CHALLAN
MTR Form Number-6

GRN MH002698204201819E	BARCODE	Date 14/06/2018-14:56:07	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	ABDFS5155N
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	MS SHREE MAHALAKSHMI BUILDERS
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No. Premises/Building	Khasra No. 278/2
Account Head Details	Amount in Rs.	Road/Street	Mouza JAMTHA
0030046401 Stamp Duty	1770000.00	Area/Locality	JAMTHA
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 1 1 2 2
		Remarks (If Any)	PAN2=ABZPG6643H~SecondPartyName=DEEPAK SURESHRAO GADGE~CA=29500000
Total	18,00,000.00	Amount In Words	Eighteen Lakh Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018061499236	IK00QEHFF0
Cheque/DD No.		Bank Date	RBI Date	14/06/2018-14:57:06	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No.: 9822565108

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

चलन 0
4096/2018
9/28

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2 NAGPUR RURAL NO. 7

Print Date 14-06-2018 02:57:07

Scanned by CamScanner

SALE DEED FOR ₹.2,95,000,00/- ONLY
(RUPEES TWO CRORE NINETY FIVE LAKH ONLY)
MARKET VALUE ₹. 2,94,50,000/- ONLY

THIS DEED OF SALE is made at NAGPUR on this 15TH Day of JUNE, 2018, BETWEEN : **SHRI. DEEPAK S/o SURESHRAO GADGE,** Aged about 44 years, Occupation : Agriculturist, (INCOME TAX PAN NO. ABZPG6643H AND AADHAR CARD NO. 5398 9997 1945) (Mobile No. 9370971505), Resident of Dhantoli, Nagpur, Tahsil and District : NAGPUR, hereinafter called the **VENDOR,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR,** as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

M/S. SHREE MAHALAKSHMI BUILDERS, a Partnership Firm having its Registered Office at 22, Paryavaran Nagar, Somalwada Square, Wardha Road, Nagpur – 440 025, (INCOME TAX PAN NO. ABDFS5155N) and acting through its Authorised Partner **SHRI. DEEPAK S/o GULABSINGH SISODIYA**, Aged about 51 Years, Occupation : Agriculturist & Business, (Mobile No. 9822565108) Resident of Resident of Khare Town, Dharampeth, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR, hereinafter called the **PURCHASER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** & its **PARTNERS,** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**



Scanned by CamScanner

WHEREAS the Vendor hereinabovenamed own and possess ALL THAT Piece and Parcel of Agricultural land having an area of 0.81 Hectare (OR 2.00 Acres) (i.e. THE UNDIVIDED 25% (TWENTY FIVE PERCENT) share and interest in the entire Agricultural land bearing Survey/Khasra No. 278/2, having a total area of 3.23 Hectares (i.e. 8.00 Acres), Rental Rs. 12.65 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42, Khata No. 374 including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village : Jamtha within the limits of the Grampanchayat : Jamtha in Tahsil : Nagpur (Rural) and District : NAGPUR; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 278, having an area of 4.66 Hectares, Rental Rs. 18.25 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42, Khata No. 44 including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village : Jamtha within the limits of the Grampanchayat : Jamtha in Tahsil : Nagpur (Rural) and District : NAGPUR, Originally belonged to (1) Shri Jairam Urkuda Sahare, (2) Smt. Gayabai Jairam Sahare, (3) Shri Krishna Jairam Sahare, (4) Shri Ramhari Sahare, (5) Shri Ishwar Jairam Sahare, (6) Smt. Indiratai Mahipat Gaidhane, (7) Smt. Shobhatai Shamrao Lanjewar and (8) Smt. Ushtai Rameshwar Deogade jointly, being their ancestral property and their names were accordingly mutated in the 7/12 extract; AND

WHEREAS the aforesaid (1) Shri Jairam Urkuda Sahare, (2) Smt. Gayabai Jairam Sahare, (3) Shri Krishna Jairam Sahare, (4) Shri Ramhari Sahare, Shri Ishwar Jairam Sahare, (6) Smt. Indiratai Mahipat Gaidhane, (7) Smt. Shobhatai Shamrao Lanjewar and (8) Smt. Ushtai Rameshwar Deogade lateron jointly transferred/sold ALL THAT Piece and Parcel of Agricultural land having an area of 3.23 Hectares (i.e. 8.00 Acres) comprising the SOUTHERN PORTION of the entire land bearing Khasra/Survey No. 278, having a total area of 4.66 Hectares, Rental Rs. 18.25 held in Bhogwatdar Class-1 Rights of Mouza : Jamtha, P.S.K. 42, situated at Village : Jamtha in Tahsil : Nagpur (Rural) and District : Nagpur by way of sale to Shri Deepak S/o Sureshrao Gadge, the Vendor hereinabovenamed by a Sale Deed Dated 11/07/2006, which is duly registered in the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 3687 on 11/07/2006. The said Southern Portion is allotted new Khasra/Survey No. 278/2; AND

WHEREAS the said Shri. Deepak Sureshrao Gadge,.the Vendor abovenamed further transferred/sold 75% (Seventy Five Percent) Undivided share and interest in the said Southern Portion of Khasra/Survey No. 278 (New Khasra/Survey No. 278/2) related to 6.00 Acres of land out of 8.00 Acres land by way of sale to M/s. Shree Mahalakshmi Builders, the Purchaser Firm hereinabovenamed by a Sale Deed Dated 17/05/2007, which is duly registered in the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 02972-2007 on even date. The Vendor further retained the remaining undivided 25% share related to 2.00 Acres of Agricultural land out of the aforesaid



Scanned by CamScanner

Khasra/Survey for his exclusive use and occupation. As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full Owner of the said undivided 25% share in Agricultural land more specifically described in the Schedule hereunder written with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records and in 7/12 extract; AND

WHEREAS for various cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in his best interests and for the benefits of his family members; AND

WHEREAS the Vendor being thus desirous of selling the said property and the Purchaser hereinabove named having expressed its desire and willingness to Purchase the same for a fairly good price, the Vendor after detailed negotiations with the Purchaser has now agreed to sell the same to the Purchaser for a total consideration of ₹. 2,95,00,000/- (Rupees Two Crore Ninety Five Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of ₹. 2,95,00,000/- (Rupees Two Crore Ninety Five Lakh) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and Parcel of Agricultural land having an area of 0.81 Hectare (OR 2.00 Acres) (i.e. THE UNDIVIDED 25% (TWENTY FIVE PERCENT) share and interest) of the entire Agricultural land bearing Survey/Khasra No. 278/2, having a total area of 3,23 Hectares (i.e. 8.00 Acres), Rental Rs. 12.65 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42, Khata No. 374 including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village : Jamtha within the limits of the Grampanchayat : Jamtha in Tahsil : Nagpur (Rural) and District : NAGPUR and more particularly described in the SCHEDULE hereunder written, TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses, Gram Panchayat Taxes and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

₹. 2,95,00,000/-	(Rupees Two Crore Ninety Five Lakh) Only paid by the Purchaser to the Vendor by various Cheques, the receipt whereof is hereby acknowledged by the Vendor.
₹. 2,95,00,000/-	**(TOTAL RUPEES TWO CRORE NINETY FIVE LAKH ONLY).**

Scanned by CamScanner

नागपूर महानगर प्रदेश विकास प्राधिकरण

नागपूर सांस्कृतीक संकुल, तिसरा माळा, ना.सु.प्र. जलतरण तलावा समोर,
उत्तर अंबाझरी मार्ग, नागपूर–४४० ०३३.

क्रमांक : ससंनर/ना.म.प्र.वि.प्रा./ २५१७ नागपूर, दिनांक: ०१/०३/२०१८.

प्रति,

महालक्ष्मी बिल्डर्स तर्फे
श्री. दिपक गुलाबसिंग सिसोदिया व इतर सातबाराप्रमाणे
रा. २२, पर्यावरण नगर, सोमलवाडा चौक, वर्धा रोड,
नागपूर–४४००१५.

विषय :– मौजा जामठा, तालुका नागपूर (ग्रामिण), जि. नागपूर येथील शेत सर्व्हे नं. २७८/२ चा झोन दाखला देण्याबाबत.

संदर्भ :– आपला दिनांक २८/०२/२०१८ चा अर्ज.

मौजा जामठा, तालुका नागपूर (ग्रामिण), जि. नागपूर येथील शेत सर्व्हे नं. २७८ या जागेचा पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा अहवाल खालीलप्रमाणे आहे.

शासनाने महाराष्ट्र महानगर प्रदेश विकास प्राधिकरण अध्यादेश २०१६ (सन २०१७ चा महा.३) चे कलम ३ चे उपकलम (१) नूसार नागपूर महानगर प्रदेश क्षेत्रासाठी नागपूर महानगर प्रदेश विकास प्राधिकरण स्थापण करण्याची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात दिनांक ०४ मार्च, २०१७ रोजी प्रसिध्द केली आहे.

शासनाच्या नगर विकास विभागाकडील दिनांक ६/५/२००० ची अधिसुचना क्रमांक टिपीएस–२४९६/१५०५/सीआर–२७३/९६/युडी–९ अन्वये नागपूर जिल्हायातील संपूर्ण क्षेत्राकरीता प्रादेशिक योजना मंजूर झाली आहे. सदरची मंजूर प्रादेशिक योजना दि. १५/७/२००० पासून अंमलात आली आहे. या योजनेस अंतिम प्रादेशिक योजना नागपूर असे संबोधण्यात येत आहे.

उक्त प्रादेशिक योजनामध्ये मौजा जामठा, तालुका नागपूर (ग्रामिण) या गावाकरीता परिसर नकाशा (Zone Plan) तयार करण्यात आलेला नाही. मंजूर प्रादेशिक योजना नागपूर नूसार जामठा, तालुका नागपूर (ग्रामिण), जि. नागपूर येथील स.नं./गट नं. २७८ ची जमीन "कृषी लगत रस्ता" या उपयोगाकरीता प्रस्तावित करण्यात आलेली आहे.

नागपूर महानगर क्षेत्राकरीता दिनांक २०/०२/२०१५ ला प्रसिध्द झालेल्या प्रारूप विकास योजनेत उक्त जागा "निवासी R-4 लगत १२.०० मी. व १८.०० मी. रूंद रस्ता" या उपयोगाने प्रस्तावित आहे आणि महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३०(१) अन्वये दिनांक २४/०८/२०१६ रोजी मंजुरीकरीता शासनास सादर केलेल्या प्रारूप विकास योजनेनुसार उक्त जागा "निवासी R-4 लगत १२.०० मी. व १८.०० मी. रूंद रस्ता" या उपयोगाकरीता प्रस्तावित करण्यात आलेली आहे.

टिप :– या झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

सहाय्यक संचालक, नगर रचना
नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर.

नोंदणी ७
५०१८/२०१८
१३/२८

Scanned by CamScanner