पावती

Thursday,January 17 ,2013
12:14 PM

नोंदणी क्रं. :39M
Regn.:39M

पावती क्रं.: 264 दिनांक: 17/01/2013

गावाचे नाव: शिरुळ त.सा.क्र. 71
दस्तऐवजाचा अनुक्रमांक: हगन-264-2013
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: श्री सुरेश वल्द चुन्नीलाल अग्रवाल 0 0

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| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 1020.00 |
| पृष्ठांची संख्या: 51 | |
| एकूण: | रु. 1120.00 |

DELIVERED

आपणास हा दस्तऐवज अंदाजे 12:34 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

HGN

बाजार मुल्य: रु.12120000 /- मोबदला: रु.11900000/-
भरलेले मुद्रांक शुल्क : रु. 121300/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 1020/-

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सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Maharashtra

### e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : NAGPUR
Signature :
Details can be verified at www.shcilestamp.com

| | | |
|---|---|---|
| Certificate No. | : | IN-MH14895627455366L |
| Certificate Issued Date | : | 15-Jan-2013 04:14 PM |
| Account Reference | : | SHCIL (FI)/ mhshcil01/ NAGPUR/ MH-NGP |
| Unique Doc. Reference | : | SUBIN-MHMHSHCIL01157974935189 44L |
| Purchased by | : | SURESH C AGRAWAL |
| Description of Document | : | Article 25(b)to(d) Conveyance |
| Property Description | : | MOUZA - SHIRUR |
| Consideration Price (Rs.) | : | 1,21,20,000<br>(One Crore Twenty One Lakh Twenty Thousand only) |
| First Party | : | INFRATECH REAL ESTATE PVT LTD |
| Second Party | : | SURESH C AGRAWAL |
| Stamp Duty Paid By | : | SURESH C AGRAWAL |
| Stamp Duty Amount(Rs.) | : | 1,21,300<br>(One Lakh Twenty One Thousand Three Hundred only) |

Please write or type below this line

SALE-- DEED

Valued at Rs: 1,19,00,000/-

As Per Govt. Valued Rs: 1,21,20,000/-

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 HINGNA

ZK 0000902191

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

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# Warning

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"This document contains security features like coloured background wi
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ornamental design borders, Anti - copy text, the appearance of micro printin
artificial watermarks and other Overt and Covert features."

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SEAL OF THE JOINT SUB-REGI... HINGNA

# SALE -- DEED

**VALUED AT RS. 1,19,00,000/-**
**AS PER GOVT. R. R. VALUED AT RS. 1,21,20,000/-**
**STAMPS DUTY OF RS. 5,45,400/- PAID ON AGREEMENT FOR SALE DULY REGISTERED IN THE OFFICE OF THE SUB REGISTRAR, HINGNA BEARING SERIAL/REGISTRATION NO. 4759/2011 DATED 13/09/2011.**
**+ ADDITIONAL STAMP DUTY OF RS. 1,21,300/- PAID ON THIS DEED**
**Of MOUZA – SHIRUR, TAHSIL HINGANA & DIST. NAGPUR.**

THIS DEED OF SALE made and executed at Nagpur
on this 11th Day of January 2013

**BY AND BETWEEN**

**INFRATECH REAL ESTATE PVT. LIMITED** **(PAN NO. AABCI7377J)**
A Company incorporated under the provisions of Companies Act 1956.
Through Director/s –

1) **SHRI VIJAY ANANDRAO SHELKE**
Aged about 41 years, Occupation – Business

2) **SHRI MAHENDAR TULASHIRAM GAWAI**
Aged about 41 years, Occupation – Business

3) **SHRI SHAILENDRA KAMALKISHOR JAISWAL**
Aged about 43 years, Occupation – Business
Acting through and represented by attorney/s,

1. **SHRI SURESH S/O. CHUNNILAL AGRAWAL** **[PAN NO. ABJPA9445R ]**
Aged about 63 years, Occupation –Business,

2. **SHRI RAJIV S/O. CHUNNILAL AGRAWAL** **[PAN NO. ABJPA9450C ]**
Aged about 52 years, Occupation –Business,

Both R/o. Khare Town, Nagpur – 440 010.

Hereinafter jointly referred to and called the "**VENDOR**" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **VENDOR** as well as their respective heirs, legal representatives, successors, executors, assigns etc. of the **ONE PART.**



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AND

1. **SHRI SURESH S/O. CHUNNILAL AGRAWAL** [PAN NO. ABJPA9446R]
Aged about 63 years, Occupation – Business,

2. **SHRI RAJIV S/O. CHUNNILAL AGRAWAL** [PAN NO. ABJPA9456C]
Aged about 52 years, Occupation – Business,
Both R/o. Khare Town, Nagpur – 440010.

Hereinafter jointly referred to and called the **"PURCHASER/S"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **PURCHASER/S** as well as their heirs respective legal representatives, successors, executors, assigns etc. of the **OTHER PART**.

*Where the context so requires, words and expression referring to the parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.*

WHEREAS; the VENDOR is the sole and absolute owner and in possession of ALL THAT piece and parcel of Agricultural land having area of 2.02 Hectors, being Southern side part/portion of entire land having total area of 3.48 Hector bearing Khasara No. 108/2, Bhogwatdar rights I (Bhu - swami) Patwari Halka No. 71, Mouza-Shirur, Tahsil Hingana, District, Nagpur, having purchased the same from Shri Ramesh S/o. Lahanuji Yerne as per sale deed duly registered in the office of the sub registrar, Hingana, at serial No. 330 dated 11/01/2008.

AND WHEREAS; the VENDOR has already entered in an agreement for sale of northern side part/portion having area of 1.46 Hector out of total area of 3.48 Hectors to and in favour of Shri Anil Rameshwarlalji Agrawal and Shri Rajesh Mohanlalji Agrawal as such the VENDOR herein is now owner of remaining southern side land having area of 2.02 hectors.

AND WHEREAS; for certain cogent, valid and good reasons, the VENDOR decided to dispose of the said property.

AND WHEREAS; the PURCHASER/S herein, had agreed for purchase of the said property from the VENDOR and the VENDOR executed an agreement for sale in favour of the PURCHASER/S, vide agreement for sale duly registered in the office of the sub registrar, Hingna, bearing serial/registration No. 4759/2011 dated 13/09/2011 and also executed an irrevocable general power of attorney in favour of Shri Suresh



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S/o. Chunnilal Agrawal and Shri Rajiv S/o. Chunnilal Agrawal, the PURCHASER/S herein, authorizing them to deal with the said property including execution/registration of various deeds and documents, vide power of attorney duly registered in the office of the Sub-Registrar, Hingna, bearing serial/registration No. 4761 dated 13/09/2011 so as to enable them to get the sale deed in their name or in favour of any of their nominee/s, however, the PURCHASER/S did not get the sale deed up till now but now in order to get absolute ownership title of the said property as well as mutations in their name, the PURCHASER/S desired to get the sale deed as under –

## NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER –

1. THAT, pursuant to and in furtherance of above referred agreement between the parties hereto, for and against the total valuable consideration amount of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only) paid by the PURCHASER/S in the following manner of payment, the VENDOR, being true, legal and beneficial owner thereof, does hereby grant, transfer, convey, assign to and in favour of the PURCHASER/S, by way of Sale ALL THAT piece and parcel of Agricultural land having area of 2.02 Hectors, being Southern side part/portion of entire land having total area of 3.48 Hector bearing Khasra No. 108/2, Bhogwatdar rights I (Bhu - swami) Patwari Halka No. 71, Mouza- Shirur, Tahsil Hingana, District, Nagpur, particularly described in the Schedule written hereunder having dimensions, boundaries, descriptions etc. as shown and earmarked attached herewith which shall form the part and parcel of present deed, TO HAVE AND HOLD the same TO and UNTO the PURCHASER/S as full and absolute owner thereof with heritable and transferable rights therein absolutely forever.

2. THAT, the PURCHASER/S have paid Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only) to the VENDOR in the following manner of payment –

**MANNER OF PAYMENT : –**

i. Rs. 20,00,000/- Paid by way of Cheque No. 650347 dated 09/05/2008 Of UBI Bank, Ghat Road, Nagpur.

ii. Rs. 25,00,000/- Paid by way of Cheque No. 008982 dated 07/08/2010 Of UBI Bank, Ghat Road, Nagpur.



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iii. Rs. 20,00,000/- Paid by way of Cheque No. [illegible] dated [illegible] of UBI Bank, Ghat Road Nagpur

iv. Rs. 20,00,000/- Paid by way of Cheque No. [illegible] dated [illegible] of UBI Bank, Ghat Road Nagpur

v. Rs. 3,50,000/- Paid by way of Cheque No. [illegible] dated [illegible] of UBI Bank, Ghat Road Nagpur

vi. Rs. 25,00,000/- Paid by way of Cheque No. [illegible] dated [illegible] of UBI Bank, Ghat Road Nagpur

vii. Rs. 5,50,000/- Paid Cash by both the PURCHASERS in equal proportion as per mutual understanding between the parties

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Total Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only)

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The receipt of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only) is hereby acknowledged, admitted, confirmed and accepted by the VENDOR as aforesaid towards full and final consideration against sale which is paid as per instruction and request of VENDOR, therefore, separate money receipt shall not be necessary and now nothing remains to be paid by the PURCHASERS on any account what so ever.

3. THAT, henceforth all rights, interest, claims etc. of the VENDOR regarding the said property stand transferred in favour of the PURCHASERS and the PURCHASER/S have become the absolute owner of the property under sale with all rights, interest, annexure, appurtenances etc. The PURCHASERS shall have free and liberty to use, occupy, use or exploit, develop the said land/property including getting clubbing division, amalgamation etc. or by utilizing the development rights, constructions rights available with the said land or by loading/using development rights as may be purchased or acquired by the PURCHASER/S and receive all benefits, beneficial enjoyment of the same without any interruption, claim, objection or disturbance of any kind whatsoever by the VENDOR or by any person or persons claiming through or under the name of the VENDOR.

4. THAT, the VENDOR have handed over the actual physical possession of the said property to the PURCHASER/S in vacant condition with all rights, title, appurtenances, annexure, etc. respecting to in and under the said property and the PURCHASER/S now shall be free and entitled to occupy, use and possess the said property as absolute owner thereof without any disturbance, interruption

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obstruction, claim from any body whosoever. The PURCHASER/S have paid the total settled consideration amount to and in favour of the VENDOR and got power of attorney in their favour from the VENDOR as such the PURCHASER/S is fully entitled to get this sale deed in their name by virtue of the power of attorney executed by the VENDOR in their favour.

5. THAT, the property under sale shall be quietly entered into, used and occupied by the PURCHASER/S and all rents, benefits, profits, if any received there from, shall be enjoyed by the PURCHASER/S and the PURCHASER/S shall be entitled to all beneficial enjoyment of the property under sale without any interruption claim, demand or objection by the VENDOR or any person/s claiming through or under the name of VENDOR.

6. THAT, the VENDOR undertake, agree and assure to the PURCHASER/S that it has good, valid and marketable title and absolute right and full authority to convey and transfer the property in question by way of sale to the PURCHASER/S with full warranty of title, unfettered and absolute rights, legal sanctity etc. as per this sale deed. The PURCHASER/S shall have all rights, easement, privilege etc. relating to, in or under the said property to which the VENDOR is entitled under any usage, custom etc.

7. THAT, the VENDOR further assure and undertake that they are the absolute owner/s of the said property which is acquired by them as per above and except it no other person/s has any rights or interest therein and it has full rights & authority to sell the said property to the PURCHASER/S and that the property sold hereunder is not subject to any agreement, mortgage, encumbrances, acquisition, litigation etc. claims or objections of any party nor it is debarred from being transferred in favour of the PURCHASER/S, and that in case of any defect in the rights, title or authority of the VENDOR, if the PURCHASER/S suffer any loss, damages or deprived of use, beneficial enjoyments of the said property fully or partly, the VENDOR shall be liable to indemnify and compensate the PURCHASER/S and keep the PURCHASER/S free from harm in all respects.

8. THAT, the VENDOR shall support any application made by the PURCHASER/S for mutation in their name, in respect of the property hereby sold, and shall execute such deeds, documents and do such acts as may be required for mutation in favor of the PURCHASER/S, however, the legal expenses for mutation processing shall be borne and paid by the PURCHASER/S.

9. THAT, the land under sale is not under any government scheme and it is self-acquired private property of the VENDOR, therefore, no NOC of any authority is required. The PURCHASER/S belong to family already having agricultural

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activities, therefore, no permission for this sale deed is required. The VENDOR is not tribal, therefore, no permission for sale deed of this property is required.

10. THAT, the stamp duty, registration fees on the agreement for sale has been already paid by the PURCHASER/S and this sale deed is executed between the same parties relating to the same property, therefore, no separate stamps duty is required to be paid on this sale deed.

11. THAT, each and every party to this deed shall mean and include its/his/their respective heirs, legal representatives, successors, administrators, executors, assigns etc., as may be applicable and this deed shall be binding & applicable to the parties hereto, as well as, its/his/their respective heirs, legal representatives, successors, administrators, executors, assigns, etc.

12. THAT, the property under reference has been correctly described in the schedule written hereunder however, any misstatement, error or omission in the description, area, boundaries of the property shall not annul this sale transaction but this sale transaction shall be remain valid & binding with such modifications as may occur from time to time due to change in record, location or otherwise and the PURCHASER/S shall be free to execute such deeds and documents ex-party without presence of VENDOR as and when so required.

**SCHEDULE OF PROPERTY REFERRED ABOVE –**

ALL THAT piece and parcel of Agricultural land having area of 2.02 Hectors, being Southern side part/portion of entire land having total area of 3.48 Hector bearing Khasara No. 108/2, Bhogwatdar rights I (Bhu - swami) Patwari Halka No. 71, Mouza- Shirur, Tahsil Hingana, District Nagpur, bounded as under –

| | | |
|---|---|---|
| TO THE EAST | -:- | ROAD TOWARDS MOHGAON |
| TO THE WEST | -:- | KHASRA NO. 113 AND 109 |
| TO THE NORTH | -:- | PART/PORTION OF KHASRA NO. 108/2 |
| TO THE SOUTH | -:- | KHASRA NO. 108/1A, 2B. |



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IN WITNESS WHEREOF THE PARTIES HERETO have set & subscribed their respective hands, put their signatures & executed this DEED OF SALE at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

**WITNESSES –**

**INFRATECH REAL ESTATE PVT. LTD.**

Through director/s –

**1. SHRI VIJAY ANANDRAO SHELKE**

**2. SHRI MAHENDAR TULSHIRAM GAWAI**

**3. SHRI SHAILENDRA KAMALKISHOR JAISWAL**

Through its/their attorney/s –

1. _____





1. _____

**SHRI SURESH S/O. CHUNNILAL AGRAWAL**





2. _____

**SHRI RAJIV S/O. CHUNNILAL AGRAWAL**

**(THE VENDOR)**

2. _____





1. _____

**SHRI SURESH S/O. CHUNNILAL AGRAWAL**





2. _____

**SHRI RAJIV S/O. CHUNNILAL AGRAWAL**

**(THE PURCHASER/S)**

Drafted as per the instructions & documents of parties.

**OM HARIRAMANI**
**ADVOCATE**
**"HARIRAMANI ASSOCIATES"**
15-16, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR - 01.
Ph. 0712- 3298584, Mo.- 9373107039
E-mail- adv.om_hariramani@rediffmail.com



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# SHCIL- MAHARASHTRA

ICIL 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
Tel : 022-61778151
E-mail :

## Mode of Receipt

unt Id mhshcil01

unt Name SHCIL- MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0114744047756696L
Receipt Date 15-JAN-2013

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व शिवरा प.स.नं. ८१. तालुका हिंगणा जि. नागपूर

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खाते क्रमांक १७८

कुळाचे नांव /

खरेदी प्रकरण क्र. ई. १०८८ २४/२/०८

इतर अधिकृत /

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