(24) 4 (25)

267/4350 पावती Original/Duplicate
Thursday,September 03 ,2020 नोंदणी क्रं. :39म
3:50 PM Regn.:39M

पावती क्रं.: 5299 दिनांक: 03/09/2020

गावाचे नाव: गोरेवाडा
दस्तऐवजाचा अनुक्रमांक: नगन4-4350-2020
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मे क्रिएशन बिल्डर अँड डेव्हलपर्स तर्फे प्रो श्री पंकज देवराज धवन 0 0

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

DELIVERED!

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:10 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक NGP4 :
नागपूर शहर क्र. ४

बाजार मुल्य: रु.17300000 /-
मोबदला रु.19500000/-
भरलेले मुद्रांक शुल्क : रु. 585000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0309202008230 दिनांक: 03/09/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003937632202021E दिनांक: 03/09/2020
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH003937632202021E	BARCODE	Date 03/09/2020-13:04:27	Form ID 25.1

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	MS CREATION BUILDERS AND DEVELOPERS
Location NAGPUR			
Year 2020-2021 One Time		Flat/Block No.	24-25
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	585000.00	Road/Street	Gorewada
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SecondPartyName=SHRI KEDARESHWAR BUILDERS AND DEVELOPERS~
Total	6,15,000.00	Amount In Words	Six Lakh Fifteen Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042020090309731	202479279300
Cheque/DD No.		Bank Date	RBI Date	03/09/2020-13:05:56	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9373107039

Department ID :

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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR NO.4

Print Date 03-09-2020 01:06:48

SALE – DEED

VALUED AT Rs. 1,95,00,000/-
AS PER GOVT. R.R. VALUED AT Rs. 1,73,00,000/-
STAMP DUTY OF Rs. 5,85,000/- PAID HEREWITH
CITY SURVEY No. 269, SHEET No. 70,
ITEM NO. 47.550/70 PAGE NO. 1062, RATE Rs. 6,600/-
OF MOUZA – GOREWADA, TAHSIL & DISTRICT – NAGPUR.

THIS SALE DEED made and executed
at Nagpur on This 3rd Day of September 2020.

BY AND BETWEEN

SHRI KEDARESHWAR BUILDERS & DEVELOPERS,
Through its partners –

1. **SHRI MADHAV S/O. WAMAN DESHPANDE**
Aged about 62 years, Occupation – Business,
R/o. Hingna Road, Nagpur. (PAN NO. AAXPD6485D)
2. **SHRI ABHIJEET S/O. BAPURAO DUDHANE**
Aged about 46 years, Occupation – Business, (PAN NO. AGBPD5027D)
R/o. C/o. Satish Chaturvedi, Tatya Tope Nagar, 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 its's/their heirs, legal representatives, successors, executors, assigns etc. of the **ONE PART.**

AND

M/S. CREATION BUILDERS & DEVELOPERS
Represented by proprietor –
SHRI PANKAJ S/O. DEVRAJ DHAWAN
(PAN – ATIPD7583Q)
Aged about 28 years. Occupation – Business
R/o. 5, Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013.

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

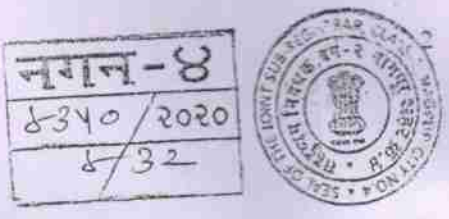
Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS; the VENDOR is the sole and absolute owner and in possession of ALL THAT piece and parcel of land comprising of Plot No. 24 admeasuring 1343.5070 Sq. m., and Plot No. 25 admeasuring 1265.0780 Sq. m., having total area 2608.586 Sq. m. in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7, 95/8, of Mouza – Gorewada, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur. The said Plot No. 24 purchased by VENDOR from Hassina Khatoon Wd/o. Mohammad Ibrahim as duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4457/2018 dated 27/07/2018. The said Plot No. 25 purchased by VENDOR from Hassina Khatoon Wd/o. Mohammad Ibrahim as duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4456/2018 dated 27/07/2018.

AND WHEREAS; the said plot/s have been regularized upon payment of Development charges/Regularization expenses to and released by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments(Regulation, Upgradation and Control) Act, 2001 as per release letter No. 6191 dtd. 29/04/2019 and release letter No. 6192 dtd. 29/04/2019 respectively. The area of plot No. 24 as sanctioned and released by Nagpur Improvement Trust is 1343.5070 Sq. m., and plot No. 25 as sanctioned and released by Nagpur Improvement Trust is 1265.0780 Sq. m. having total area 2608.586 sq. m., vide clubbing letter No. नं. ३. (१)/93.

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

AND WHEREAS; the PURCHASER herein, being desirous and interested in purchasing the said property of the VENDOR, the PURCHASER agreed to purchase the same against sale consideration amount of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only), which the VENDOR accepted accordingly, the parties hereto,



had due deliberations and discussions, consequences thereof, the parties have arrived at various terms and conditions and agreed to execute this sale deed as under –

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER –

1. THAT, for and against the total valuable consideration amount of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only), the VENDOR, being true, legal and beneficial owner thereof, does hereby grant, transfer, convey, assign to and in favour of the PURCHASER, by way of Sale, ALL THAT piece and parcel of land comprising of Plot No. 24 admeasuring 1343.5070 Sq. m., and Plot No. 25 admeasuring 1265.0780 Sq. m., having total area 2608.586 Sq. m. in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7, 95/8, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, particularly described in the Schedule written hereunder having dimensions, boundaries, description etc. as earmarked in the layout plan attached herewith, which shall form the part and parcel of present deed, TO HAVE AND HOLD the same TO and UNTO the PURCHASER as full and absolute owner thereof with heritable and transferable rights therein absolutely forever.
2. THAT, the PURCHASER has paid full and final consideration amount of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only) in the following manner of payment.

MANNER OF PAYMENT

i. Rs. 94,05,000/- Paid by way of RTGS bearing UTR No. INDBR22019020500912640 dated 05/02/2019 from the account of the PURCHASER with Indusind Bank, Byramji Town, Nagpur in the account of the VENDOR.

ii. Rs. 25,00,000/- Paid by way of RTGS bearing UTR No. INDBR22019020500912983 dated 05/02/2019 from the account of the PURCHASER with Indusind Bank, Byramji Town, Nagpur in the account of the VENDOR.

iii. Rs. 10,00,000/- Paid by way of cheque No. 201989 dated 22/03/2019 of Indusind Bank, Byramji Town, Nagpur.

iv. Rs. 15,00,000/- Paid by way of RTGS bearing UTR No. INDBR22019032700405358 dated 27/03/2019 from the

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account of the PURCHASER with Indusind Bank, Byramji Town, Nagpur in the account of the VENDOR.

v. Rs. 49,00,000/- Paid by way of RTGS bearing UTR No. INDBR22019123100674648 dated 31/12/2019 from the account of the PURCHASER with Indusind Bank, Byramji Town, Nagpur in the account of the VENDOR.

vi. Rs. 1,95,000/- Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR which the PURCHASER undertake to deposit with income tax department within specified time limit on behalf of VENDOR and shall issue necessary credit or certificate to this effect in favour of VENDOR .

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Total Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only)

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The VENDOR does hereby acknowledge, admit, confirm and accept the receipt of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only) as aforesaid towards full and final consideration against sale, subject to realization of the cheque/s, therefore, separate money receipt shall not be necessary and nothing remains to be paid by the PURCHASER to any party. Hereinafter, the VENDOR shall not make any demand, claim or objection and the PURCHASER shall not be liable for any thing in this behalf, however, this sale transaction shall be subject to realization of the cheque/s timely.

3. THAT, henceforth all rights, interest, claims etc. of the VENDOR respecting the said property stands transferred in favour of the PURCHASER absolutely forever and the PURCHASER has now become the absolute owner of the said property as per law and the actual physical possession of the said property has been handed over to the PURCHASER in vacant condition with all rights, title, appurtenances, annexure, etc. respecting to, in and under the said property with liberty to use, occupy, exploit, develop the said property as absolute owner thereof or dispose of the same to and in favour of any person/s and receive all beneficial enjoyment of the same without any demand, claim or objection from the VENDOR.

4. THAT, the VENDOR assures to the PURCHASER and undertake that it/they have 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 absolutely forever. The PURCHASER shall be free and liberty to use, occupy,

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR-2

SCHEDULE OF PROPERTY REFERRED ABOVE :-

ALL THAT piece and parcel of land comprising of Plot No. 24 admeasuring 0.5 X (21.775 + 17.646) X 68.162 = 1343.5070 Sq. m., and Plot No. 25 admeasuring 0.5 X (22.009 + 17.612) X 63.859 = 1265.0780 Sq. m., having total area 2608.586 Sq. mtrs , in the layout of Basra Co. Op. Housing Society out of survey/khasra No. 95/2, 95/3, 95/4, 95/5, 95/6, 95/7, 95/8 bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, bounded as under as per clubbing letter-

TO THE NORTH : 9.00 MTRS WIDE ROAD

TO THE SOUTH : OTHER LAYOUT

TO THE EAST : PLOT NO. 26

TO THE WEST : OTHER LAYOUT

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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 –



1.

CHETAN DEVRAJ DHAWAN



2.

(Adv. Sunny Sharma)

SHRI KEDARESHWAR BUILDERS & DEVELOPERS,

Through its partners –



1.

SHRI MADHAV S/O. WAMAN DESHPANDE





2.

SHRI ABHIJEET S/O. BAPURAO DUDHANE

(THE VENDOR)





M/S. CREATION BUILDERS & DEVELOPERS

Proprietor – **SHRI PANKAJ S/O. DEVRAJ DHAWAN**

(THE PURCHASER)



Drafted as per the instructions & documents of parties.

OM HARIRAMANI
ADVOCATE
"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 01.
Ph. 9326444422, 9325557700,
Mo.- 9373107039,
Email: adv.om_hariramani@rediffmail.com

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