007 drawn on Yavatmal Urban Co-p. Bank. |
| (iv) Rs. 16,37,500/- | (Rs. Sixteen Lakhs Thirty Seven Thousand Five Hundred only) Vide Cheque No. 325806 dated 29.06.2007, drawn on State Bank of India. |
| (v) Rs. 20,00,000/- | (Rs. Twenty Lakhs only) vide Cheque No. 579977 dated 03.11.2007 drawn onf The Akola Urban Co-op. Bank. |
| (vi) Rs. 4,12,500/- | (Rs. Four Lakhs Twelve Thousands and Five Hundred only) vide Cheque No.097418 dated 16.01.2008 drawn on The Yavatmal Urban Co-op. Bank. |
| (vii) Rs. 4,12,500/- | (Rs. Four Lakhs Twelve Thousands and Five Hundred only) vide Cheque No.120769 dated 21.01.2008 drawn on The Yavatmal Urban Co-op. Bank. |
| (viii) Rs. 5,50,000/- | (Rs. Five Lakhs and Fifty Thousands only) vide Cheque No. 353325 dated 27.02.2008 drawn on The Akola Urban Co-op. Bank. |



Rs. 67,50,000/-

3. That the agreement for sale was for the entire land of 2.02 Hrs. R. between the VENDOR & the PURCHAR, however subsequently with the mutual consent 1.01 Hrs. was sold to Shri Harshal Krishnaji Dhabarde. That the

VENDOR have therefore refunded the excess amount of Rs. 27,000/- (Rs. Twenty Seven Thousand to the Purchaser) at the time of execution and Registration of this Sale Deed.

4. That, the VENDOR assures unto the PURCHASERS that the said property or any part thereof is neither a subject matter of acquisition or requisition nor they have received any notice to that effect till today.

5. That, the VENDOR hereby assured to the PURCHASERS that the said property is not subject matter of any dispute or pending litigation.

6. That, the VENDOR hereby assured unto the PURCHASERS that they have full and absolute authority to sell, transfer, and convey the said property to the PURCHASERS.

7. That, the VENDOR assured unto PURCHASERS that the title of the said property is clear and marketable and the same is free from all encumbrances, attachment, charges, demand of whatsoever nature and the same is not mortgaged.

8. That, the VENDOR has delivered the actual and physical possession of the said plot to the PURCHASERS on this day of execution and registration of SALE DEED.

9. That, the PURCHASERS having paid the consideration as aforesaid and the VENDOR does hereby sell, transfer and convey the said property in favour of the PURCHASERS to have and to hold the same absolute and for ever as true owner thereof without any obstruction, claim, hindrance from VENDOR or any person claiming through or under them.

10. That, the PURCHASERS has become the absolute owner of the aforesaid property and now they shall get their names mutated in the records of rights, and the VENDOR shall extend necessary co-operation in that behalf.

11. That, the Property sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any misstatement, error or omission will always be subject to correction by the parties hereto.

12. That, all the expenses towards stamp duty, registration charges, scanning and incidental expenses hereto are borne and paid by the PURCHASERS.

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land, admeasuring about 1.01 Hrs. R. (ie equivalent to 2.4947 Acres) out of total land admeasuring about 2.02

Hrs.R. (ie equivalent to 4.989 Acres), by dividing **north-south** of the **Eastern side** of Khasra No.43/2 - 4/4, Mouza - Kanboli(J), P.H. No. 48, Revenue Paid Rs. 5.30/-, Tah. Hingna, Dist. Nagpur and the same is bounded as under:

EAST : Khasra No. 43/2-4/2,
 WEST : Part of Kh. No. 43/2-4/4(Land of Harshal Dhabarde)
 NORTH : Khasra No. 43/2-4/1,
 SOUTH : Khasra No. 56,

IN WITNESSES whereof the parties to this deed of Sale have signed on the date, month and year mentioned hereinabove in the presence of witnesses.

VENDOR

Keshav
 (SHRI KESHAV PANDURANG DHABARDE)

PURCHASERS

1. *Yamsanwar*
 SHRI ATUL MANOHARRAO YAMSANAWAR
2. *Vamaw*
 SHRI VYANKATESH TRIMBAKRAO KUNAWAR,
3. *Chandra*
 SHRI CHANDRAKANAT BHIAURAO PADMAWAR,

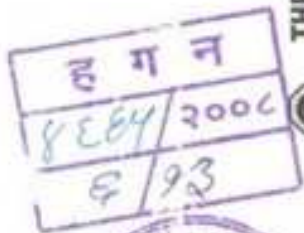
WITNESSES :

1. *Mkhokhagade*
2. *Pratapkar*

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



FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. 84986 12 1 JUL 2008

Deposit Br. ~~State~~ Branch

Pay to ~~N/A~~ Acct. Stamp Duty

Franking Value	Rs.	268930/-
Service Charges	Rs.	10/-
Total	Rs.	268930/-

Name of Stamp duty Paying party

Sri Atul Manohar Rao
Yemsanwar.

DD / Cheque No.

Drawn on bank

(FOR BANK USE ONLY)

Item No. ①

Franking Sr. No. 28118

[Signature]
Auth. Signatory



सत्यमेव जयते

[Signature]

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(अधिकार अभिलेखा पृष्ठ)

पाने कागद १५

सुभाषि मंडल

ईसर अभिषार

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PERMANENT ACCOUNT NUMBER
 APLR43303N
 NAME
 VRANKATESH KOTAKBARKAD
 KUNAWAR
 RES. IN NO. INTERESTED
 TRYANGABHARAD DEVDASAPANT
 KUNAWAR
 WH DO (WHICH YEAR)
 04-05-1991
 SIGNATURE
 COMMISSIONER OF HONGKONG

PERMANENT ACCOUNT NUMBER
 AAEPY4543Q
 NAME
 YU C MANOHARRAO VAMSHAIWAR
 RES. IN NO. INTERESTED
 MANOHARRAO SAKSHASHIBHO
 YAMSHAIWAR
 WH DO (WHICH YEAR)
 13-05-1992
 SIGNATURE
 COMMISSIONER OF HONGKONG

PERMANENT ACCOUNT NUMBER
 ADEPP6547Q
 NAME
 CHANDRAKANT GHAIKAD
 RADHAWAN
 RES. IN NO. INTERESTED
 GHAIKAD MOHINDER RADHAWAN
 WH DO (WHICH YEAR)
 26-04-1992
 SIGNATURE
 COMMISSIONER OF HONGKONG

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Election Commission of India
चुनाव आयोग
IDENTITY CARD
आधारपत्र

MT/23/13/02008



Elector's Name चुननेवाला	Khatragde Mahesh खतर्गडे महेश
Father's/Mother's/ Husband's Name वडील/माई/पतीचे नाव	Govinda गोविंद
Sex / लिंग	M / पुरुष
Age as on 1.1.95 1.1.95 च्या वय	20

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8884/2000
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चुनाव आयोग, महाराष्ट्र
Election Commission of India
आयोग
IDENTITY CARD

MT/18/23/015



चुननेवाला	चुननेवाला
Elector's Name	Mahesh Umraj Rajanekar
वडील/माई/पतीचे नाव	उमराज राजनेकर
Father's Name	Umraj Rajanekar
लिंग	पुरुष
वय 1.1.2000 च्या वय	27



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