Krishna Leela - 2

286/3926 पावती Original/Duplicate

Monday,July 12 ,2021 नोंदणी क्र. :39म

6:04 PM Regn.:39M

पावती क्र.: 5952 दिनांक: 12/07/2021

गावाचे नाव: नारा

दस्तऐवजाचा अनुक्रमांक: भगन3-3926-2021

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मेसर्स जेरी प्रोफिटस तर्फे भागीदार श्री अनिल नाराचंद वाधवानी . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 30800.00

DELIVERED

आपणास मूळ दस्त ,सोसनेस पिंट,सुची-२ अंदाजे 6:22 PM ह्या वेळेस मिळेल.

NGP3

सह दुय्यम निबंधक, वर्ग- २

बाजार मुल्य: रु.18270000 /-

मोबदला रु.20000000/-

भरलेले मुद्रांक शुल्क: रु. 1200000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 12072021117B1 दिनांक: 12/07/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003474948202122E दिनांक: 12/07/2021

बँकेचे नाव व पत्ता:

Woodlands

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CHALLAN

MTR Form Number-6

GRN MH003474046202122E	BARCODE	Date 10/07/2021-16:12:16	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 JARRY PROFITS
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	01
		Premises/Building	
		Road/Street	NARA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2
		Remarks (If Any)	SecondPartyName=DR RAJKUMAR RUGHWANI~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1200000.00
0030063301 Registration Fee	30000.00
Total	12,30,000.00

Amount In Words: Twelve Lakh Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042021071035104 / 211910485333
Cheque/DD No.		Bank Date / RBI Date	10/07/2021-16:13:01 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

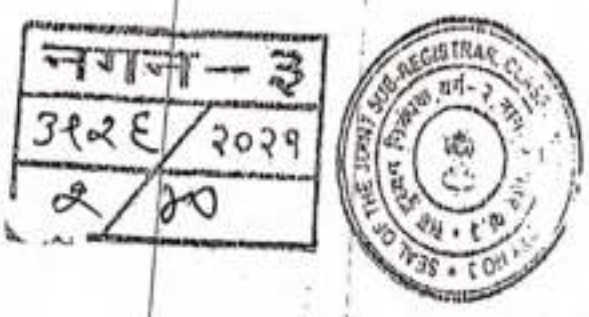
Mobile No. : 9373107039

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

सदर चालान केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागु नाही.

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SALE – DEED

VALUED AT Rs. 2,00,00,000/-
AS PER GOVT. R. R. VALUED AT Rs. 1,82,70,000/-
STAMP DUTY OF Rs. 12,00,000/- PAID HEREWITH
CITY SURVEY No. 391, SHEET No. 623/116,
ITEM No. 43.525/623/116, PAGE NO. 988, RATE Rs. 10,200/- PER SQ. MTR.
OF MOUZA – NARA, TAHSIL & DISTRICT – NAGPUR.

THIS DEED OF SALE made and executed at Nagpur on This 12th Day of July, 2021.

BY AND BETWEEN

1. **DR. RAJKUMAR S/O. GOPICHAND RUGHWANI**
   [PAN – AAXPR0542F, AADHAAR No. _____]
   Aged about 68 years, Occupation – Medical Practitioner,
   R/o. House No. 24, Sindhu Society, Jaripatka, Nagpur – 440 014.
2. **SHRI RAKESH S/O. MADHAVDAS LALWANI**
   (PAN – AADPL6609F, AADHAAR No. 531357713192)
   Aged about 54 years, Occupation – Business,
   R/o. Block No. 317, Jaripatka, Nagpur-440014.
3. **MUJAHID IQBAL MOHAMMAD ISMAIL S/O. MOHAMMAD ISMAIL**
   (PAN – AAYPI1585Q)
   Aged about 55 years, Occupation – Business,
   Through His Lawful Attorney (Real Brother),
   NASIR IQBAL MOHAMMAD ISMAIL (ADHAR NO. 925059747094)
   Aged about 61 years, Occupation – Business,
   R/o. 69, Imroze, Lulla Nagar, Pune – 411040.
   Presently at Nagpur.

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

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AND

M/S. JARRY PROFITS, (PAN – AAHFJ4500H)
A partnership firm, having office at –
Near Ashoka Bar, Jaripatka, Nagpur – 440 014.
Acting through and represented by partners –

i. SHRI ANIL S/O. TARACHAND WADHWANI
Aged about 46 years, Occupation – Business,
R/o. 11, Uday Lawn Square, Jaripatka, Nagpur – 440 014.

ii. SHRI RAJESH S/o. MULCHAND BATWANI
Aged about 44 years, Occupation – Business
R/o. 28, Jaripatka, Nagpur – 440 014.

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/their legal representatives, successors, executors, assigns etc. of the OTHER PART.

Wherever 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 VENDORS are the absolute owners of and in possession of ALL THAT piece and parcel of land bearing plot No. 01 having total area of 1791.013 Sq. m., out of khasra No. 180/8-A, city survey No. 391, Sheet No. 623/116A, of Mouza – Nara, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur.

AND WHEREAS; the said entire land bearing plot No. 01 admeasuring 2633.84 Sq. m. was purchased by the VENDOR No. 1 herein along with Shri Rajesh Chetumal Lalwani from Shri Sunderlal Laxmandas Tahiliyani and others as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 5504/2007 dated 10/10/2007 as such the VENDOR NO. 1 herein and said Shri Rajesh Chetumal Lalwani acquired equal share and interest in the said property i.e., 50% each.

AND WHEREAS; later ion 50% share and interest of Shri Rajesh Chetumal Lalwani was purchased by the VENDOR NO. 2 & 3 herein in equal proportion as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4356/2011 dated 03/08/2011 consented by Dr. Rajkumar Gopichand Rughwani, as such the said property is owned by the VENDOR/S herein jointly in which share and interest of the VENDOR NO. 1 is 50%, while that of VENDOR NO. 2 & 3 it is 25% each.

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AND WHEREAS; the said plot/layout has been included in the unauthorized plot/layout regularization scheme of Nagpur Municipal Corporation, accordingly upon payment of development/regularization charges the said land has been regularized, sanctioned and released by Nagpur Municipal Corporation under the provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001 as per release letter No. NMC/ADTP/RL/56 dated 03/07/2020. The area of the said plot as per sale deed was 2633.84 Sq. m. and as released by Nagpur Municipal Corporation, it is 1791.013 Sq. mtrs.

AND WHEREAS; the area of total land was 2633.84 Sq. Mtrs., however, after deduction of area as per rules and regulations, the regularized area as per NIT Release Letter is 1791.013 Sq. mtrs.

AND WHEREAS; for certain cogent, valid and good reasons, for the benefit and in the interest of family, the VENDOR decided to dispose off their share and interest in favour of the PURCHASER and further, to utilize the sale proceeds for and in the best interest of family.

AND WHEREAS; the PURCHASER, being desirous to own the said property of the VENDORS, he approached the VENDORS and having offered a fairly good price, he agreed to purchase the said property against valuable consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only), agreed to purchase the said property of the VENDORS which the VENDORS accepted accordingly the parties hereto had due deliberations and discussions, and consequences thereof they have arrived at agreed upon certain terms and conditions. However, it is desirable to record the terms and conditions in writing and are recorded as under.

NOW, THEREFORE, THIS DEED OF SALE

WITNESSES AS UNDER –

1. THAT, for & against the total valuable consideration amount of Rs. 2,00,00,000/- (Rupees Two Crore Only), the VENDOR/S, being true, legal and beneficial owner thereof, do hereby grant, transfer, convey, assign to and in favour of the PURCHASER, by way of Sale, ALL THAT piece and parcel of land bearing plot No. 01 having total area of 1791.013 Sq. m., out of khasra No. 180/6-A, city survey No. 391, Sheet No. 623/116A, of Mouza – Nara, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur, more particularly described in the Schedule written hereunder 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/s thereof free from

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encumbrances, taxes, dues etc. with heritable and transferable rights therein absolutely forever.

2. THAT, the PURCHASER has paid total valuable consideration amount of Rs. 2,00,00,000/- (Rupees Two Crore Only), to the VENDOR in the following manner of payment –

MANNER OF PAYMENT

i.	Rs. 33,00,000/-	Paid by way of cheque No. 380440 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 1)
ii.	Rs. 33,00,000/-	Paid by way of cheque No. 380441 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 1).
iii.	Rs. 33,00,000/-	Paid by way of cheque No. 380442 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 1).
iv.	Rs. 1,00,000/-	Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR No. 1 which the PURCHASER undertakes to deposit with income tax department within specified time limit on behalf of VENDOR No. 1 and shall issue necessary credit or certificate to this effect in favour of VENDOR No. 1.
v.	Rs. 16,50,000/-	Paid by way of cheque No. 380443 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 2)
vi.	Rs. 16,50,000/-	Paid by way of cheque No. 380444 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 2).
vii.	Rs. 16,50,000/-	Paid by way of cheque No. 380445 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 2)
viii.	Rs. 50,000/-	Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR No. 2 which the PURCHASER undertakes to deposit with income tax department within specified time limit on behalf of VENDOR No. 2 and shall issue necessary credit or certificate to this effect in favour of VENDOR No. 2).
ix.	Rs. 16,50,000/-	Paid by way of cheque No. 380446 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 3)
x.	Rs. 16,50,000/-	Paid by way of cheque No. 380447 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 3)
xi.	Rs. 16,50,000/-	Paid by way of cheque No. 380448 of Punjab National Bank, Kingsway, Nagpur. (Issued in favour of VENDOR No. 3)
xii.	Rs. 50,000/-	Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR No. 3 which the PURCHASER undertakes to deposit with income tax department within specified time limit on behalf of VENDOR No. 1 and shall issue necessary credit or certificate to this effect in favour of VENDOR No. 3.
	Rs. 2,00,00,000/- (Rupees Two Crore Only)	

The receipt Rs. 2,00,00,000/- (Rupees Two Crore Only), shall be deemed to have been acknowledged by the VENDOR/S jointly 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.

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3. THAT, henceforth all rights, interest, claims etc. of the VENDOR respecting the said property stands transferred and conveyed 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 there for 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 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, use or exploit, develop the said land/property and received all benefits, beneficial enjoyment of the same and profits of it in any manner or to dispose of the same or any part thereof in any manner to which the VENDOR or any person or persons claiming through or under the name of VENDOR shall have no objection or claim of any sort whatsoever. The PURCHASER/S, before mutation in their name, shall be free and at liberty to get sanction of building plan with loading of additional development and construction rights or otherwise for construction on the said land at their cost which shall not be objected by the VENDOR/S but the VENDOR/S extend their full co-operation by signing and presenting plan, drawings and other documents as may be required for that purpose, however, costs and expenses for sanction of building plan in the name of VENDOR/S shall be borne and paid by the PURCHASER.

5. THAT, the VENDOR undertake, agree and assures to the PURCHASER that 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 as per this sale deed.

6. THAT, the VENDOR undertake, agree and assures that they are the absolute owner of the said property having acquired it from his personal savings and income and except him no other person/s has any rights or interest therein and he has full rights & authority to sell the said property to the PURCHASER as per this sale deed and that the property sold hereunder is not subject to any agreement, mortgage encumbrances, acquisition, litigation etc., claims or objections of any party, and that in case of any defect in the rights, title or authority of the VENDOR or because of any arrears of taxes or any kinds of dues, charge, mortgage, lien, encumbrances etc. claims or objections of any party if the PURCHASER suffer

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any loss, harm, damages or deprived of use and beneficial enjoyment of the said property fully or partly, the VENDOR shall jointly and individually be liable to indemnify and compensate the PURCHASER and keep the PURCHASER free from harm in all respects.

7. THAT, the VENDORS undertakes, agree and assures that the said property transacted for sale under this instrument is free from any lien, charge, easementary rights, claims, demands, attachment, gift or any other encumbrance(s) whatsoever.

8. THAT, the VENDORS undertakes, agree and assures that the VENDORS have done no act of omission or commission whereby any third party right or interest is created over the said property or any part thereof.

9. THAT, the VENDORS undertakes, agree and assures that prior to the execution of this instrument the VENDORS have not transacted the sale of the said property with any third party.

10. THAT, the VENDORS undertakes, agree and assures that there is no legal/revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

11. THAT, the VENDORS undertakes, agree and assures that the VENDORS is not aware of any legislation, notification, communication, declaration, rules, regulations or administrative directions imposing any restrictive rights on the VENDORS or curtailing his legal rights to transact the sale of the said property or any part thereof.

12. THAT, the VENDORS undertakes, agree and assures that the VENDORS is not aware of any legislation, notification, communication, declaration, rules, regulations or administrative directions imposing any restrictive rights on the VENDORS or curtailing his legal rights to transact the sale of the said property or any part thereof and that the property is not debarred from being transferred by way of sale for any reasons what so ever and it is being conveyed in favour of the PURCHASER with fully warranty of title and legal sanctity free from all encumbrance, charges, dues, taxes etc.

13. THAT, the VENDORS undertakes, agree and assures that whatever rights, privileges and interest in the soil or sub soil in the said property hitherto enjoyed by the VENDORS shall be specifically conveyed, transferred and assigned in favour of the PURCHASER in amplification of any such rights and/or privileges to which the VENDORS is entitled to by virtue of any law, usage and/or customs.

14. THAT, the VENDORS undertake, agree and assures that the VENDORS will from time to time and at all times to come hereafter at the request of the PURCHASER

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do execute and perform or cause to be done, executed and performed and assure all requisite requisitions and assurances in law for better and more perfectly transferring the said property, hereditaments and premises and every part thereof unto and to the use of the PURCHASER.

15. THAT, the VENDOR shall support any application made by the PURCHASER for mutation in his 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 favour of the PURCHASER, however, the expenses for this purpose shall be borne and paid by the PURCHASER.

16. THAT, N.O.C. of Nagpur Improvement Trust/Nagpur Municipal Corporation is not required as the property under sale is malik maqbuza property, which has been already regularized and released.

17. 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.

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT piece and parcel of land bearing plot No. 01 having total area, of 1791.013 Sq. m., out of khasra No. 180/6-A, city survey No. 391, Sheet No. 823/116A, of Mouza – Nara, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District – Nagpur. The said property is bounded as under–

TO THE EAST	:-	PLOT NO. 02
TO THE WEST	:-	OTHER LAYOUT
TO THE NORTH	:-	ROAD
TO THE SOUTH	:-	ROAD

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IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands, put their signature to 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. _____

DR. RAJKUMAR S/O. GOPICHAND RUGHWANI

2. _____

SHRI RAKESH S/O. MADHAVDAS LALWANI



3. _____

MUJAHID IQBAL MOHAMMAD ISMAIL S/O. MOHAMMAD ISMAIL

Through His Lawful Attorney (Real Brother),

NASIR IQBAL MOHAMMAD ISMAIL

(THE VENDOR/S)



1. _____



M/S. JARRY PROFITS,

Through its partners –



i. _____

SHRI ANIL S/O. TARACHAND WADHWANI







ii. _____

SHRI RAJESH S/o. MULCHAND BATWANI

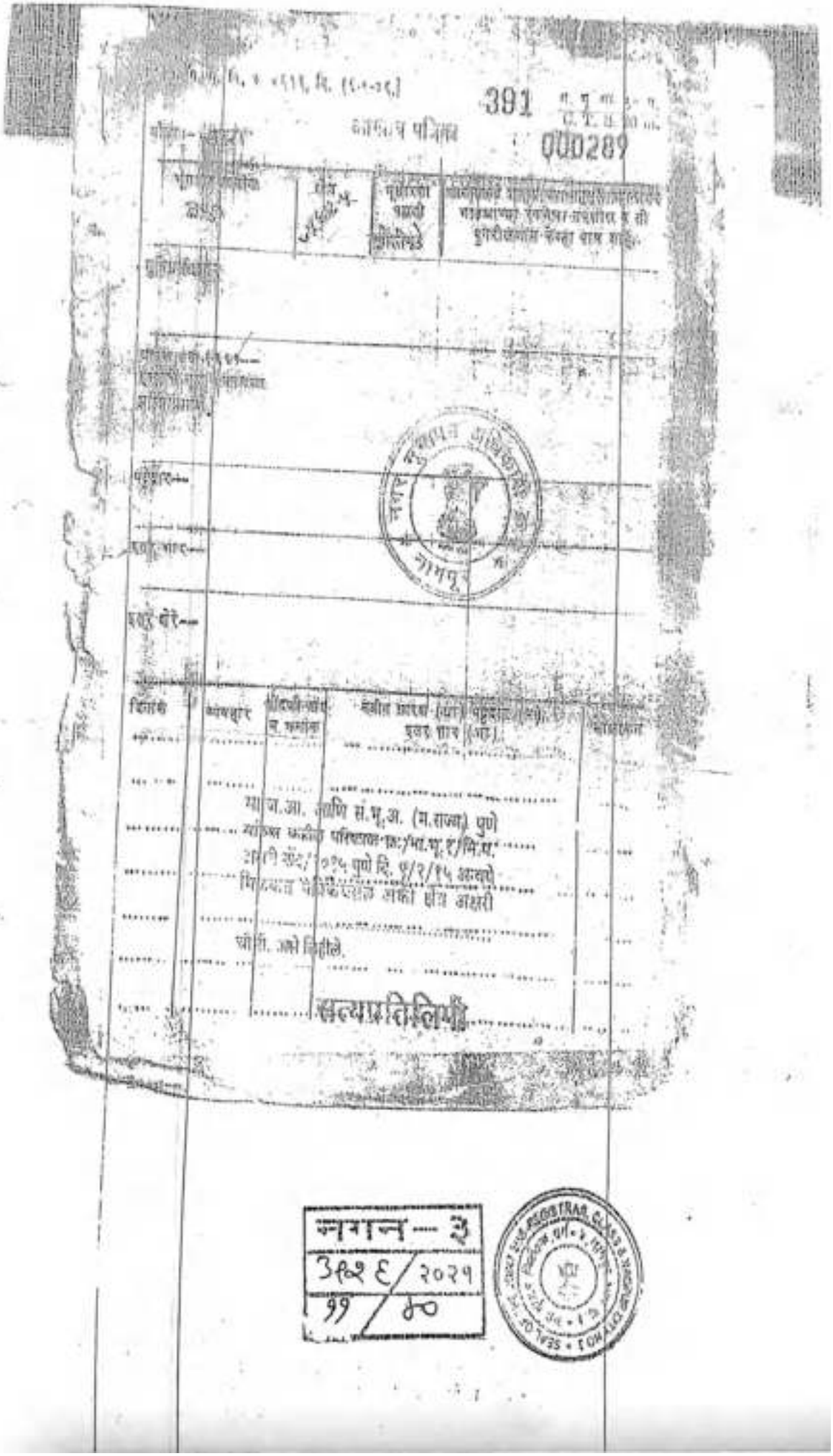
(THE PURCHASER)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI, JAYESH HARIRAMANI
ADVOCATES
"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
Ph. 9326444422, 9325557700,
Mo. 9373107039,
E-Mail:adv.om_hariramani@rediffmail.com

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