

273/5409

पावती

Original/Duplicate

Thursday, December 20, 2018

नोंदणी क्र.: 39म

1:39 PM

Regn.: 39M

पावती क्र.: 7178 दिनांक: 20/12/2018

गावाचे नाव: शिरोळ त.सा.क्र. 71

दस्तावेजाचा अनुक्रमांक: हगन-5409-2018

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मे शिवल साई डेव्हलपर्स तर्फे पार्टनर 1) सर्वेश संजय कोतवाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

DELIVERED

एकूण:

रु. 30620.00

आपणास मूळ दस्त, पंबनेल प्रिंट, सूची-२ अंदाजे
1:33 PM ह्या वेळेस मिळेल.

सह मुख्यम निबंधक वर्ग - २HGN

बाजार मूल्य: रु. 15224000/-

हिंणाल

मोबदला रु. 10200000/-

भरलेले मुद्रांक शुल्क: रु. 925500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009627984201819E दिनांक: 20/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 620/-

LLxbSAH

12/20/2018



CHALLAN
MTR Form Number-6



GRN MH009627984201819E		BARCODE [Barcode]		Date 20/12/2018-11:58:38		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		AMSPK9562F	
Office Name HGN_HINGNA SUB REGISTRAR				Full Name		SARVESH S KOTWAL	
Location NAGPUR							
Year 2018-2019 One Time				Flat/Block No.		111	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			913500.00		Road/Street SHIRUR		
0030063301 Registration Fee			30000.00		Area/Locality 0.82 H R		
					Town/City/District		
					PIN 4 4 1 1 0 8		
					Remarks (If Any)		
					PAN2=APHPM8369L~SecondPartyName=ISHWAR P		
					MISKIN~CA=15224000~Marketval=15224000		
					Amount In Nine Lakh Forty Three Thousand Five Hundred Rupees		
Total			9,43,500.00		Words On/y		
Payment Details CANARA BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02400412018122000107 1062012201802400107	
Cheque/DD No.				Bank Date	RBI Date	20/12/2018-11:59:43 Not Verified with RBI	
Name of Bank				Bank-Branch		CANARA BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

[Handwritten Signature]

हगन
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९/२९





CHALLAN
MTR Form Number-6



GRN	MH009636708201819E	BARCODE	2012/2018-13:17:14		Date	20/12/2018-13:17:14	Form ID	25.1
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Sale of Non Judicial Stamps IGR Rest of Maha					
Office Name			HGN_HINGNA SUB REGISTRAR					
Location			NAGPUR					
Year			2018-2019 One Time					
Account Head Details			Amount In Rs.					
0030046401 Sale of NonJudicial Stamp			12000.00					
Flat/Block No.			111					
Premises/Building			shirur					
Road/Street			0.82 h r					
Area/Locality			Town/City/District					
PIN			4 4 1 1 1 0					
Remarks (If Any)			SecondPartyName=ISWAR P MISKIN-CA=0-Marketval=0					
Amount In			Twelve Thousand Rupees Only					
Words			Total					
12,000.00			12,000.00					
Payment Details			CANARA BANK					
FOR USE IN RECEIVING BANK			Cheque-DD Details					
Bank CIN			Ref. No.					
02400412015122000182			1062012201802400182					
Bank Date			RBI Date					
20/12/2018-13:18:01			Not Verified with RBI					
Name of Bank			Bank-Branch					
CANARA BANK			Name of Branch					
Scroll No. , Date			Not Verified with Scroll					

Department ID :

Mobile No. :

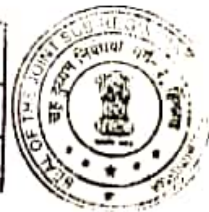
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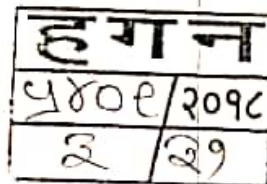
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्यम निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तावादी लागू आहे. नोंदणी न करावयाच्या दस्तावादी सदर चलन लागू नाही.

[Handwritten Signature]

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DEED OF SALE

Government Market value Rs. 1,52,24,000/- @ Rs. 2550.00 per Square Meters

Sale Deed of Rs. 1,00,00,000/-

Alkhabad Bank loan Amount 2,00,000/-

THIS DEED OF SALE is executed on this 18th day of DECEMBER, 2018;

BETWEEN

SHRI ISHWAR S/O. PANDURANG MISKIN, aged about 68 years,
Occupation : Agriculturist, Resident of Wardha Road, Tah Hingna, Dist. Nagpur,
hereinafter called as "The Owner/Vendor/Party No. 1", the term unless
repugnant to the context, shall and always mean the party No. 1, his legal heirs,

his legal representatives, agents, executors, successors, and assignees etc. of the party No. 1

AND

M/S. SHIVAL SAI DEVELOPERS, having its office at 215, Abhyankar Nagar, Nagpur, through its partners (1) Sarvesh S/o. Sanjay Kotwal, aged about 34 years, Occupation : Agriculturist, Resident of 76, Bante Layout, Somalwada, Nagpur, (2) Abhay S/o Mukund Bharti , aged about 46 years, Occupation : Agriculturist, Resident of G-11, Laxmi Nagar , Nagpur hereinafter called as "The Purchaser/Party No. 2", the term unless repugnant to the context, shall and always mean the party No. 2, his legal heirs, his legal representatives, agents, executors, successors, and assignees etc. of the party No. 2.

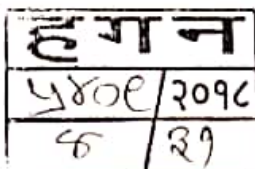
AND

(1) SHRI ABHIJIT S/O. ISHWAR MISKIN, aged about 40 years, Occupation : Business, Resident of Butibori, Wardha Road, Tah. Hingna, Dist. Nagpur.

(2) SHRI RANJEET S/O. ISHWAR MISKIN, aged about 38 years, Occupation : Business, Resident of Butibori, Wardha Road, Tah. Hingna, Dist. Nagpur, hereinafter called as "The Consenter/Party No. 3", the term unless repugnant to the context, shall and always mean the party No. 3, his legal heirs, his legal representatives, agents, executors, successors, and assignees etc. of the party No. 3.

THIS DEED OF SALE IS EXECUTED AS PER THE FOLLOWING TERMS AND CONDITIONS:

1. WHEREAS the party No. 1 is an absolute owner of the total agricultural land, area admeasuring about 4.89 HR., consisting of 2.40 HR class-I ownership right, bearing Kh. No. 111, and 2.49 HR from Kh. No. 125, both situated at mouza



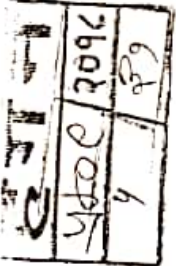
Shirur, P.H. No. 71, Tahsil Hingna, Dist. Nagpur along with all easementary and all rights to the above said land.

2. WHEREAS the abovesaid lands situated at Kh. No. 111 and 125 belongs to party No. 1 and the party No. 1 is in uninterrupted possession of this property and enjoying this property without any objection or claim from anyone else.

3. WHEREAS the consenting party i.e. party no.3 have no objection for the execution of this Sale Deed by party No. 1 in favour of the party No. 2. The party No. 3 do hereby accept that they do not have any objection in respect of the sale deed which is executed by the party No. 1 in favour of party No. 2 and the party No. 1 is at free will to sale the abovesaid land to the party No. 2 and therefore, the party No. 3 is having full consent and no objection for the execution of this sale deed in favour of the party No. 2.

4. WHEREAS the party No. 3 are the sons of party no.1 and they are having full faith on party No. 1 . If at any point of time the party No. 3 comes to know that the party No. 1 is not a sole owner of this property and they are having some interest share in this property, then in that case, they will claim their share from Kh. No. 125 and not from Kh. No. 111.

5. WHEREAS the party No. 1 had entered into an agreement of development with party No. 2 on 21st March 2015 and agreed to sale 10 acres of land @ Rs. 45,50,000/- per acre. At that particular time, party No. 2 M/s. Shival Sai Developers was having Shri. Parag S/o. Sanjay Kotwal, Sarvesh S/o. Sanjay Kotwal, Abhay S/o. Mukund Bharti, Abhijit S/o. Ishwar Miskin and Ranjeet S/o. Ishwar Miskin were the partners. Later on Parag S/o Sanjay Kotwal, Abhijit S/o. Ishwar Miskin and Ranjeet S/o. Ishwar Miskin retired from the partnership and a Deed of Retirement Come to be executed. After execution of retirement , at present there are only two partners, i.e. Sarvesh S/o. Sanjay Kotwal and Abhay



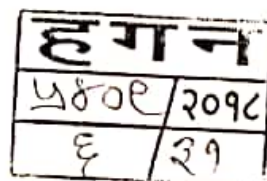
S/o Mukund Bharti are the partners and they have decided to continue with the agreement and accordingly by this Sale Deed, the party No. 2 has agreed to purchase 0.82 Hr. of land from Kh. No. 111, Mouza Shirur, Tahsil Hingna, Dist. Nagpur and waived their right to purchase the remaining portion of land from the party No. 1 and the party No. 1 and 2 have executed a Deed of Cancellation of an Agreement dated 21.3.2015, and therefore, the party No. 2 has only right to purchase 0.82 Hr. of land from Kh.111 from the party No. 1.

6. WHEREAS the party No. 1 is intending to purchase another agricultural land and therefore, the party No. 1 has decided to sale the land from Kh. No. 111 to the prospective purchaser. Accordingly the party No. 2 agreed to purchase total 0.82 HR of land from Kh. No. 111, Mouza Shirur, Tahsil Hingna, Dist. Nagpur.

7. WHEREAS the party No. 1 do hereby agreed to sale 0.82 HR of land to the party No. 2 by dividing the entire land situated at Kh. No. 111, Mouza Shirur, Tahsil Hingna, Dist. Nagpur.

8. WHEREAS as per the agreement between the party No. 1 and party No. 2, the party No. 1 do hereby agreed to sale the land, which has been shown in the Schedule attached along with this Deed and the party No. 2 agreed to purchase the same.

9. WHEREAS at the beginning the party no.2 has agreed to purchase 10 acres of land @ 45,50,000/- per acre. But whereas the sale deed is been executed in the month of December 2018, the party no.1 asked for the escalated rate of consideration for which the party no.2 agreed and it has been agreed that the party no.1 shall sell 2 acres (0.82 H.R) of land @ 50,00,000/- per acre i.e total 1 crore towards the consideration.



10. WHEREAS party No. 1 is hereby agreed to sale the above said land to party No. 2 on the following terms and conditions:

**NOW THEREFORE, THIS DEED OF SALE IS HEREBY EXECUTED AND
WITNESETH AS UNDER:**

I) That, the party No. 1 is an owner of total 2.40 HR of land from Kh. No. 111, out of which he has agreed to sale 0.82 HR of land to the party No. 2 @ Rs. 50,00,000/- per acre. The party No. 2 has also agreed to purchase 0.82 HR of land @ Rs. 50,00,000/- per acre. Accordingly the party No. 1 is hereby agreed to sale 0.82 HR of land for a consideration of Rs. 1,00,00,000/- (one crore only) .

II) That, the party No. 2 has made the payment of consideration is as under :

Rs. 91,75,000/- Till today by way of cheques, RTGS and Cash from time to time.

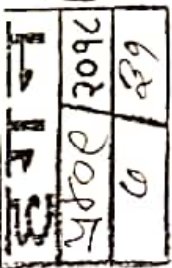
Rs. 02,75,000/- Has been paid by RTGS vide cheque No. 007792 on 18.12.2018

Rs. 05,50,000/- Has been paid vide cheque No. 204319 dated 18.12.2018 drawn on I.D.B.I. Bank

Rs. 1,00,00,000/- Total Amount (Rupees One Crore only) has been paid at the time of execution of the Sale Deed.

III) That, the party No. 2 has duly made the payment of Rs. 1,00,00,000/- to the party No. 1 by way of cheques/RTGS, as well as cash and therefore, the party No. 1 and 3 do hereby duly accept and acknowledge that they have received the entire amount of consideration from the party No. 2.

IV) That, out of the abovesaid amount, Rs. 62,50,000/- has been paid by Sarvesh S/o. Sanjay Kotwal and Rs. 37,50,000 paid by Shri. Abhay S/o Mukund

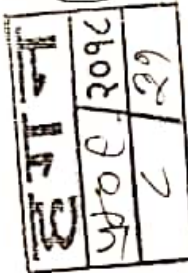


Bharti through M/s. Shival Sal Developers. The party No. 1 hereby accept and acknowledge that he has received the entire amount of consideration from the party No 2.

V) That, the State of Government of Maharashtra has decided to develop a Metro Area around the Nagpur city and therefore, they have formed Nagpur Metro Region Development Authority and this authority has prepared a detail development map and in the said development map, this land has shown to be reserved for residential as well as commercial land.

VI) That the party No. 2 is going to use this particular land for non-agricultural purposes by obtaining a necessary sanction from the Competent Authorities.

VII) That, the party No. 2 is hereby authorized to get the land measured from the office of City Survey and if it is found that there is some less land has been given to the party no. 2, then in that case the party No. 1 shall compensate a similar portion of land from the land remained with him without raising any objection and the same also not be objected by the party no.3.



VIII) That, after execution of this sale deed the party No. 2 is entitled to get their names mutated in the revenue record as we as in all the government records and for that purpose the party No. 1 and party no.3 will have no objection as well as the party No. 1 shall provide all the necessary assistance to the party No. 2.

IX) That, as the party No. 1 is also intending to use the land for non-agricultural purposes, by way of carrying out the developments in the remaining portion of land and for that purposes, the party No. 1 has accepted assistance from the party No. 2 by preparing a map.

X) That, as per the rules and regulations of Metropolitan Region Development Authority, the layout holder has to provide all sorts of facilities to the prospective purchasers and while providing all sorts of facilities, i.e. electricity, roads, sewerage, and water pipe lines, as per the norms of the sanctioning authority.

XI) That, there is a Borewell on the Eastern side of Kh. No. 111 and the party No. 2 is entitle to install their own meter as well as electric water pump and use the water for their construction purposes and for drinking water to the persons who will reside on this land in future.

XII) That, after execution of sale deed the party No. 2 will be entitle to get the land sold by party No. 1, measured from the competent authority and the said measurements will be binding on both the parties. If any ambiguity appears in a map annexed along with this sale deed, then the same ambiguity shall be automatically rectified as per the measurements.

XIII) That, the property is free from all encumbrances and the party No. 1 has not created any liability over the portion which has been sold to party No. 2 and if it is found that there is any liability over this land, then in that case, the party No. 1 shall compensate the same and the party No. 2 shall not be liable.

XIV) That, the party No. 1 is exclusive owner of the property and therefore, he is executing this deed of sale in favour of the party no. 2 and if anyone claims a right or share in future, and establishes his/her right or title over this property, then in that case, the party No. 1 shall compensate the same from the remaining property at Kh. No. 125.

XV) That, the party No. 1 is a legal owner of the property and therefore, the party No. 3 does not have any objection for execution of this deed of sale in favour of the party No. 2 and they have no objection and full consent for this execution. If in future, if the party No. 3 founds that they have any sort of share in this property then in that case, they will not claim the same from the



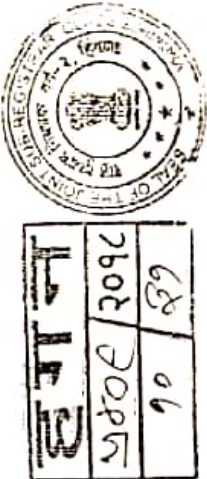
party No. 2 but they will satisfy their share from the remaining land with the party no.1.

XVI) That , if any mis-statement , correction or omission appeared in this deed of sell then in that case, the party no.1 is hereby agreed to execute a correction deed in favour of party no.2.

XVII) That, the party No. 1 is executing this Deed of sale in favour of the party No. 2 and party No. 3 is giving the consent for this execution with their free wills without any force or coercion and the party No. 1 has executed this deed of sale in favour of the party No. 2 after accepting the entire amount of consideration.

SCHEDULE OF PROPERTY
(Description of the Property)

All that piece and parcel of 0.82 HR of land excluding D.P road margin out of the total agricultural land area admeasuring 2.40 HR of land, held under Class-I ownership rights, bearing Khasra No. 111, Mouza Shirur, Tahsil Hingna, District Nagpur also along with all easementary and or otherwise any right attached to abovesaid land and the abovesaid land is bounded as under:



Towards East	:	Remaining area of Kh. No. 111 belonging to party No. 1
Towards West	:	18 Meter D.P Road
Towards North	:	18 Meters wide road
Towards South	:	18 Meters wide road

The land which has been sold to party No. 2 has been shown in a map, and has been shown as Part-A and the remaining land has shown as PART-B which has been annexed along with this Sale Deed and the same has been formed as a part and parcel of this Deed of sale.

IN WITNESS WHEREOF THE PARTY NO. 1/THE OWNER/VENDOR & THE PURCHASER/PARTY NO. 2 HEREINABOVE NAMED HAVE HERE TO SET THEIR RESPECTIVE HANDS AND SIGNED THIS DEED OF SALE IN THE PRESENCE OF ATTESTING WITNESSES SIGNING AS SUCH ON THE DAY, FIRST ABOVE WRITTEN.

Handwritten signature
Rajit Choudhary

(1) ISHWAR PANDURANG MISKIN
(VENDOR/THE PARTY NO. 1)

(1) SARVESH SANJAY KOTWAL,

(2) ABHAY MUKUND BHARTI
(PURCHASERS/PARTY NO. 2)

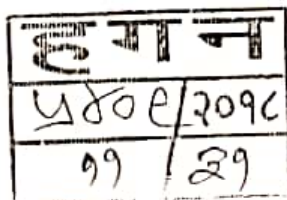
(1) ABHIJIT ISHWAR MISKIN

(2) RANJEET ISHWAR MISKIN
(CONSENTER/PARTY NO.3)

WITNESSES:

1. Handwritten signature
NININ. H. DURUGUWAR

2. Handwritten signature
Rahul S. Joge.



Handwritten signature or scribble.

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