Original

पावती

पावती क्र. : 3570

दिनांक : 15/06/2009

मूल्य : 025568 - 2009

पावती की ... 20000.00

... (क्र. 11(1)), मुद्रांकशुल्क ... (क्र. 11(2)), ... 620.00

... (क्र. 12) व ... (क्र. 13) -- एकत्रित फी (26)

एकूण ... रु. 20620.00

... 4:30PM ... दिनांक

दुय्यम निबंधक

Original

पावती

पावती क्र. : 184

दिनांक 05/06/2008

10000.00

एकूण रु. 10000.00

Original

पावती

DELIVERED

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 1st day of June, 2009 at Nagpur.

BETWEEN

(1) KUM. PRANAY PRAFUL DHABARDE, aged about 11 years, Occupation student, **(2) KUM. AKSHAY PRAFUL DHABARDE,** Aged About 9 years, Occupation Student, **(3) KUM. SHUBHAM PRAFUL DHABARDE** , Aged about 7 years. All 1 to 3 through their legal guardian **SHRI PRAFUL PANDURANG DHABARDE,** aged about ..... Years, Occupation Business/Agriculturist, R/o. Ramdiwari Ring Road, Nagpur, 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.09839 – 2008, dated 05.02.2008, Registered in the office of the Sub-Registrar, Hingna, Dist. Nagpur.

AND

(1) **SHRI ATUL MANOHARRAO YAMSANAWAR**, aged about 45 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 45 years, R/o. Plot No. 44-A, "Mangalam", Paisley 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. (ie equivalent to 5.3868 Acres)out of Khasra No.43/2 - 4/3, Mouza - Kanhali(U), 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 in purchasing the 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.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 herby sell, transfer and convey all that piece and parcel of agricultural land, admeasuring about 2.18 Hrs. R. (ie equivalent to 5.3868 Acres)out of Khasra No.43/2 - 4/3, Mouza - Kanhali(U), 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.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. 086511 dated 07.05.2007 drawn on The Yavatmal Urban Co-op. Bank.
(ii) Rs. 50,000/-	(Rs. Fifty Thousand only) vide Cheque No. 154927, dated 07.05.2007 drawn on Rahi Co-op. Bank infiniti.
(iii) Rs. 12, 00,000/-	(Rs. Twelve Lakhs only) paid vide Cheque No. 086515, dated 23.05.2007 drawn on The Yavatmal Urban Co-op. Bank.
(iv) Rs. 12, 00,000/-	(Rs. Twelve Lakhs only) paid vide Cheque No. 325801, dated 23.05.2007 drawn on State Bank of India.
(v) Rs. 10,00,000/-	(Rs. Ten Lakhs only) vide Cheque No. 529850 dated 13.10.2007 drawn on The Akola Urban Co-op. Bank.
(vi) Rs. 15,00,000/-	(Rs. Fifteen Lakhs only) vide Cheque No. 579971 dated 01.11.2007 drawn on The Akola Urban Co-op. Bank.
(vii) Rs. 5,00,000/-	(Rs. Five Lakhs only) vide Cheque No. 579973, dated 08.11.2007 drawn on The Akola Urban Co-op. Bank.
(viii) Rs. 21,61,822/-	(Rs. Twenty One Lakhs Sixty one Thousand Eight Hundred and Twenty Two only) vide Cheque No. 142291, dated 16.01.2008 drawn on Yavatmal Urban Co-op. Bank.
(ix) Rs. 1,25,000/-	(Rs. One Lakh Twenty Five Thousand only) paid in Cash on 02.02.2008.
(x) Rs. 99,85,728/-	(Rs. Ninety Nine Lakhs Eighty Five Thousand Seven Hundred and Twenty Eight only) vide Cheque No. 142299, dated 15.02.2008 drawn on The Yavatmal Urban Co-op. Bank.
Rs. 1,77,72,550/-	

दुय्यम
२५ फेब्रु २००८
३/२६

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 66% undivided share and Purchaser no. 2 shall have 34% 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. (in equivalent to 5.3868 Acres)out of Khasra No.43/2 - 4/3, Mouza - Kanholi(J), P.H. No. 48, Revenue Paid Rs. 5,75/-, Tah. Hingna, Dist. Nagpur and the same is bounded as under :

EAST : Khasra No. 44,

WEST	:	Kh. No. 43/2, 4/2,
NORTH	:	Khasra No. 43/1,
SOUTH	:	Road,

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) KUM. PRANAY PRAFUL DHABARDE,
(2) KUM. AKSHAY PRAFUL DHABARDE,
(3) KUM. SHUBHAM PRAFUL DHABARDE ,
through their legal guardian
SHRI PRAFUL PANDURANG DHABARDE,
Through power of Attorney

(SHRI VYANKATESH TRIMBAKRAO KUNAWAR)

PURCHASERS

1. **SHRI ATUL MANOHARRAO VAMANAWAR**

2. **SHRI VYANKATESH TRIMBAKRAO KUNAWAR,**

3. **SHRI CHANDRAKANAT BHAURAO PADMAWAR,**

WITNESSES :

1.

2.

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

FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. [illegible] Date: [illegible]

Deposit By: [illegible]

Pay to: NAGPUR [illegible]

Franking Value	Rs.	[illegible]
Service Charges	Rs.	[illegible]
Total	Rs.	[illegible]

Name of Stamp duty Paying party

[illegible]

CD / Cheque No.

Drawn on bank

(FOR BANK USE ONLY)

Item No. [illegible]

Franking Sr. No. [illegible]

हमन

[illegible] / २००

[illegible] / [illegible]

गांव नमुना क्र. ७, ७ अ, व १२

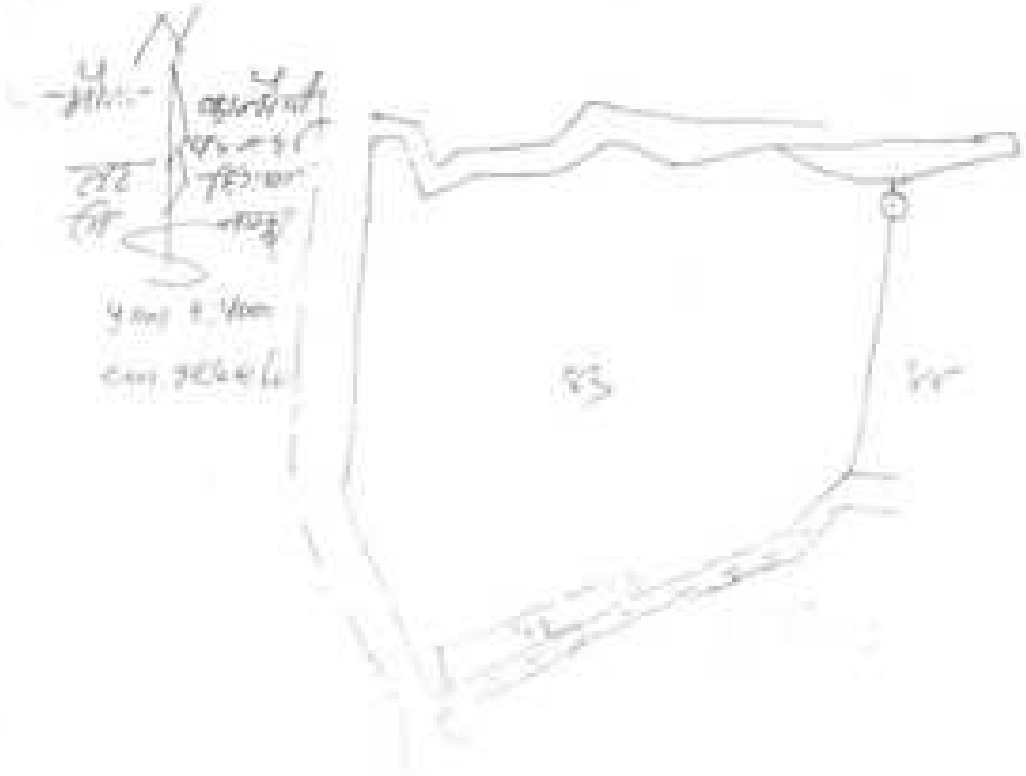
(अधिकार अभिलेख पत्रक)

गाव : — ता. क. — तालुका — जिल्हा

भू-धारण क.	भू-धारण क. उपविभाग	भूधारण पध्दति	खातेदाराचे नांव	चालू कब्जेदार
8312.Y	2	[illegible]	[illegible]	943

शेतासाठी लागणारे पाणी	
सरकारी कॉल्व्ह लेक	
विहीरा	- - -
बागायत	- - -
पाटबंधारे	- - -
एकूण	-
पोटखराब	
सरकारी वहाती पडीक	-
वर्ग (अ)	-
वर्ग (ब)	-
एकूण	-
आकारणी	
चालू सिंचन विशेष आकारणी	
एकूण	-

	हेक्टर	आर
	2	27
	2	27



हुगन
[illegible]/2007
[illegible]

गा. न. क्र. ७, ७-अ व १२

Original

पावती

पावती क्र. : 838

दिनांक 05/02/2008

[illegible] क्रमांक इतर - 50838 - 2008

[illegible]

[illegible]

[illegible]	60000.00
[illegible]	200.00
[illegible]	[illegible]
एकूण रु.	67580.00

[illegible]

दुय्यम निबंधक

[illegible]

[illegible]

हगन

[illegible]/200[illegible]

[illegible]

Original

पावती

पावती क्र. : 94

दिनांक 05/02/2024

एकूण रु. 10000.00

DELIVERED

हनन

२००

HUNDRED
RUPEES

Rs. 500

महाराष्ट्र MAHARASHTRA

F 485558

SEE THE SUB-REGISTRAR HINGNA
AND
THE POWER OF ATTORNEY

Stamp Duty Paid Rs. -
Market Value Rs. 47, 90,000/-

ह. ग. न
Rs. 500

Rs. (1) KUM. PRANAY PRAFUL DHABARDE, aged about 13 years, Occupation Student, (2) KUM. AKSHAY PRAFUL DHABARDE, aged about 8 years, Occupation Student, (3) KUM. SHUBHAM PRAFUL DHABARDE, Aged about 7 years, all 1 to 3 through their legal guardian SHRI PRAFUL PANDURANG DHABARDE, aged about major, occupation business/Agriculturist, R/o. Bachelwari Ring Rod, Nagpur are the absolute owners of all that piece and parcel of agricultural land, admeasuring 2 (8 Hrs. R. (or equivalent to 5.2868 Acres), Khasra No. 43/2-4/1, Situate - Kachali (I), P.H. No. 48, Revenue Paid Rs. 3.75/- 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 [illegible] bearing Registration No. ..... [illegible]** and accordingly, we do here by appoint **(1) SHRI. VYANKATESH TRIMBAKRAO KUNAWAR**, aged about 45 years, Occupation Business, R/o Shrenath Sabagar, Manewada Road, Nagpur as our attorney for ourselves and on our behalf to do or may of the acts or things irrespect 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 CONSTITUTED ATTORNEY 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 Hes.R. (or equivalent to 5.3808 Acres), Khasra No.43/2 - 4/3, Mouza-Kanhadi(J), P.H. No. 48, Revenue Paid Re 3.75/-, Tah. Hingna, Dist. Nagpur.

(2) To sale the aforesaid land in an it is condition or to prepare, submit and get sanctioned the Layout 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 plans.

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

(4) To enter into agreements with the prospective buyers of the entire land as it is condition or irrespect of sanctioned

residential/commercial plots/scheme, to sign, execute and register such agreements, to accept the consideration by Cash/Cheques/ DD in favour of the Power of Attorney holder from the prospective buyers of the aforesaid land/plots/scheme and to discharge valid receipts thereon, to generally sign, execute or affirm any documents which may be required by any buyer for obtaining financial assistance from the Financial Institutions.

(5) 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 sanctions including electric connections, no objection certificates, etc. from such bodies.

To apply for water and Electricity connections etc. and to pay deposit necessary sums in the office of the concerned authorities.

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 sites sanctioned by the concerned authorities in respect of the aforesaid property. OR to sign and execute various Sale Deeds each relating to independent plots, plot or 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, partners, 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 swear 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 each individual buyers in all relevant records.

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

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

(14) 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.

(16) 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.

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

(19) 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 themselves 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 PROPERTY

All that piece and parcel of agricultural land, admeasuring about 2.11 Hrs.R. (or equivalent to 5.308 Acres), Khasra No.45/2 - 4/3, Mouza Kanhadi(T), P.H. No. 48, Revenue Paid Rs. 1.75/-, 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.

VENDORS

1) KUM. PRANAY PRAFUL DHABARDE
2) KUM. AKSHAY PRAFUL DHABARDE
3)KUM. SHUBHAM PRAFUL DHABARDE
All 1 to 3 through their Legal Guardian

(SHRI PRAFUL PANDURANG DHABARDE)

We accept the Power of Attorney

SHRI VYANKATESH TRIMBAKRAO KUNAWAR

WITNESSES

1.

2.

ग.न.क्र.६,७अ,ब १२

हनन
HYEO/200

यूको बैंक

UCO Bank

IMPORTANT

यूको बैंक

UCO Bank

HINGNA BRANCH

NAGPUR

ADVOCATE

BAR COUNCIL OF

MAHARASHTRA & GOA

HIGH COURT, MUMBAI

ह ग न

2007

श्री. दिनकरराव भोसलेसाहेब पतसंस्था

मर्यादित, बुलढाणा जिल्हा.

नोंदणी कार्यालय जिल्हा क्र. ९, १/२००३

— पावती —

क्र. 0011 दिनांक 31/12/08

श्री / श्रीमती / श्री. [illegible] पी. कुलकर्णी

मु. [illegible] पो. [illegible] जि. बुलढाणा यांनी

[illegible] मर्यादित कार्यालयी बुडीत पैसा जमा केली केले आहे.

अनुक्रमांक	किंमत रुपये	दिनांक
3565	3000/-	31/12/08

वरील कार्यालयी बुडीत जमा व सार असून [illegible] जमा केली केली आहे.

बुडीतास एकूण रक्कम रुपये 3000/- अक्षरी रुपये [illegible]

[illegible] पावती करता सही.

एकूण :- [illegible]

दिनांक 31/12/08

दिनकरराव भोसलेसाहेब पतसंस्था

मर्यादित बुडीत विभाग

नोंदणी कार्यालय जिल्हा क्र. ९, १/२००३

ह. न. नं.

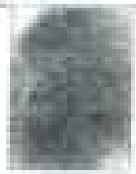
[illegible]/२०६

3-/25

दस्त परिशिष्ट भाग-1

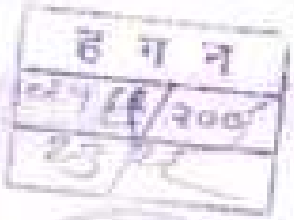
दस्त क्रमांक : 838/2008

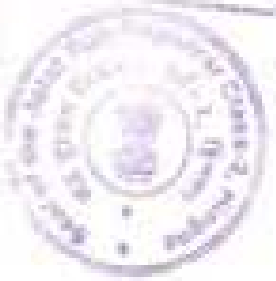
दस्तऐवज प्रकार : मुद्रांकनपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	फोटोचित्र	बोटाचा ठसा
1	[illegible]	विलून देणार सह. का नाही		
2	[illegible]	विलून घेणार सह. का नाही		

दवल पोषणाला भाग - 2

हमन
2976/2007


ह न न
२००



MAHARASHTRA STATE

ADVOCATE

BAR COUNCIL OF MAHARASHTRA & GOA

HIGH COURT, MUMBAI

NAME :

RESIDENCE :

ROLL No.: MAH/ 1406/ 2004

ENROLLED ON :

SECRETARY

ह म न

R.T.E.P/२००

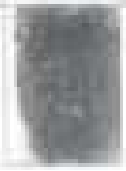
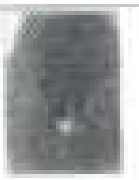
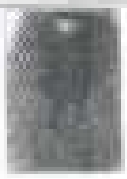
27/2.C

[redacted]

दस्त गोषवारा भाग-1

क्रमांक	
दस्त क्र. 2546/2009	
24125	

दस्त क्रमांक :	2546/2009
दस्ताचा प्रकार :	अभिहस्तांतरण

अनु क्र.	व्यवहाराचे नाव व पत्ता	व्यवहाराचा प्रकार	मालमत्ता	भरपाईचा तपशील
1	[redacted]	विक्री करार रु. रु. नाही		
2	[redacted]	विक्री करार रु. रु. नाही		
3	[redacted]	विक्री करार रु. रु. नाही		
4	[redacted]	विक्री करार रु. रु. नाही		

दस्त गोषवारा भाग - 2

प्रपत्र

दस्त क्रमांक (2568/2009)