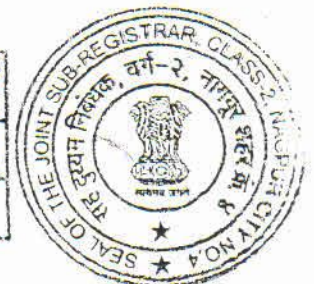
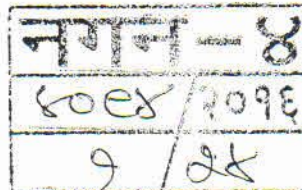




CHALLAN
MTR Form Number-6

RN	MH003073970201617E	BARCODE			Date	28/07/2016-17:54:32		Form ID	25.1	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty				TAX ID (If Any)					
	Registration Fee				PAN No. (If Applicable)		ACLFS7346E			
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		MS SHRIRAM S M ASSOCIATES			
Location	NAGPUR				Flat/Block No.		PLOT NO. 149			
	2016-2017 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street		MOUZA BIDIPETH				
Q30046401 Stamp Duty		520000.00		Area/Locality		NAGPUR				
Q30063301 Registration Fee		30000.00		Town/City/District						
				PIN		4	4	0	0	9
				Remarks (If Any)						
				PAN2=ACKFW3184F~SecondPartyName=SMT						
				SHANTABAI DAJIBA WANKHEDE-CA=80						
				00000						
				Amount In		Five Lakh Fifty Thousand Rupees Only				
Total		550000.00		Words						
Payment Details				BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		REF No.		02202292016072806318		36525636
Cheque/DD No				Date		28/07/2016-17:54:32				
Name of Bank				Bank-Branch		BANK OF INDIA				
Name of Branch				Scroll No., Date		Not Verified with Scroll				
Mobile No.: Not Available										



जर नोदला तर
श्री/श्रीमती/मे ... S. M. Associates
यांनी जिआएन नं. M.H. 003073976201617.F
सिआयएन नं. 0.2.202242016072806318
दिनांक 28/7/16 द्वारे मुद्रांक शुल्क रुपये 520000/-
भरले असून ते विरूपित नं. 0001804597201617
दिनांक 29/7/2016 द्वारे या दस्तासाठी करायात आलेले आहे.

समुचित अधिकारी
(प्रॉपर ऑफिसर)
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

श्री

WITHIN THE JURISDICTION OF SUB REGISTRAR OFFICE, NAGPUR (CITY)

MOUZA - BIDIPETH

SALE DEED

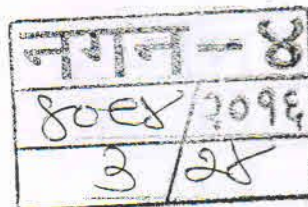
FOR RS. 80,00,000/-
(RUPEES EIGHTY LAKH ONLY)

SHEET NO. 460/35, CITY SURVEY NO. 1027,
ITEM NO. 52.592/35, @ RS. 15,200/-

MARKET VALUE RS. 63,26,000/-, STAMPS RS. 5,20,000/-

THIS SALE DEED is made and executed at Nagpur on this 29th day of July,
2016.

BETWEEN



SMT. SHANTABAI Wd/O DAJIBA WANKHEDE,
aged about 79 years, occ. Household
r/o Shri Mahalaxmi Nagar, New Narsala Road,
Ward No. 20, Nagpur - 440 034
PAN. ACKPW 3184 F

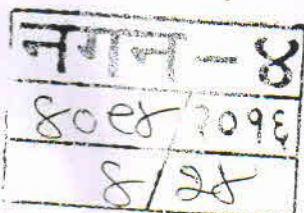
hereinafter called as **VENDOR** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor, her respective legal heirs, successors, executors, administrators and assignees) of the **FIRST PART, AND**

M/S SHRIRAM S M ASSOCIATES, a Partnership Firm having its office at Plot No. 23, Rajendra Nagar, Nagpur, **PAN. ACLFS 7346 E** acting through its Partners :

- 1) **SHRI SHRIKANT S/O VISHWESHWARRAO GAHUKAR,**
aged 54 years, occ. Business, **PAN. ABRPG 8297 K**
R/o 1386, New Nandanwan Lay Out, Nagpur - 440 009
- 2) **SHRI MAHAVIR S/O KISANJI PAWAR,**
aged 30 years, Occ. Business, **PAN. AMQPP 1516 N**
R/o. Plot No. 23, Rajendra Nagar, Nandanwan, Nagpur - 440009
- 3) **SHRI REVAN S/O TRIMBAK MANJULE,**
aged 64 years, Occ. Business, **PAN. ADSPM 7250 M**
R/o. New Nandanwan Lay Out, Nagpur - 440 009

hereinafter called as **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser, its respective legal representatives, successors, executors, administrators and assignees) of the **SECOND PART, AND**

- 1) **SHRI ASHOK S/O DAJIBA WANKHEDE,**
aged about 47 years, occ. Private, **PAN. AAQPW 2970 F**
- 2) **KU. SUJATA D/O DAJIBA WANKHEDE,**
aged about 35 years, occ. Household, **PAN. ACIPW 8637 R**
both r/o Shri Mahalaxmi Nagar, New Narsala Road,
Ward No. 20, Nagpur - 440 034



hereinafter called as **CONSENTERS** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Consenters, their respective legal heirs, successors, executors, administrators and assignees) of the **THIRD PART, AND**

WHEREAS the Vendor is an absolute owner of all that piece and parcel of land bearing **Plot No. 149**, admeasuring about (Length 24.00 Mtrs. X Breadth 15.00 Mtrs.) = **360.00 Sq. Mtrs.** alongwith RCC construction of 38.80 Sq. Mtrs. thereon, of Khasra Nos. 17, 60, 61/3 & 61/4, Mouza - Bidipeth, Sheet No. 460/35, City Survey No. 1027, in the layout of The Process Server Co-Operative Housing Society Ltd. Nagpur, Ward No. 20, Municipal Corporation House No. 4492/149, situated at Shri Mahalaxmi Nagar, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, Tah. and Dist. NAGPUR more Particularly described in the schedule herein AND

WHEREAS Vendor purchased the said property from The Process Server Co-Operative Housing Society Ltd. Nagpur by virtue of Registered Sale Deed dated 25/11/1997 which is registered on the same date in the Office of Sub-Registrar, Nagpur No. 2 having Registration No. 2460 (P).

WHEREAS for variety of reasons and other good causes the Vendor has now decided to sell the said property to any interested buyer and to utilize the sale proceeds thereof in his/her best interests and for the benefit of his/her family members. As such the aforesaid property is self acquired property and the consenters are the legal heirs of the said vendor hence the consenters have given consent for the said transaction. AND

WHEREAS the Purchaser is being interested in buying the same and having got knowledge of the intention of the Vendor to sell the property, the Purchaser offered to purchase the same for a valuable sale consideration. AND

WHEREAS the transaction was negotiated between the Vendor and the Purchaser and the price offered by the Purchaser being fair and reasonable the Vendor agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total sale consideration of Rs. 80,00,000/- (Rupees Eighty Lakh Only).

