

GRN MH012313935201718M		BARCODE		Date 23/03/2018-18:31:52		Form ID 25.1	
Department Inspector General Of Registration Type of Payment Stamp Duty Registration Fee				Office Name NGPJT NAGPUR NO 7 SUB REGISTRAR Location NAGPUR			
Year 2017-2018 One Time Account Head Details Amount In Rs.				Flat/Block No.			
				Premises/Building			
				Road/Street MOUZA SHANKARPUR			
Area/Locality NAGPUR				Town/City/District			
PIN				Remarks (If Any)			
Second Party Name SHRI VINOD RAMASHRAY TRIPATHI AND OTHERS-				Amount In Words Twenty Four Lakh Sixty Six Thousand Six Hundred Rupees Only			
Total 24,66,600.00				Payment Details IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN Ref. No. 691033332018032612924 159549676			
Name of Bank				Bank-Branch IDBI BANK			
Branch				Bank Date RBI Date 26/03/2018-12:58:19			
Not Verified with RBI				Not Verified with Scroll			

CHALLAN
MTR Form Number-6

270/2330 Wednesday, April 04, 2018 11:45 AM
 Original/Duplicate पोस्टाई नं. 397 Regn. 39M
 पोस्टाई नं. 2719 पोस्टाई नं. 04/04/2018

पोस्टाई नं. 397
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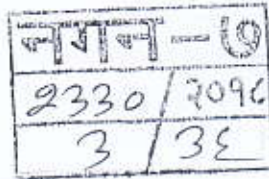
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 पोस्टाई नं. 04/04/2018



SALE DEED VALUED AT RS. 1,48,00,000.00 ONLY
(RUPEES ONE CRORE FORTY EIGHT LAKH ONLY)

MARKET VALUE RS. 3,74,85,000.00 ONLY

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THIS DEED OF SALE is made on this 28th Day of MARCH, 2018
 BETWEEN :

Contd.

(1) SHRI. VINOD S/o RAMASHRAY TRIPATHI, Aged 44 Years, Occupation – Agriculturist & Business, Income Tax PAN ACYPT-7368-N; (2) SHRI. PRAMOD S/o RAMASHRAY TRIPATHI, Aged 41 Years, Occupation – Agriculturist & Business; (3) SHRI. RAMASHRAY S/o RAMBHAWAN TRIPATHI, Aged 69 Years, Occupation – Agriculturist & Business, (4) MISS. AARTI D/o RAMASHRAY TRIPATHI, Aged 35 Years, Occupation – Agriculturist, the aforesaid Nos. 1 to 4 all Residents of 60, Usman Layout, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR; (5) SHRI. SUMEDH S/o VASANTRAO GAJBHIYE, Aged 35 Years, Occupation – Agriculturist & Business, Resident of Trust Colony, Trisharan Nagar, Nagpur-440022, Tahsil and District – NAGPUR; (6) SHRI. MANJEET S/o ARUN KASHETTIWAR, Aged 40 Years, Occupation – Agriculturist & Business, Resident of 9292, Suderban Layout, Shri Nagar, Nagpur-440015, Tahsil and District – NAGPUR; (7) SHRI. MANISH S/o ARUN KASHETTIWAR, Aged 38 Years, Occupation – Agriculturist & Business, Resident of 9292, Suderban Layout, Shri Nagar, Nagpur-440015, Tahsil and District – NAGPUR; (8) SHRI. RAVI S/o VILASRAO MUNGILWAR, Aged 44 Years, Occupation – Agriculturist & Business, Resident of 59, Vasant Nagar, Nagpur-440010, Tahsil and District – NAGPUR; (9) SHRI. ASHISH S/o VASANTRAO KOMAWAR, Aged 42 Years, Occupation – Agriculturist & Business, Resident of Flat No. D/2, Kanchan Geet Apartments, Plot No. 57, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR; AND (10) SHRI. RAGHVENDRA S/o RAMESHCHANDRA CHEPURWAR, Aged 45 Years, Occupation – Agriculturist & Business, Resident of 186, Baji Prabhu Nagar, Nagpur-440033, Tahsil and District – NAGPUR, acting through their duly Constituted Attorney M/s. PRATHAM PROPERTIES, a Partnership Firm, having its Registered Office at 3rd Floor, N.K.Y Towers, Ajni Square, Wardha Road, Nagpur, (Income Tax PAN AAKFP3575H), and acting through its Authorised Partner SHRI. PRASHANT S/o MANOHARRAO BONGIRWAR, Aged about 47 Years, Occupation – Business, Resident of 11/A, Near Dhanwantari Heights, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter all jointly called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as their respective heirs, legal representatives, administrators, executors, successors and assigns of the ONE PART.

AND

M/s. PRATHAM PROPERTIES, a Partnership Firm, having its Registered Office at 3rd Floor, N.K.Y Towers, Ajni Square, Wardha Road, Nagpur (Income Tax PAN AAKFP3575H), and acting through its Partners (1) SHRI. PRASHANT S/o MANOHARRAO BONGIRWAR, Aged about 47 Years, Occupation – Business, Resident of 11/A, Near Dhanwantari Heights, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR; AND (2) SHRI. SACHIN S/o VASANTRAO POSHATTIWAR, Aged 49 Years, Occupation – Business, Resident of Pranhita Apartments, Khare Town, Nagpur-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 and its PARTNERS, as well as its legal representatives, executors, administrators, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 113/1-KH of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 1.50 Hectares Rental Rs. 8.40 Yearly held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto situated at Village – Shankarpur in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Shri. Ajabrao Shripat Dadande, being his separate property; AND

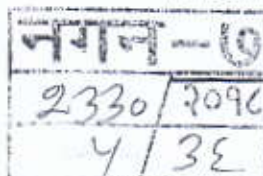
WHEREAS the aforesaid Shri. Ajabrao Shripat Dadande lateron transferred the aforesaid property by way of Sale to (i) Shri. Vinod Ramashray Tripathi, (ii) Shri. Pramod Ramashray Tripathi, (iii) Shri. Ramashray Rambhawan Tripathi, (iv) Miss. Aarti Ramashray Tripathi, (v) Shri. Sumedh Vasantrao Gajbhiye, (vi) Shri. Manjeet Arun Kashetiwar, (vii) Shri. Manish Arun Kashetiwar, (viii) Shri. Ravi Vilasrao Mungilwar, (ix) Shri. Ashish Vasantrao Komwar and (x) Shri. Raghvendra Rameshchandra Chepurwar, the Vendors named hereinabove, by a Sale Deed Dated 26-12-2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 819 on 08-02-2007. As a result therefore the Vendors have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS for variety of reasons and other good causes the Vendor has decided to sell the aforesaid property comprising Kh. No. 131/1-Kh of Mouza - Shankarpur to any willing buyer and to utilise the Sale Proceeds in their own interests and for the benefits of their respective family members; AND

WHEREAS the Vendors 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 Vendors Vendor by an Agreement Dated 22-12-2006 agreed to sell the aforesaid property to the Purchaser for a total valuable consideration of Rs. 1,48,00,000/- (Rupees One Crore Forty Eight Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

(1) That in pursuance of the said Agreement dated 22-12-2006 and in consideration of a total sum of Rs. 1,48,00,000/- (Rupees One Crore Forty Eight Lakh) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipts whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra /

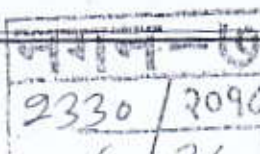


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Gut No. 113/1-KH of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 1.50 Hectares Rental Rs. 8.40 Yearly held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto situated at Village – Shankarpur in Tahsil – NAGPUR (RURAL) and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

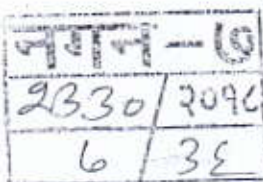
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|------------------|--|
| Rs. 10,00,000=00 | (Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 507001 dated 30-11-2006 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| Rs. 15,00,000=00 | (Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 507002 dated 15-12-2006 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| Rs. 1,25,000=00 | (Rupees One Lakh Twenty Five Thousand) Only paid by the Purchaser to the Vendors by Cheque No. 507011 dated 27-06-2007 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| Rs. 1,75,000=00 | (Rupees One Lakh Seventy Five Thousand) Only paid by the Purchaser to the Vendors by Cheque No. 507010 dated 29-06-2007 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| Rs. 5,00,000=00 | (Rupees Five Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 102518 dated 17-09-2007 Drawn on Bank of India, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| Rs. 10,00,000=00 | (Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 507015 dated 30-10-2007 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |



Rs. 25,00,000=00	(Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 175501 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 20,00,000=00	(Rupees Twenty Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 175502 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 20,00,000=00	(Rupees Twenty Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 175503 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 20,00,000=00	(Rupees Twenty Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 175504 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 20,00,000=00	(Rupees Twenty Lakh) Only paid by the Purchaser to the Vendors by Cheque No. 175505 Drawn on Akola Urban Co-operative Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,48,00,000=00	(TOTAL RUPEES ONE CRORE FORTY EIGHT LAKH ONLY)

(2) THAT THE VENDORS do hereby covenant with the PURCHASER as follows :-

- i) THAT Vendors do hereby covenant that he has good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever.
- ii) THAT the Vendors further assure the Purchaser that the property hereby sold is the separate and self acquired property belonging to them alone having purchased the same by them exclusively out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or



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disturbance by the Vendors or any other person or persons claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake, to pay the same to the Purchaser or to the Competent Revenue Authority.

v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendors have already delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

vii) THAT the Vendors shall support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge to which this sale is not subject, the Vendors shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall bear the same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchase and the Purchaser has now full liberty to deal with the same in his absolute discretion.



xii) THAT the Vendors covenant with the Purchaser that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendors further Covenant that they do not hold total agricultural land more than Ceiling Limits and nor they belong to any Tribal Community.

xiii) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchaser.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchaser shall mutate his name in revenue record as the absolute owner of the property hereby purchased.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

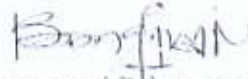
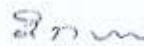
ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 113/1-KH of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 1.50 Hectares Rental Rs. 8.40 Yearly held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto situated at Village – Shankarpur in Tahsil – NAGPUR (RURAL) and District – NAGPUR and bounded as under:

ON THE EAST	-	BY SHIV OF MOUZA GOTALPANJRI
ON THE WEST	-	BY SURVEY NO. 113/2-KH
ON THE NORTH	-	BY SURVEY NOS. 110, 111 & PART OF SURVEY NO. 113/K
ON THE SOUTH	-	BY SURVEY NO. 113/K

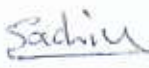
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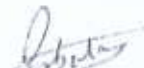


IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (PRASHANT MANOHARRAO BONGIRWAR) Authorised Partner of M/s. Pratham Properties as well as duly Constituted Attorney for Vendors <u>VENDORS</u>
02			FOR M/s. PRATHAM PROPERTIES 1)  (PRASHANT MANOHARRAO BONGIRWAR)
03			2)  (SACHIN VASANTRAO POSHATTIWAR) Partners <u>PURCHASER</u>

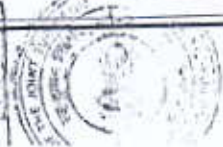
WITNESSES :-


(1) _____

(2)  _____



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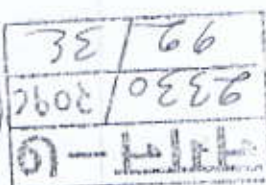
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Figure 12-22

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2. Example 7

1. *What is the purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research methodology?*
 4. *What are the findings of the study?*
 5. *What are the conclusions of the study?*
 6. *What are the limitations of the study?*
 7. *What are the implications of the study?*
 8. *What are the future research directions?*
 9. *What are the contributions of the study?*
 10. *What are the acknowledgments?*
 11. *What are the references?*
 12. *What are the appendices?*
 13. *What are the footnotes?*
 14. *What are the glossary?*
 15. *What are the index?*

