Original

पावती

दस्तऐवज क्रमांक : ३१२०-2009 पावती क्र. : 165

दिनांक : 05/06/2009

सादरकर्ता : ३१२० - 01810 -

दस्त हजर करणाऱ्याची सही

एकूण रु. 10000.00

सह दुय्यम निबंधक

Original

पावती

पावती क्र. : 2571

दिनांक 05/06/2009

[illegible] क्र.जुनासो/ [illegible] /2009 - 025/70 - 2009

[illegible]

[illegible]

नोंदणी फी DELIVERED ₹ 20000.00

स्कॅनिंग (क. 1117), झेरॉक्सकरणी स्कॅनिंग (क. 1120), ₹ 940.00
कायदान (क. 13) व कार्यालयीन (क. 13) व छायाचित्र फी (क्र.)

एकूण रु. 20940.00

[illegible] 4:41PM [illegible]

दुय्यम निबंधक

[illegible] 4736340 रु. [illegible] 1777200/-
[illegible] मुद्रांक मुल्य: 71000 रु.

BEFORE THE SUB-REGISTRAR, HINGNA DIST. NAGPUR.

SALE DEED

(STAMP DUTY PAID RS. 7,11,000/-)

Consideration Amount Rs. 1,77,72,550/-

MARKET VALUE RS. 47,96,000/-

THIS **DEED OF SALE** of Agricultural land is executed on this 27th day of June, 2009 at Nagpur.

BETWEEN

(1) SHRI AMOL KRUSHNAJI DHABARDE, aged about 22 years, Occupation student, **(2) SHRI HARSHAL KRUSHNAJI DHABARDE,** Aged About 20 years, Occupation Student, both R/o. Vishwakarma Nagar, Nagpur, together herein after referred to as **"VENDORS"** which term and expression shall repugnant with context or meaning thereof shall always mean and include the said "VENDORS, their legal heirs, legal representatives, executors, assignees, etc. of the FIRST PART. Through their

Registered Power of Attorney **SHRI VYANKATESH TRIMBAKRAO KUNAWAR**, aged about 45 years, Occupation Business, R/o. Shreenath Sai Nagar, Nagpur bearing Registration No.00837 – 2008, dated 05.02.2008, Registered in the office of the Sub-Registrar, Hingna, Dist. Nagpur.

AND

(1) SHRI ATUL MANOHARRAO YAMSANAWAR, aged about 43 years, Occ. Builder, R/o. Plot No. 33, "MANOHAR", Khare Town, Nagpur, **(2) SHRI VYANKATESH TRIMBAKRAO KUNAWAR**, aged about 45 years, R/o. Shreenath Sai Nagar, Nagpur **(3) SHRI CHANDRAKANAT BHAURAO PADMAWAR**, aged about 41 years, R/o. Plot No. 64-A, "Mangalam" Pandey Layout, Nagpur, together hereinafter, referred to as the **PURCHASERS**, which term and 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 VENDORS are the absolute owner of all that piece and parcel of agricultural land, admeasuring about 2.18 Hrs. R. (is equivalent to 5.3868 Acres)out of Khasra No.43/2 - 4/2, Mouza – Kanholi(T), P.H. No. 48, Revenue Paid Rs. 5.75/-, Tah. Hingna, Dist. Nagpur. The names of the VENDORS are mutated in all the Revenue Records as the absolute owner.

AND WHEREAS the PURCHASERS being interested to purchasing aforesaid land and after going through the documents of title and being satisfied with the same have decided to purchase the aforesaid property. The PURCHASERS & the VENDORS after detailed discussions, the VENDOR have agreed to sale and the PURCHASERS have agreed to purchase for a total consideration amount of **Rs. 1,77,72,550/-** (Rs. Rs.One Crore Seventy Seven Lakhs Seventy Two Thousands Five Hundred and Fifty 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 2.18 Hrs. R. (is equivalent to 5.3868 Acres)out of Khasra No.43/2 - 4/2, Mouza – Kanholi(T), P.H. No. 48, Revenue Paid Rs. 5.75/-, Tah. Hingna, Dist. Nagpur, in favour of the PURCHASERS, upon

receipt of entire sale consideration amount of **Rs. 1,77,72,550/-** (Rs. One Crore Seventy Seven Lakhs Seventy Two Thousands Five Hundred and Fifty only).

2. That, the receipt whereof the VENDORS do hereby acknowledges and admits the receipt of entire sale consideration amount of **Rs. 1,77,72,550/-** (Rs. Rs.One Crore Seventy Seven Lakhs Seventy Two Thousands Five Hundred and Fifty only) in the following manner :

(i) Rs. 50,000/- (Rs. Fifty Thousand only) vide Cheque No. 086510 dated 07.05.2007 drawn on The Yavatmal Urban Co-op. Bank drawn in favour of Amol Dhabarde.

(ii) Rs. 50,000/- (Rs. Fifty Thousand only) vide Cheque No. 154928, dated 07.05.2007 drawn on Rubi Co-op. Bank infavour of Amol Dhabarde.

(iii) Rs. 8, 50,000/- (Rs. Eight Lakhs and Fifty Thousand only) vide Cheque No. 086516, dated 23.05.2007 drawn on The Yavatmal Urban Co-op. Bank drawn in favour of Amol Dhabarde.

(iv) Rs. 8, 50,000/- (Rs. Eight Lakhs and Fifty Thousand only) vide Cheque No. 325804, dated 23.05.2007 drawn on State Bank of India drawn in favour of Amol Dhabarde.

(v) Rs. 15,00,000/- (Rs. Fifteen Lakhs only) vide Cheque No. 142289 dated 10.11.2008 drawn on The Yavatmal Urban Co-op. Bank in favour of Amol Dhabarde.

(vi) Rs. 40,99,029/- (Rs. Forty Lakhs Ninety Nine Thousands and Twenty Nine only) vide Cheque No. 142297 dated 15.02.2008 drawn on The Yavatmal Urban Co-op. Bank in favour of Amol Dhabarde.

(vii)Rs. 8,25,000/- (Rs. Eight Lakhs and Twenty Five Thousands only) vide Cheque No.086517, dated 23.05.2007 drawn on The Yavatmal Urban Co-op. Bank drawn in favour of Harshal Dhabarde.

(viii) Rs. 8,24,492/-	(Rs. Eight Lakhs Twenty Four Thousands Four Hundered and Ninety Two only) vide Cheque No. 325805, dated 23.05.2007 drawn on State Bank of India drawn in favour of Harshal Dhabarde.
(ix) Rs. 10,00,000/-	(Rs. Ten Lakhs only) vide Cheque No. 529849, dated 13.10.2007 drawn on The Akola Urban Co-op. Bank drawn in favour of Harshal Dhabarde.
(x) Rs. 15,00,000/-	(Rs. Fifteen Lakhs only) vide Cheque No. 579970, dated 01.11.2007 drawn on The Akola Urban Co-op. Bank drawn in favour of Harshal Dhabarde.
(xi) Rs. 5,00,000/-	(Rs. Five Lakhs only) vide Cheque No. 579972, dated 08.11.2007 drawn on The Akola Urban Co-op. Bank drawn in favour of Harshal Dhabarde
(xii) Rs. 15,00,000/-	(Rs. Fifteen Lakhs only) vide Cheque No. 142250, dated 30.01.2008 drawn on The Yavatmal Urban Co-op. Bank drawn in favour of Harshal Dhabarde
(xiii) Rs. 1,25,000/-	(Rs. One Lakh and Twenty Five Thousand only) by Cash on 03.02.2008.
(xiv) Rs. 40,99,029/-	(Rs. Forty Lakhs Ninety Nine Thousand and Twenty Nine only) vide Cheque No. 142298, dated 15.02.2008 drawn on The Yavatmal Urban Co-op. Bank drawn in favour of Harshal Dhabarde

Rs. 1,77,72,550/-

3. That, the VENDORS 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.

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

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

6. That, the VENDORS 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.

7. That, the VENDORS have delivered the actual and physical possession of the said agricultural land to the PURCHASERS on this day of execution and registration of SALE DEED.

8. That, the PURCHASERS having paid the entire sale consideration as aforesaid and the VENDORS 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 VENDORS or any person claiming through or under them.

9. That, the PURCHASERS have become the absolute owner of the aforesaid property and now they shall get their names mutated in the records of rights, and the VENDORS shall extend necessary co-operation in that behalf. The purchaser no - 1 shall have 50% undivided share and purchaser no - 2 & 3 shall have 50% undivided share each.

10. 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.

11. 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 2.18 Hrs. R. (or equivalent to 5.3868 Acres),out of Khasra No.43/2 - 4/2, Mouza - Kamhi(M), P.H. No. 48, Revenue Paid Rs. 5.75/-, Tah. Hingna, Dist. Nagpur and the same is bounded as under :

EAST	:	Khasra No. 43/2-4/3.
WEST	:	Kh. No. 43/2, 4/1& 4.
NORTH	:	Khasra No. 43/3 & Road.
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 attesting witnesses.

VENDOR

1. **SHRI AMOLKRUSHNAJI DHABARDE**
2. **SHRI HARSHAL KRUSHNAJI DHABARDE**

Through their power of Attorney

(SHRI VVANKATESH TRIMBAKRAO KUNAWAR)

PURCHASERS

1. **SHRI ATUL MANOHARRAO VANSANAWAR**

2. **SHRI VVANKATESH TRIMBAKRAO KUNAWAR,**

3. **SHRI CHANDRAKANAT BHAURAO PADMAWAR,**

WITNESSES :

1.

2.

THE AKOLA URBAN CO-OP. BANK LTD., AKOLA

(MULTISTATE SCHED. UCB BANK)

CUSTOMER COPY

Received Cash Deposit Slip

Date

Deposit by

A/c no.

Amount Rs.

Service Charges Rs.

Total Rs.

Name & Signature of Depositor

(FOR BANK USE ONLY)

Cash Dr.

Transfer No.

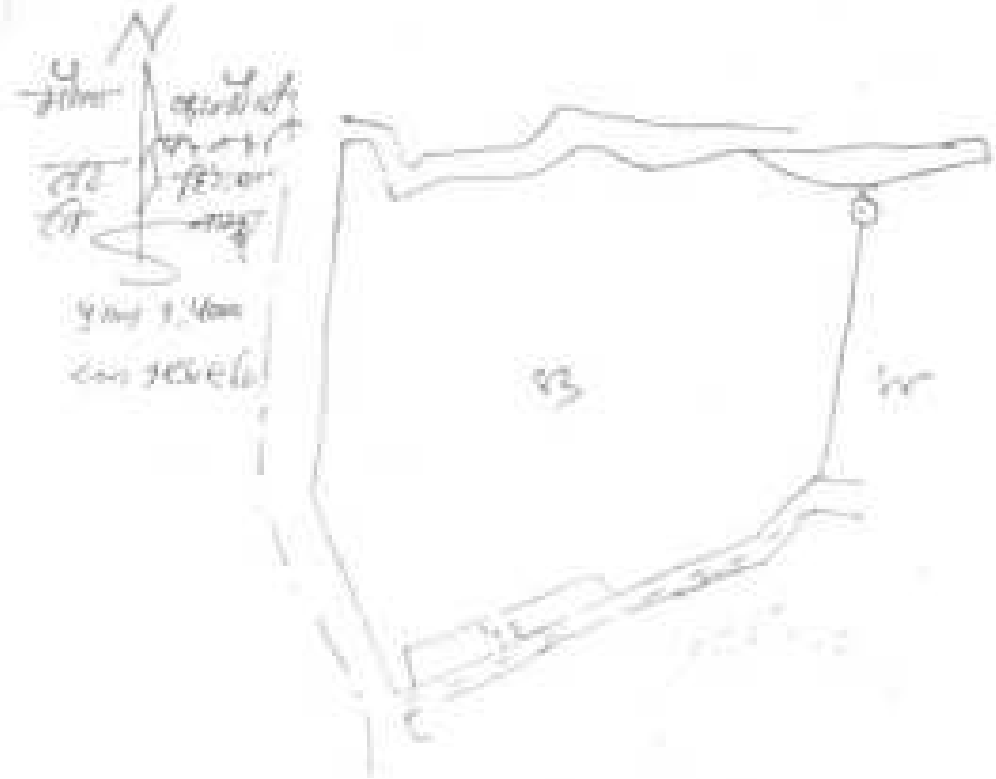
Cheque No.

Drawn on Bank

गांव नमुना क्र. ७, ७ अ, व १२

(अधिकार अभिलेख पत्रक)

गांव नमुना बारा (पिकांची नोंद वही)



ह न न
२५५० sqm
₹ २८

गा. न. क्र. ७, ७-अ व १२

गाव ____ तालुका ____

भूमिापन क्रमांक		दाखला तारीख	
भूमिापन क्रमांकाचे ऐवजी जुना क्रमांक			

जमाबंदी पोटगी तोंड	रक्कम हेक्टर	गुंठेमध्ये
शिल्लक		
आकारणी		
जमाबंदी		
एकूण		
वजा जा.		
वर्ग (अ)		
एकूण		
	जमाबंदी	शेरा
आकारणी		
मुळची शिल्लक शिल्लक		
पोटगी बसवा आकारणी		
एकूण		

अ.	जमीन धारणाधारकाचे नाव	पोट	हक्क	पिकाचे क्षेत्र												
				पिक पेरणी खालील क्षेत्र			पिक पेरणी खालील क्षेत्र			जमीन पिकाऊ पडीत क्षेत्र			पडीत व पिकाऊ पिकाखाली आणता येण्यासारखी जमीन		पडीत जमीन	शेरा
				बागायत	जिरायत	एकूण	बागायत	जिरायत	एकूण	बागायत	जिरायत	एकूण	बागायत	जिरायत		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

Original

पावती

प्रवेशिका अनुक्रमांक : ३११-६३७-२००८ पावती क्र. : ४३

दिनांक : ०५/०३/२००८

बाजार मूल्य : रु. ०/-

मोबदला : रु. १००००/-

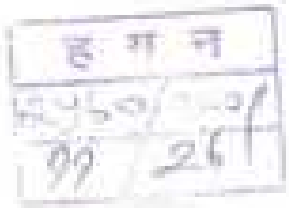
भरलेले मुद्रांक शुल्क : रु. १००००/-

दस्त हाताळणी फी : रु. १७

एकूण रु. १००१७/-

दुय्यम निबंधक

हवेली



Original

पावती

पावती क्र. 837

दिनांक 05/02/2009

दस्तऐवजाचा अनुक्रमांक

दस्त हिस्सादार यांचा

मोबदला रु.	:-	40000.00
स्टॅम्प (अ. ११(१)), मुल्यांकनासाठी स्वीकारला (अ. ११(३)), दस्तऐवज (अ. १३) व कार्यालयिन (अ. १३) = एकत्रित फी (१+२)	:-	220.00
अतिरिक्त मुद्रांक शुल्क	:-	47480.00
एकूण रु.		87980.00

DELIVERED

दस्तऐवज हा वरील पावती ११:०५PM ह्या वेळेस मिळेल

दुय्यम निबंधक

बाजार मुल्यः 4766000 रु. मोबदलाः 0रु.
भरलेले मुद्रांक शुल्कः 3000 रु.

ह ग न
१२३६७/२००९
१२/२८

F 489557

महाराष्ट्र MAHARASHTRA

BEFORE THE SUB-REGISTRAR, HINGNA

IRREVOCABLE POWER OF ATTORNEY

Stamp Duty Paid Rs. /-
Market Value Rs. 47, 00,000/-

No. (1) SHRI AMOL KRUSHNAJI DHABARDE, Aged about 23 years, Occupation Student, (2) SHRI HARSHAL KRUSHNAJI DHABARDE, aged about 21 years, Occupation Student, R/o. Vishwakarma Nagar, Nagpur are the absolute owners of that piece and parcel of agricultural land, admeasuring 2.18 Hrs. R. (i.e. equivalent to 5.3868 Acres), Khasra No. 43/2-4/2, Mouza – Kardeli (J), P.H. No. 48, Revenue Paid Rs. 5.75/- Tah. Hingna, Dist. Nagpur

That we all executants have entered into an Agreement for Development and Sale dated 04/02/2008 **registered in the office of the Sub-Registrar, Hingna on 05.02.2008 bearing Registration No. ..... 0800** and accordingly, we do here by appoint (1) **SHRI. VYANKATESH TRIMBAKRAO KUNAWAR**, aged about 45 years, Occupation Business, R/o Shreenath Saibaga, Manewada Road, Nagpur as our attorney for ourselves and on our behalf to do or may of the acts or things inrespect of the aforesaid property. That the Power of Attorney will sign the original documents on behalf of us as our attorney and present, execute and register the documents on our behalf.

WE DO HEREBY AUTHORISE THE CONSTITUTEDATTORNEY TO DO THE FOLLOWING THINGS AMONGST OTHERS.

WHEREAS We have entered into an agreement for development and Sale dated 04/02/2008 and therefore it has become expedient to appoint the aforesaid attorney as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower him to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To perform all the legal acts, deeds and things pertaining all that piece and parcel of agricultural land, admeasuring about 2.18 Hrs.R. (ie equivalent to 5.3868 Acres)out of Khasra No.45/2 - 4/2, Mouza – Lasbori(J), P.H. No. 48, Revenue Paid Rs. 5.75/-, Tah. Hingna, Dist. Nagpur.

To sale the entire land in as it is condition or to prepare, submit and get sanctioned the Lay-out Plan/ building plans and revisions or modifications thereto and in that behalf, to deal with Grampanchayat, Town Planning, Urban Land Ceiling Authority, Collector and any other statutory or non-statutory body or corporation and sign, verify and affirm such applications and other documents as are required of me, to deposit the refundable and non-refundable charges with the any such Authority or any other planning Authority and to obtain refund of part or whole of such amount in our name and on our behalf, to generally sign and execute every such document such as affidavit, indemnity bond etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

(3) To approach to the prospective buyers, to negotiate and settle the sale consideration with them.

(4) To enter into agreement/s with the prospective buyer(s) of the entire land on as it is condition or inrespect of sanctioned

residential/commercial plots/flats/units to sign, execute and register such agreement/s, to accept the consideration by Cash/Cheques/ DD infavour of the Power of Attorney holder from the prospective buyers of the aforesaid land/plots/units/flats and to discharge valid receipts thereon, to generally sign, execute or affirm any document which may be required by any buyer for obtaining financial assistance from the Financial Institution/s.

(6) To deal with the Maharashtra State Electricity Board, the authority under the Urban Land Ceiling Act, the Nagpur Municipal Corporation, the authorities under the Indian Income Tax Act, 1961 and other Government agencies, statutory corporations or bodies, local bodies etc. in our name and on our behalf and to further execute such documents, including applications, affidavits, representations, petitions, etc., as required under the law for the time being in force, to obtain permission, facilities and amenities including electric connections, no objection certificates, etc. from such bodies.

(7) To apply for water and Electricity connection etc. and to pay/deposit necessary sums in the office of the concerned authorities.

(8) To sign various Applications/Forms regarding commencement of working stage progress and completion of work etc. and to submit the same in the office of concerned authorities.

(8) To sign and execute and register the Sale Deeds relating to the plots to be sanctioned by the concerned authorities inrespect of the aforesaid property OR to sign and execute various Sale Deeds each relating to independent plots, plot in undivided proportionate share in such plots with a built up space in the building and to execute and sign such Sale-Deed(s) in favour of the prospective buyer/buyers company, association, persons, society etc. before the proper registering authority and complete the registration work. Further to apply and receive the certified copies of the said registered documents.

(9) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(10) To sweat Affidavit, indemnity Bond, declaration form or any other document required for registration of the Sale Deed(s).

(11) To support all application for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records.

(12) To sign and verify applications, statements, declarations and Affidavits etc. for us and on our behalf.

(13) To deposit moneys in the Court, Government and/or Semi-Government and offices and to pass a valid receipt and discharge for the same.

To mortgage the aforesaid property, to any Financial Institution by way of security for the repayment of loan.

(15) That in case the said property comes under any notification of acquisition from any of the Government Agency, then the aforesaid Attorney shall have absolute authority & full power & right to represent us before the Competent Acquisition Officer/Authority. As the Developer of the said property alone being entitled to receive the compensation for the said entire property, the Attorney will have absolute powers and authority to receive such compensation.

To do all things necessary to complete the aforesaid transaction of sale relating only to the said property and to observe and perform all the obligations on our part.

(17) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

To engage Advocate, pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.

The said Attorney shall have full power and absolute authority to substitute and appoint in his place and on such terms as he shall think fit one or more attorney to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other person as the said attorney shall thing fit and proper.

(20) Generally to act as our Attorney or agent in relation the to matters aforesaid and all other matters connected therewith and on our behalf to execute and to do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(21) In performing the act, deeds and things above, if any additional work duly is required to be done, our said attorney is authorized to do and perform all such acts, deeds and things, which are not specifically mentioned here. All such acts, deeds and things lawfully done by our said attorney shall be the acts, deed and things done by us, and shall be binding on us.

(22) We do hereby declare that we will not withdraw, cancel or revoke this Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND We hereby ratify, confirm and agree to confirm whatsoever our said attorney shall do or purport to do by virtue of this Power of Attorney.

SCHEDULE OF PROPERTIES

All that piece and parcel of agricultural land, admeasuring about 2.18 Hec.R. (is equivalent to 5.3868 Acres)out of Khasra No.43/2 - 4/2, Mouza – Kelzhari(J), P.H. No. 48, Revenue Paid Rs. 5.25/-, Tah. Hingna, Dist. Nagpur.

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.

EXECUTANT

(1) SHRI. AMOL KRUSHNAJI DHARARDE

(2) SHRI. HARSHAL KRUSHNAJI DHARARDE

We accept the Power of Attorney

(SHRI VYANKATESH TRIMBAKRAO KUNAWAR)

WITNESSES:

1.

2.

ग्रा. न. क्रं. ७, ७ अ. व १२

यूको बैंक

UCO Bank

IMPORTANT

यूको बैंक

UCO Bank

ADVOCATE

BAR COUNCIL OF MAHARASHTRA & GOA

HIGH COURT MUMBAI

हजर नं.	
२२६	२००८
४	१२

हजर नं.	
२०१८	७/२००८
४१	१२६

हिरासत पंजीयन भाग-1

थाना
वर्ष 2017/2018
30/99

थाना कांड्रा : 637/2008

हिरासत प्रकार : पुलिसहिरासत

क्रम सं.	हिरासत प्रकार	फोटो	अंगूठा
1	हिरासत प्रकार उम्र 21 पत्नी		
2	हिरासत प्रकार उम्र 18 पत्नी		
3	हिरासत प्रकार उम्र 40 पत्नी		

बबलू कुमार सिंगरौल
थाना-ए, हिरासत

हि ग ना
2017-18/2007
SD/26

MAHARASHTRA STATE

ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA

[redacted]

दैनंदिन गोषवारा भाग-1

अ.क्र.			
1			
2			
3			
4			