THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH31 20080000943
Valid Till : 15-02-2030 (NT)

DOI : 11-02-2000
01-01-2011 (TR)
AED 16-05-2000

FORM 1
RULE 15 (3)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	11-02-2000
LMV-TR	11-02-2000
TRANS	11-08-2006

DOB : 09-03-1976 BG :

Name : AJAY SUMATKAR
S/D/W of SHYAMRAO SUMATKAR
Add : 6TH NO. 2013, NANDANVAN COLONY, NAGPUR.

PIN :

Signature & ID of Issuing Authority MH31 200969

Signature/Thumb Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH31 20080006526
Valid Till : 23-11-2027 (NT)

DOI : 23-09-1996
09-02-2014 (TR)
DLR 03-02-2011

FORM 1
RULE 15 (3)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	23-03-1996
LMV-TR	23-07-1999

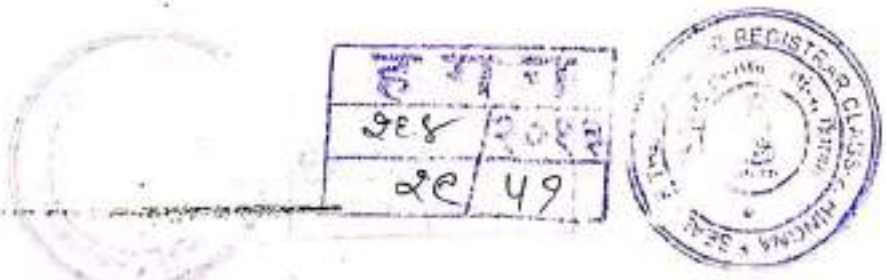
DOB : 24-11-1977 BG :

Name : PRAVIN KUMAR M KOLHE
S/D/W of METHIRAM KOLHE
Add : 111, MAHADA COLONY, SUGAT NAGAR, NARI RING ROAD, NAGPUR.
PIN : 440014

Signature & ID of Issuing Authority MH31 2011160

Signature/Thumb Impression of Holder





हलन
४६९ / २०११
५० / १४

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, HINGNA

हलन
२६४ / २०१२
२९ / ४१

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, HINGNA

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दस्त गोषवारा भाग-1

हमन
दस्त क्र 4759/2011
32-3

मुख्य निबंधक
हिंगणा

दस्त क्रमांक : 4759/2011

दस्ताचा प्रकार : करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा
1	नाव: श्री सुरेश कृष्णलाल अग्रवाल - - पत्ता: घर/फ्लॅट नं. गल्ली/रस्ता इमारतीचे नाव ठेवा/वसाहत शहर/गाव: अरे टाकन नागपूर-10 तालुका - पिन: पॅन नंबर: ABJPA0145H	लिहून घेणार वय 61 सही		
2	नाव: श्री सचिन कृष्णलाल अग्रवाल - - पत्ता: घर/फ्लॅट नं. गल्ली/रस्ता इमारतीचे नाव ठेवा/वसाहत शहर/गाव: अरे टाकन नागपूर-10 तालुका पिन: पॅन नंबर: ABJPA0450C	लिहून घेणार वय 50 सही		
3	नाव: इंफ्रॉटेक रियल इस्टेट प्रा. लिमी. तर्फे संचालक श्री. विनय आनंदराव शेळके - - पत्ता: घर/फ्लॅट नं. गल्ली/रस्ता इमारतीचे नाव ठेवा/वसाहत शहर/गाव: 7 पॉयनियर सोसा, रवाना	लिहून देणार वय 40 सही		
4	नाव: इंफ्रॉटेक रियल इस्टेट प्रा. लिमी. तर्फे संचालक श्री [illegible] पत्ता: घर/फ्लॅट नं. गल्ली/रस्ता इमारतीचे नाव ठेवा/वसाहत शहर/गाव: [illegible] नागपूर पिन:	लिहून देणार वय 40 सही		
5	नाव: इंफ्रॉटेक रियल इस्टेट प्रा. लिमी. तर्फे संचालक श्री [illegible] पत्ता: घर/फ्लॅट नं. गल्ली/रस्ता इमारतीचे नाव ठेवा/वसाहत शहर/गाव: एन 18 [illegible] नगर रेशी	लिहून देणार वय 42 सही		

Sub-Registrar Class-2

हमन	
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SUB-REGISTRAR CLASS-2

हमन

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दस्त गोषवारा भाग - 2

हगन

दस्त क्रमांक (4759/2011)

33 . 33

दस्त क्र. [illegible] 2011] चा गोषवारा
[illegible] मूल्य :12120000 मोबदला 11000000 भरलेले मुद्रांक शुल्क : 545400

दस्त हजर केल्याचा दिनांक :13/09/2011 02:11 PM
[illegible] दिनांक : 13/09/2011
दस्त नोंदणी करणा वाची राही :

दस्तासा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/09/2011 02:11 PM
शिक्का क्र. 2 ची वेळ : (फी) 13/09/2011 02:18 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 13/09/2011 02:20 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 13/09/2011 02:21 PM

दस्त नोंद केल्याचा दिनांक : 13/09/2011 02:21 PM

पावती क्र.:4781 दिनांक:13/09/2011
पावतीचे वर्णन
नांव: श्री सुरेश [illegible]

20000 :नोंदणी फी
600 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) > एकत्रित फी

20660: एकूण
11600 [illegible]
32260/-

दु. निबंधकाची राही, हिंगणा

आजचा :
[illegible] इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, [illegible]

१) [illegible] सुगटकर ,घर/फ्लॅट नं: -
[illegible]
[illegible]
[illegible]
[illegible] नागपूर
[illegible]
[illegible]



२) [illegible] कोल्हे ,घर/फ्लॅट नं: -
[illegible]
[illegible]
[illegible]
[illegible] जरीपटका नागपूर
[illegible]
[illegible]



[illegible]
[illegible]

[illegible] 8649 [illegible]
[illegible]
13/9/2011
[illegible] हिंगणा.
दि. 13 [illegible] 09 [illegible] 2011

[illegible] 33 [illegible] पाने आहेत.
13/9/2011
[illegible] निबंधक वर्ग-२, हिंगणा

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8649	2011
92	98

हगन	
268	2012
39	49

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दस्त क्रमांक [illegible]

दस्तऐवज प्रकार [illegible]

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठाचा
1	[illegible]	लिहून देणार वय 40 सही		
2	[illegible]	लिहून देणार वय 40 सही		
3	[illegible]	लिहून देणार वय 42 सही		
4	[illegible]	लिहून घेणार वय 61 सही		
5	[illegible]	लिहून घेणार वय 50 सही		

Joint Sub-Registrar

सह दुय्यम निबंधक, वर्ग-२,
हिंगणा.

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268 | 2015
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दस्तऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्तऐवज करून दिल्याने

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दस्त गोषवारा भाग - 2

हगन

दस्त क्रमांक (4761/2011)

९१ १४.१४

पावती क्र.:4763 दिनांक:13/09/2011

पावतीचे वर्णन

नाव: इमारतीचा रिसर्च इनरेट या किंमती, जी.

सोसायटीचे नाव, जिल्हा अगरवाल शेअर्स

100 :मोबदला की

280 :बाजारभाव (भा. 11(1)), पुनर्बाजारभावी बाजारभाव (भा. 11(2)),

बाजारभाव (भा. 12) 4 प्रमाणित्व (भा. 13) -

एकत्रित फी

380: एकूण

दु. निबंधकाची सही, हिंगणा

बाजार मूल्य : [रुपये 4761-2011] चा गोषवारा

भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :13/09/2011 02:33 PM

दिनांकाचा दिनांक : 13/09/2011

दस्त हजर करणाऱ्याची सही :

दस्ताचा प्रकार :सह दुय्यमनिबंधक

दिनांक रु. १ ची वेळ : (स्वीकृती) 13/09/2011 02:33 PM

दिनांक रु. २ ची वेळ : (फी) 13/09/2011 02:36 PM

दिनांक रु. ३ ची वेळ : (कबुली) 13/09/2011 02:37 PM

दिनांक रु. ४ ची वेळ : (ओळख) 13/09/2011 02:38 PM

दस्त नोंद केल्याचा दिनांक : 13/09/2011 02:38 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

१) अजय रामराव सुमटकर ,घर/फ्लॅट नं: -

सोसायटी नाव:

इमारत नं:

पेठ/मोहल्ला:

गाव/शहर: नरसमन नागपूर

२) नरेश मोरेश्वर कोल्हे ,घर/फ्लॅट नं: -

सोसायटी नाव: -

इमारत नं: -

पेठ/मोहल्ला: -

गाव/शहर: जरीपटका नागपूर

दु. निबंधकाची सही
हिंगणा

४ पंचनामे पुकारे
६०६१ सांजरी सोसायटी

सह दुय्यम निबंधक वर्ग-२, हिंगणा.

दि.... ९३

दस्त क्रमांक ९४१ चा, या दस्तऐवजाचे मूल्यांकन ९४ रुपये पाने आहेत.

सह दुय्यम निबंधक वर्ग-२, हिंगणा

हगन
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घोषणापत्र

मी Suresh chunnilal Agrawal या द्वारे घोषित करतो की, दुय्यम निबंधक. – Hagan यांचे कार्यालयात [illegible] या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. [illegible] Anandrao Shelke व इतर तर्फे यांनी दिनांक. [illegible] रोजी मला दिलेल्या कुलमुख्त्यारपत्राच्या आधारे मी सदर दस्त नोदंणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. माझा माहिती प्रमाणे सदर कुलमुख्त्यारपत्र लिहून देणार यांनी कुलमुख्त्यारपत्र रद्द केलेले नाही किंवा कुलमुख्त्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मय्यत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुख्त्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुख्त्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक : 18/01/2013

कुलमुख्त्यारपत्र धारकाचे नांव

व सही

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INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Certificate No.	:	IN-MH04073133193619J
Certificate Issued Date	:	26-Aug-2011 04:14 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ NAGPUR/ MH-NGP
Unique Doc. Reference	:	SUBIN-MH MHSHCIL0104374641647432J
Purchased by	:	INFRATECH REAL ESTATE PVT LTD
Description of Document	:	Article 25(b)to(d) Conveyance
Property Description	:	AS PER DOCUMENT
Consideration Price (Rs.)	:	1,19,00,000 (One Crore Ninteen Lakh only)
First Party	:	INFRATECH REAL ESTATE PVT LTD
Second Party	:	SHRI SURESH C AGRAWAL AND RAJIV C AGRAWAL
Stamp Duty Paid By	:	INFRATECH REAL ESTATE PVT LTD
Stamp Duty Amount(Rs.)	:	5,45,400 (Five Lakh Forty Five Thousand Four Hundred only)

Please write or type below this line

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8645 / 2099
4 / 33

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288 / 2099
34 / 49

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सन 2011 नुसार येणारे
मुल्यांकन 1,21,20000/-
सह दुय्यम निबंधक
हिंगणा

.....शाखा..
डी.डी./पे आर्डर क्र..
दिनांक 4/7/11, 8/8/11.....व्यारे नोंदणी फी
रु..31600/-.....लमाशोधनाच्या
अधीन राहून जमा केलेला आहे.

AGREEMENT FOR SALE

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 HEREWITH
SURVEY/KHASRA NO. 108/2 OF MOUZA –SHIRUR,
TAHSIL – HINGANA & DIST. NAGPUR.

THIS DEED OF AGREEMENT FOR SALE made and executed at Nagpur on This 13th Day of ~~August~~ September 2011.

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1645 / 2099
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36 / 49

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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 40 years, Occupation – Business
R/o. No. 7, Pioneer Society,
Sawawlambi Nagar, Nagpur.

2) SHRI MAHENDAR TULASHIRAM GAWAI
Aged about 40 years, Occupation – Business
R/o Kukade Lay-out, Nagpur.

3) SHRI SHALENDRA KAMALKISHOR JAISWAL
Aged about 42 years, Occupation – Business
R/o. N-8, Keshaw Nagar, Reshambag, Nagpur.

Hereinafter 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 it's/their, legal representatives successors, executors, administrators, liquidators, assigns etc. of the ONE PART.

AND

1. SHRI SURESH S/O. CHUNNILAL AGRAWAL [PAN NO. ABJPA9445R]
Aged about 61 years, Occupation –Business,

2. SHRI RAJIV S/O. CHUNNILAL AGRAWAL [PAN NO. ABJPA9450C]
Aged about 50 years, Occupation –Business,

Both R/o. Khare Town, Nagpur-440010

Hereinafter referred to and called the "PURCHASER/S" which term and expression shall, unless inconsistent to the context or contrary to it's meaning shall always mean and include the said PURCHASER/S as well as their respective heirs, 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.

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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, Mauza Shirur, Tahsil Hingana, District, Nagpur, having purchased the same from Shri [illegible] 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 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, for the benefit and in the interest of family, including the reasons of acquiring any other suitable agricultural land, the VENDOR decided to transfer it's/their rights, title, interest in said southern side land/portion of 2.02 hectors and sale the same in favor of any person or persons desiring to own the same.

AND WHEREAS; in view of due discussion and deliberations between the parties hereto, the PURCHASER/S having offered a fairly good price, they agreed to purchase the said land/property of the VENDOR/S for total valuable consideration amount of ₹ 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only), which is accepted by VENDOR and the VENDOR agreed to transfer the aforesaid property in favour of the PURCHASER/S by way of Sale absolutely forever, accordingly the parties hereto had due deliberations and discussions, and consequences thereof they arrived at agreed upon certain terms and conditions and agreed to execute this agreement as under.

NOW, THEREFORE, THIS AGREEMENT FOR SALE

WITNESSETH AS UNDER –

1) THAT, against the total valuable consideration amount of ₹ 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only), the VENDOR, being true and beneficial owner thereof, has agreed to sell to and in favour of the PURCHASER/S and the PURCHASER/S has agreed to purchase from the VENDOR, 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)

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Halka No. 71, Mouza- Shirur, Tahsil Hingana, District, Nagpur, as particularly described in the schedule written hereunder having dimensions, description, boundaries, etc. as shown and earmarked in the layout plan attached with this deed which shall form the part and parcel of present deed.

2) THAT, the PURCHASER/S has paid ₹ 1,13,50,000/- (Rupees One Crore Thirteen Lakhs Fifty Thousand Only) to the VENDOR in the following manner of payment.

MANNER OF PAYMENT :-

i. ₹	20,00,000/-	Paid by way of Cheque No. 850347 dated 09/05/2008 Of UBI Bank, Ghat Road, Nagpur.
ii. ₹	25,00,000/-	Paid by way of Cheque No. 006982 dated 07/08/2010 Of UBI Bank, Ghat Road, Nagpur.
iii. ₹	20,00,000/-	Paid by way of Cheque No. 006990 dated 30/08/2010 Of UBI Bank, Ghat Road Nagpur.
iv. ₹	20,00,000/-	Paid by way of Cheque No. 019283 dated 12/10/2010 Of UBI Bank, Ghat Road Nagpur.
v. ₹	3,50,000/-	Paid by way of Cheque No. 015940 dated 04/11/2010 Of UBI Bank, Ghat Road Nagpur.
vi. ₹	25,00,000/-	Paid by way of Cheque No. 013303 dated 03/05/2011 Of UBI Bank, Ghat Road Nagpur.

Total ₹ 1,13,50,000/- (Rupees One Crore Thirteen Lakhs Fifty Thousand Only)

The cheque/s as above are issued by the PURCHASER/S as per request and instructions of the VENDOR as such the receipt of ₹ 1,13,50,000/- (Rupees One Crore Thirteen Lakhs Fifty Thousand Only) as above is hereby acknowledged, confirmed and accepted by the VENDOR towards part consideration amount against sale, therefore, separate money receipt shall not be necessary, however, the VENDOR shall issue the receipt or acknowledgement confirming the receipt of amount as may be desired by the PURCHASER/S. The balance consideration amount of ₹ 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) is agreed to be paid by the PURCHASER and received by the VENDOR by a period of 15 (fifteen) months here of as per mutual understanding between the parties hereto.

3) THAT, the VENDOR shall hand over the actual physical possession of the said property to the PURCHASER/S in vacant condition as per separate possession letter after compliance of necessary formalities, receipt of full consideration

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amount and PURCHASER/S thereafter shall be free to use, occupy, [illegible] same, exploit and use the same in any manner and receive all [illegible] enjoyment, benefits, profits of the name as owner thereof at their own dispose of the same and receive all beneficial enjoyment of it in any manner at any terms to which the VENDOR or any person/s claiming through or the name VENDOR shall not object.

4) THAT, the VENDOR undertake and assure that it/they have good, [illegible] marketable title and absolute right and full authority to convey and transfer property in question by way of sale to the PURCHASER/S absolutely free it is free from all kinds of encumbrances such as mortgage, agreement, [illegible] and the said property is not under any acquisition, requisition schems [illegible] not subject to any litigation or legal proceedings. Similarly, the VENDOR convey good, valid and marketable title to the said property in favour PURCHASER/S free from encumbrances, claims, objections etc., dues, charges, etc. payable up to the date of sale deed.

5) THAT, the PURCHASER/S shall be free & at liberty to assign their [illegible] interest created under this agreement to any person/s firm or company terms or cost as their nominee/assignee, and to receive consideration [illegible] from any of their assignee/nominee to which the VENDOR shall not obje the PURCHASER/S shall be free to get executed and registered the sale their favour or in favour of any other person or persons who may be nomin assigned by the PURCHASER/S as their nominee/assignee to which VENDOR shall not object and shall execute the sale deed in the na PURCHASER/S or any of their assignee/nominee on the stamp duty paid agreement as and when called for, however, the VENDOR further agree it/they shall execute an Irrevocable General Power Of Attorney as p instruction of PURCHASER/S, in view of the provisions of section 202 of Contract Act, instead of sale deed, concerning to the property in ques favour of **SHRI SURESH S/O. CHUNNILAL AGRAWAL** and SHRI **CHUNNILAL AGRAWAL** irrevocably authorizing them jointly and individ deal with the said property including transfer of the same by way of otherwise, so as to enable the PURCHASER/S to get the Sale Deed name or in the name of any of their nominee/assignee on the stamp duty this agreement. The VENDOR agree & assure that it/they shall never such Power of Attorney and in case of any inability of the VENDOR and PURCHASER/S ATTORNEY or in case of death or any other inability, [illegible] heirs of parties shall be liable to execute the fresh power of Attorney

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conveyance deed in favour of the PURCHASER/S or any of their nominees/assignees, as per the instructions of the PURCHASER/S, so that the PURCHASER/S could be able to get the said property conveyed in their favour or in favour of any other persons of their choice as their nominee/s by virtue of Power Of Attorney of the VENDOR, however, despite of execution of such Power Of Attorney, the VENDOR shall be liable to execute such deeds and documents as the PURCHASER/S may need for conveyance of the said property and establishing absolute ownership rights, title of the same in favour of the PURCHASER/S or as per their instructions.

THAT, the VENDOR further assure that herein before it/they have not alienated with the property under reference in any manner by way of mortgage, agreement, gift, sale or otherwise and all its/their rights of ownership subsists and the property in question is free from all kinds of charges, encumbrances etc., nor the said property is debarred from being transferred by way of sale for any reasons whatsoever. The VENDOR undertake, assure and agree that the said property shall be conveyed in favour of the PURCHASER/S or any of their nominee/assignee with good, clear and marketable free title from all encumbrances, claims etc., and in the event of PURCHASER/S or any of their nominee/assignee suffering any loss or damages due to any defect in the rights, title, and authority of the VENDOR over the said property or for arrears of taxes, dues etc. payable up to date of this agreement, the VENDOR shall be liable and responsible to clear the same, indemnify and compensate the PURCHASER/S from its/their other properties and sources and keep the PURCHASER/S harmless in all respects.

THAT, the VENDOR shall not do or cause to be done any acts or deeds causing any harm to the PURCHASER/S or adversely affecting the rights & interest of the PURCHASER/S in the said property in any manner what so ever. The VENDOR as well as its/their heirs, legal representatives, successors, assigns etc., shall execute such deeds or documents and do such other acts as may be desired by the PURCHASER/S for better enjoyment of the said property or transfer of the same in favour of the PURCHASER/S or any of their nominee/assignee etc. It is further agreed by and between the parties that in case of any change in area or numbering position of property, error, omission, in the description of the property for any reasons whatsoever, the same shall not annul this transaction but this transaction shall be applicable with such changes, modifications as may occur.

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8) THAT, the PURCHASER/S herein belong to family engaged in agricultural activities having agricultural lands, therefore, no permission of any authority for the instant transaction is required.

9) THAT, none of the parties hereto belong to Adiwasi Community, the land under sale is not granted under any scheme of government and the transaction of land under sale is not debarred or prohibited and there is no legal impediment or embargo to the present sale transaction between the parties.

10) THAT, the stamps duty, registration fee, legal charges required for the purpose of execution and registration of this agreement have been borne and paid as required on conveyance as per Stamp Act, therefore, no stamp duty will required to be paid on sale deed in the name of PURCHASER/S or any of their nominee/s to the extent of valuation on which stamp duty paid, however, in case of sale deed of the said property required to be executed in favour of prospective buyer, being assignee/nominee of the PURCHASER/S, on higher value than the stamp duty paid valuation then the additional/extra stamp duty and registration fee required on that additional/higher value amount shall be borne and paid by the prospective buyer/s as nominee of the PURCHASER/S herein and in case of cancellation of this agreement by the parties hereto before execution/registration of sale deed, the party shall be free to claim and receive refund of stamp duty, registration fee etc.

11) THAT, this agreement shall be binding and applicable to the parties hereto as well as respective heirs, legal representatives, successors, executors, assigns etc.

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 executed and put their signatures to this AGREEMENT FOR SALE at Nagpur, in favour of the PURCHASER/S in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES :-

1.

For INFRATECH REAL ESTATE PVT. LIMITED

Through Director

1. _____

SHRI VIJAY ANANDRAO SHELKE

2. _____

SHRI MAHENDAR TULSHIRAM GAWAI

3. _____

SHRI SHALENDRA KAMALKISHOR JAISWAL

(THE VENDOR)

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, HVG Complex, J.B. Wing,
Anngaiwari, Sadar, NAGPUR - 01.
Ph. 0712- 3238584, Mo.- 9373107039
E-mail – adv.om_hariramani@rediffmail.com

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29/2011 मुख्य निबंधक दस्त गोषवारा भाग-1 दस्त क्र. 4759/2011
21:32 pm दिवस 32.33

दस्त क्रमांक : 4759/2011

दस्ताचा प्रकार : करारनामा

अ. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 [illegible] पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: प्लॉट दाखल नागपूर-10 राहुल - पिन: - पॅन नंबर: ABJPA9445R	लिहून घेणार वय 61 सही		
2 [illegible] पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: प्लॉट दाखल नागपूर-10 राहुल - पिन: - पॅन नंबर: ABJPA9450C	लिहून घेणार वय 50 सही		
3 [illegible] इन्फ्राटेक रियल इस्टेट प्रा. लिमी. तर्फे संचालक श्री. दिलीप अनंतराव पौनीकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: 7, चौधरीनगर रहाटे, रामनगर	लिहून देणार वय 40 सही		
4 मे. इन्फ्राटेक रियल इस्टेट प्रा. लिमी. तर्फे संचालक श्री.मोहं गुलशेरखान पठाण - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव:कुकडे ले आउट नागपूर राहुल	लिहून देणार वय 40 सही		
5 मे. इन्फ्राटेक रियल इस्टेट प्रा. लिमी. तर्फे संचालक श्री.मोहं अलताफखॉन पठाणखान - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव:प्लॉट 18 केशव नगर रेसी	लिहून देणार वय 42 सही		

Joint Sub-Registrar Class-II Nagpur

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SUB-REGISTRAR ... दुय्यम निबंधक वर्ग-२

दस्तऐवज करुन देणार यांच्याकडील (करारनामा) दस्तऐवजाचे फोटो घेतले आहेत.

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