

267/4156

Friday, June 11, 2021
10:38 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn.:39M

गावाचे नाव: वावुळखेडा

दस्तावेजाचा अनुक्रमांक: नगन4-4156-2021

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणान्याचे नाव: आयुष इन्फ्रा तर्फे प्रो. प्रा. श्री. हरीप मनोहरराव गाजीमवार...

पावती क्र.: 5183

दिनांक: 11/06/2021

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पुष्तांची संख्या: 30

DELIVERED

एकूण:

रु. 30600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
10:57 AM ह्या वेळेस मिळेल.

NGP4

वाजार मूल्य: रु.5184000/-

मोवदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 360000/-

नागपूर शहर क्र. ४

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013539626202021E दिनांक: 11/06/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1006202111429 दिनांक: 11/06/2021

विक्रेते नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH013539626202021E		BARCODE			Date	20/03/2021-13:34:19		Form ID	25.1	
Department Inspector General Of Registration						Payer Details					
Stamp Duty						TAX ID / TAN (If Any)					
Type of Payment Registration Fee						PAN No.(If Applicable)					
Office Name NGP8_JT NAGPUR NO 8 SUB REGISTRAR						Full Name		AYUSH INFRA THROUGH PROPRIETOR			
Location NAGPUR								HARISH M GAJIMWAR			
Year 2020-2021 One Time						Flat/Block No.		MOUZA BABULKHEDA			
Account Head Details				Amount In Rs.		Premises/Building		NAGPUR			
0030046401 Stamp Duty				360000.00		Road/Street					
0030063301 Registration Fee				30000.00		Area/Locality		NAGPUR			
						Town/City/District					
						PIN		4 4 0 0 2 7			
						Remarks (If Any)					
						SecondPartyName=K C ASSOCIATES-					
						Amount In		Three Lakh Ninety Thousand Rupees Only			
Total						3,90,000.00		Words			
Payment Details IDBI BANK						FOR USE IN RECEIVING BANK					
Cheque/DD Details						Bank CIN		Ref. No.		69103332021032014318 2669591714	
Cheque/DD No.						Bank Date		RBI Date		20/03/2021-13:36:44 Not Verified with RBI	
Name of Bank						Bank-Branch		IDBI 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.

सदर चालन ब्रोकर दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

नगन-४
४१५६/२०२१
१/३०

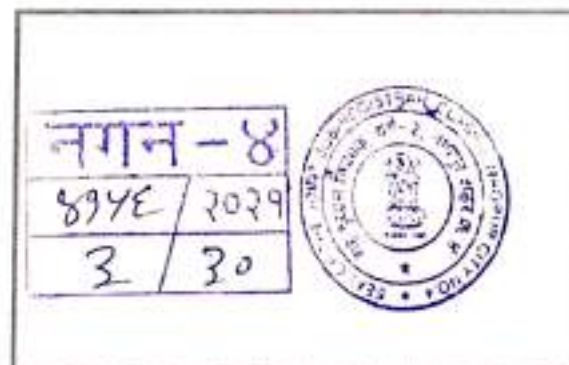


SALE DEED FOR RS. 90,00,000=00 ONLY
(RUPEES NINETY LAKHS ONLY)
MARKET VALUE RS. 51,84,000/- ONLY

THIS DEED OF SALE is made at NAGPUR on this 31st Day of MARCH 2021
BETWEEN : K.C. ASSOCIATES, A Partnership Firm having it's Office at Nagpur, Tahsil
and District – NAGPUR (Income Tax PAN AAJFK9758J) and acting through its Partners
(1) SHRI. CHETAN S/o SUDHAKAR BATTULWAR, Aged about 58 Years, Occupation –
Business (Income Tax PAN ABMPB0722 & Aadhar Card No. 9510 4754 3303), Resident
of Plot No. T-10, "Rathsaptami Apartments", Laxmi Nagar, Nagpur-440 022, Tahsil and
District – NAGPUR (Maharashtra State); (2) MRS. FAGADEVI W/o KARNIDAS PAWAR,
Aged about 57 Years, Occupation – Business (Income Tax PAN AJIPP7595E & Aadhar
Card No. 9881 3966 5625), Resident of 301, "Harsh Apartments", Jagnade Chowk,
Nagpur-440 009, Tahsil and District – NAGPUR (Maharashtra State); (3) MRS.
GEETADEVI W/o KEDARNATH SHARMA, Aged about 40 Years, Occupation – Business,
(Income Tax PAN ABJPS4568H & Aadhar Card No. 5965 3487 8013), Resident of 304,
"Harsh Apartments", Jagnade Chowk, Nagpur-440 009, Tahsil and District – NAGPUR
(Maharashtra State) AND (4) MRS. URMILADEVI W/o CHUNNILAL PAWAR, Aged about
47 Years, Occupation – Business, (Income Tax PAN AJHPP0740N & Aadhar Card No.
7084 0170 1098), Resident of 302, "Harsh Apartments, Jagnade Chowk, Nagpur-440 009,
Tahsil and District – NAGPUR (Maharashtra State), hereinafter called the "VENDORS",
which expression shall unless repugnant to the context or meaning thereof, always mean
and include the said "PARTNERSHIP FIRM and its PARTNERS", as well as their
respective heirs, legal representatives, executors, administrators, successors and assigns
of the ONE PART.

AND

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AYUSH INFRA, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor **SHRI. HARISH S/o MANOHARRAO GAJIMWAR**, Aged about 38 Years, Occupation : Business, (Income Tax PAN No. AIDPG2577P & Aadhar Card No. 7297 9269 2134), Resident of Apartment No. 307, "Kanchan Ganga Estate", Borkute Layaout, Narendra Nagar, Nagpur-440 015, Tahsil and District : **NAGPUR** (Maharashtra State), hereinafter called the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said "**PROPRIETARY CONCERN** and its **PROPRIETOR**", as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

(1)	Vendor Ownership of Property :-
	WHEREAS the Vendor Firm hereinabovenamed own and possess ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 35, 36, out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA LIMITED, NAGPUR, containing by total admeasurement 432.00 Sq. Mtrs. (OR 4650.048 Sq. Ft.) (i.e. 216.00 Sq. Mtrs. each), being a portion of the entire land bearing Khasra Nos. 90 and 92 of Mouza : BABHULKHEDA, P.S.K. 34, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 5741/35 and 5741/36, City Survey No. 4757 and Sheet No. 478/80 and 482/82, situated at Indraprastha Nagar, Babhulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR, hereinafter referred to as the "said property"; AND
(2)	Title History of the Plot No. 35 (Thirty Five) :-
	WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 35 (THIRTY FIVE) out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA LIMITED, NAGPUR, containing by admeasurement 216.00 Sq. Mtrs. (OR 2325.00 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 90 and 92 of Mouza – BABHULKHEDA, P.S.K. 34, bearing City Survey No. 4754, 4757 and Sheet No. 478/80, 482/82, situated at Indraprastha Nagar, Babhulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, Originally belonged to Shri. Rajesh S/o Siyaram Sawarkar, having purchased the same by him from Shakeeluddin S/o Gulabuddin Qureshi, by a Sale Deed Dated 18/05/2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1586 on even date; AND

Details of Regularization Letter of Plot No. 35 :-

WHEREAS the aforesaid Plot No. 35 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the aforesaid Plot No. 35 is Regularized by the Nagpur Improvement Trust, Nagpur and accordingly a Regularization Letter regarding the aforesaid Plot No. 35 is also issued by the Building Engineer (SOUTH) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(S)572/373/8684/4085 Dated 14/09/2004 in Case No. 20030723816 and Layout No. 572/Bab/3917. As per the said Regularization Letter Dated 14/09/2004, the area of the said Plot No. 35 is shown and declared as 216.00 Sq. Mtrs. Thus the area of the said Plot No. 35 is at present 216.00 Sq. Mtrs; AND

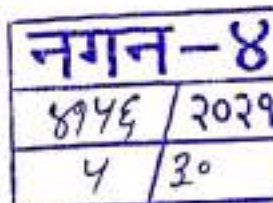
WHEREAS the said Shri. Rajesh Shiyaram Sawarkar lateron in his turn transferred/sold the aforesaid property comprising Plot No. 35 by way of sale to Shri. Devidas S/o Ramkrishna Mozarkar, by a Sale Deed Dated 25/09/2012, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur City No. 3 in Book No. 1 at Sr. No. 5990 on even date; AND

WHEREAS the said Shri. Devidas Ramkrishna Mozarkar lateron transferred/sold the aforesaid property comprising Plot No. 35 by way of sale to K.C. Associates, the Vendor Firm hereinabovenamed by a Sale Deed Dated 05/08/2013, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 3301 on even date; AND

(3) Title History of the Plot No. 36 (Thirty Six) :-

WHEREAS in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 36 (THIRTY SIX) out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA LIMITED, NAGPUR, containing by admeasurement 216.00 Sq. Mtrs. (OR 2325.00 Sq. Ft.) (As per Regularization Letter of NIT), being a portion of the entire land bearing Kh. Nos. 90 and 92 of Mouza - BABHULKHEDA, P.S.K. 34, bearing City Survey No. 4754, 4757 and Sheet No. 478/80, 482/82, situated at Indraprastha Nagar, Babhulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District - NAGPUR, Originally belonged to Shri. Shriram S/o Wamanrao Kuntewar, having purchased the same by him from the aforesaid Indraprastha Gruha Nirman Sahakari Sanstha Limited, Nagpur by a Sale Deed Dated 21/05/1987, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 2908 on even date; AND

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Details of Regularization Letter of Plot No. 36 :-

WHEREAS the aforesaid Plot No. 36 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the aforesaid Plot No. 36 is Regularized by the Nagpur Improvement Trust, Nagpur and accordingly a Regularization Letter regarding the aforesaid Plot No. 36 is also issued by the Building Engineer (SOUTH) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(S)572/373/8388/4243, Dated 06/11/2004 in Case No. 20030723817 and Layout No. 572/Bab/3917. As per the said Regularization Letter Dated 06/11/2004, the area of the said Plot No. 36 is shown and declared as 216.00 Sq. Mtrs. instead of 222.96 Sq. Mtrs. and thus the area of the said Plot No. 36 is at present 216.00 Sq. Mtrs; AND

WHEREAS the said Shri. Shriram Wamanrao Kuntewar lateron transferred the aforesaid property by way of sale to Shri. Mohd. Zubair S/o Haji Bashir Asharafi, by a Sale Deed Dated 18/12/2001, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 954 on 30/03/2002; AND

WHEREAS the said Shri. Mohd. Zubair S/o Haji Bashir Asharafi further transferred/sold the aforesaid property comprising Plot No. 36 by way of sale to Shri. Raja S/o Eknath Dhole, by a Sale Deed Dated 25/09/2012, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 5991 on even date; AND

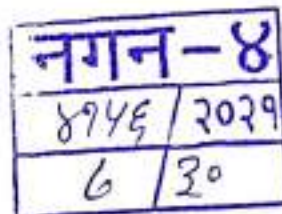
WHEREAS the said Shri. Raja Eknath Dhole lateron in his turn transferred/sold the aforesaid Plot No. 36 by way of sale to K.C. Associates, the Vendor Firm hereinabovenamed by a Sale Deed Dated 05/06/2013, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 3302 on even date. As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid property bearing Plot Nos. 35 and 36, each containing by admeasurement 216 Sq. Mtrs. thus total area of 432 Sq. Mtrs., both situated at Indraprastha Nagar, Babhulkheda, Nagpur in Tahsil and District - Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey, Nagpur on 09/12/2013 vide Ferfar Entry Nos. 13339 and 13340; AND

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	WHEREAS the Vendor lateron applied to the Nagpur Improvement Trust for Amalgamation of the aforesaid Plot Nos. 35 and 36 into Single Plot. Considering its request and on receipt of necessary charges from it the Nagpur Improvement Trust lateron Amalgamated the said Plot Nos. 35 and 36 into Single Plot and accordingly Amalgamation Letter in this behalf is also issued by the Building Engineer(S), Nagpur Improvement Trust vide its Amalgamation Letter No. B.E.(S)/226 Dated 03/01/2017. As per the said Amalgamation Letter Dated 03/01/2017 the area of the said Amalgamated Plot No. 35, 36 is shown and declared as 432.00 Sq. Mtrs. and thus the area of the said Amalgamated Plot is at present 432.00 Sq. Mtrs. (OR 4650.048 Sq. Ft.); AND WHEREAS the Vendor lateron decided to construct a Building on the said Amalgamated Plot No. 35, 36. And accordingly it has prepared a Plan of the Building proposed to be constructed on the said Plot of land and the same is duly sanctioned and approved by the Building Engineer(S), Nagpur Improvement Trust vide its Building Permit No. B.E. (SOUTH)/Case No. 12017082929/Tracking No. 2017082957 Dated 16/10/2017. However the construction is yet to be started by the Vendor on the said Plot of land and thus the aforesaid Plot is now in vacant condition; AND
(4)	Intention of Vendor :-
	WHEREAS for variety of reasons and other good causes, the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in her best interests and for the benefit of her family members; AND
(5)	Intention of Purchaser :-
	WHEREAS the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendor to sell the said property, the Purchaser offered to purchase the same for a valuable consideration; AND
(6)	Negotiation between the Vendor and the Purchaser :-
	WHEREAS the transaction was negotiated by and between the Vendor and the Purchaser and the price offered by the Purchaser being fair, reasonable and according to the current market rate, the Vendor has now agreed to sell the aforesaid property which is more particularly mentioned in the Schedule hereunder written to the Purchaser for a total consideration of Rs. 90,00,000/- (Rupees Ninety

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Lakhs) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement Dated 25-09-2020 and in consideration of a total sum of Rs. 90,00,000/- (Rupees Ninety Lakhs) Only paid by the Purchaser to the Vendor in the manner appearing herein below, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 35, 36 out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA LIMITED, NAGPUR, containing by total admeasurement 432.00 Sq. Mtrs. (OR 4650.048 Sq. Ft.) (i.e. 216.00 Sq. Mtrs. each), being a portion of the entire land bearing Khasra Nos. 90 and 92 of Mouza : BABHULKHEDA, P.S.K. 34, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 5741/35 and 5741/36, City Survey No. 4757 and Sheet No. 478/80 and 482/82, situated at Indraprastha Nagar, Babhulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues and all other outgoings etc. levied thereon and payable upto date.

(2) **MANNER OF PAYMENT :-**

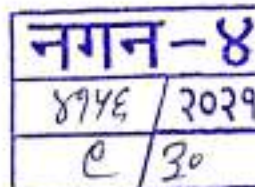
- | | | |
|-----|------------------|--|
| (1) | Rs. 30,00,000=00 | (Rupees Thirty Lakhs) Only paid by the Purchaser to the Vendor by Cheque No. 000976 Dated 25/09/2020 Drawn on HDFC Bank, Dhantoli Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| (2) | Rs. 25,00,000=00 | (Rupees Twenty Five Lakhs) Only paid by the Purchaser to the Vendor by Cheque No. 000977 Dated 25/09/2020 Drawn on HDFC Bank, Dhantoli Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| (3) | Rs. 5,00,000=00 | (Rupees Five Lakhs) Only paid by the Purchaser to the Vendor by Cheque No. 000993 Dated 15/10/2020 Drawn on |

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		HDFC Bank, Dhantoli Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
(4)	Rs. 29,32,500=00	(Rupees Twenty Nine Lakh Thirty Two Thousand Five Hundred) Only paid by the Purchaser to the Vendor by Cheque No. 001082 Drawn on HDFC Bank, Dhantoli Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. At the time of execution of this Sale Deed.
(5)	Rs. 67,500=00	(Rupees Sixty Seven Thousand Five Hundred) Only deducted by the Purchaser from the Sale Consideration payable to the Vendor towards Tax Deduction at Source (TDS) @ 0.75% and undertaken to credit the same in the appropriate account of Income Tax Department.
	<u>Rs. 90,00,000=00</u>	(TOTAL RUPEES NINETY LAKHS ONLY).
		THAT, the Vendor hereby assures the Purchaser that they have received the entire agreed sale consideration from the Purchaser and consequentially therefore they have now nothing to receive from the Purchaser against the instant transaction of sale.
(3)	THAT the VENDOR does hereby covenant with the PURCHASER as follows :-	
	i) THAT the Vendor has good, valid and marketable title to the property hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. ii) THAT the Vendor further assures the Purchaser that the Property hereby sold is its self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own earnings and savings and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.	

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iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for it and without any lawful interruption or disturbance by any other person who-so-ever

iv) THAT the Vendor has done no act whereby the property hereby sold/transferred is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

v) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its/his heirs, successors and assigns etc. as may reasonably be required.

vi) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vii) THAT the Vendor has this day delivered the actual and physical possession of the property comprising Amalgamated Plot No. 35, 36 hereby sold to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

viii) THAT the Vendor will support any application made by the Purchaser for mutation of its/his name on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

x) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

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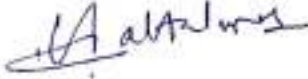
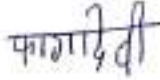
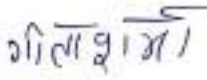
	xi) THAT in case if the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.												
(4)	THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.												
(5)	THAT all expenses on account of preparation and Registration of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.												
	<u>SCHEDULE REFERRED TO ABOVE</u> <u>(RESIDENTIAL)</u>												
	ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 35, 36 out of the layout of INDRAPRASTHA GRUHA NIRMAN SAHAKARI SANSTHA LIMITED, NAGPUR, containing by total admeasurement 432.00 Sq. Mtrs. (OR 4650.048 Sq. Ft.) (i.e. 216.00 Sq. Mtrs. each), being a portion of the entire land bearing Khasra Nos. 90 and 92 of Mouza : BABHULKHEDA, P.S.K. 34, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 5741/35 and 5741/36, City Survey No. 4757 and Sheet No. 478/80 and 482/82, situated at Indraprastha Nagar, Babhulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR and bounded as under :- <table style="margin-left: auto; margin-right: auto;"><tr><td>ON THE EAST</td><td>-</td><td>PLOT NO. 37.</td></tr><tr><td>ON THE WEST</td><td>-</td><td>PLOT NO. 34.</td></tr><tr><td>ON THE NORTH</td><td>-</td><td>ROAD.</td></tr><tr><td>ON THE SOUTH</td><td>-</td><td>PLOT NOS. 53 AND 54.</td></tr></table>	ON THE EAST	-	PLOT NO. 37.	ON THE WEST	-	PLOT NO. 34.	ON THE NORTH	-	ROAD.	ON THE SOUTH	-	PLOT NOS. 53 AND 54.
ON THE EAST	-	PLOT NO. 37.											
ON THE WEST	-	PLOT NO. 34.											
ON THE NORTH	-	ROAD.											
ON THE SOUTH	-	PLOT NOS. 53 AND 54.											

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९९	३०



IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.
(Drafted by Adv. Sandeep Santakke as per the instructions of the parties).

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR K.C. ASSOCIATES 1)  (CHETAN SUDHAKAR BATTULWAR) <u>Partner</u> <u>"VENDORS"</u>
02			FOR K.C. ASSOCIATES 2)  (FAGADEVI KARNIDAS PAWAR) <u>Partner</u>
03			FOR K.C. ASSOCIATES 3)  (GEETADEVI KEDARNATH SHARMA) <u>Partners</u> <u>"VENDORS"</u>

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04



FOR K.C. ASSOCIATES

4)

उर्मिला

(URMILADEVI CHUNNILAL PAWAR)

Partner"VENDORS"

05



FOR AYUSH INFRA

(HARISH MANOHARRAO GAJIMWAR)

Proprietor"PURCHASER"WITNESSES :-

(1)

Adv. Sandeep Sondakke.

(2)



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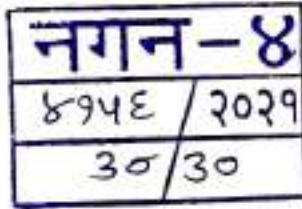
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2	AYUSH INFRA THROUGH PROPRIETOR HARISH M GAJIMWAR	eChallan		MH013539626202021E	30000	RF	0001011060202122	11/06/2021
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नागपूर शहर क्र. ४,
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प्राप्त करण्यात येत कि, या दस्तावेजात
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सह दुय्य निबंधक, वर्ग-२
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