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पावती

Original/Duplicate

Friday, November 26, 2021

मोदणी क्र.: 39म

5:37 PM

Regn.: 39M

पावती क्र.: 9198 दिनांक: 26/11/2021

मावाचे नाव: निलडोड न.सा.क्र.-46

दस्तऐवजाचा अनुक्रमांक: हगन-7569-2021

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. प्रतिक इन्फ्राम्स्ट्रक्चर तर्फे प्रोप्रायटर विजय प्रभाकरराय नावडू - -

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

DELIVERED

एकूण:

रु. 31000.00

आपणाम मूळ दस्त, खंयनेल प्रिंट, मूची-२ अंदाजे

5:56 PM ह्या वेळेस मिळेल.

सद दुय्यम निबंधक, बर्ग-२^{HGN}
हिंगणा

वाजार मूल्य: रु. 25711000/-

मोबदला रु. 27500000/-

भरलेले मुद्रांक शुल्क: रु. 1650000/-

1) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2611202108755 दिनांक: 26/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2611202107835 दिनांक: 26/11/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009285767202122E दिनांक: 26/11/2021

बँकेचे नाव व पत्ता:

Unbilled



CHALLAN
MTR Form Number-6



GRN	MH009285767202122E	BARCODE			Date	26/11/2021-14:42:44	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				HGN_HINGNA SUB REGISTRAR				
Location				NAGPUR				
Year				2021-2022 One Time				
Account Head Details				Amount in Rs.		Premises/Building		
0030046401 Stamp Duty				1650000.00		Road/Street		
0030063301 Registration Fee				30000.00		Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						PAN2=ASPPS3412D-SecondPartyName=MAMTA RAJENDRA		
						SURYAWANSHI-		
						Amount in		
						Sixteen Lakh Eighty Thousand Rupees Only		
Total				16,80,000.00		Words		
Payment Details				UNION BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank C/N		Ref. No.		02901792021112697501
				Bank Date		RBI Date		26/11/2021-14:43:41
Cheque/DD No.				Not Verified with RBI				
Name of Bank				UNION BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

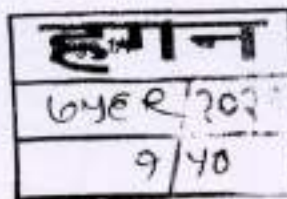
Mobile No. :

8888816255

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

सदर चालन केवल दस्तावेज निकाश के लिये ही मान्य है। नोदणी न करवाये जाये दस्तावेज की सत्यता सत्य नहीं है।

Unkinder



Print Date 26-11-2021 02:43:52

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2611202107635	Date 26/11/2021
Received from PRATEEK INFRASTRUCTURES, Mobile number 8888816255, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.	
Payment Details	
Bank Name UBIN	Date 26/11/2021
Bank CIN 10004152021112608963	REF No. 533562062
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2611202109755	Date 26/11/2021
Received from PRATEEK INFRASTRUCTURES, Mobile number 8888816255, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.	
Payment Details	
Bank Name UBIN	Date 26/11/2021
Bank CIN 10004152021112607771	REF No. 533567596
This is computer generated receipt, hence no signature is required.	

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SALE DEED

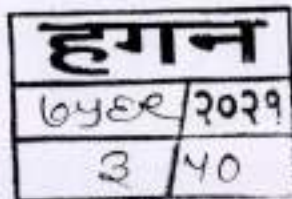
(Consideration Rs. 2,75,00,000/-)
 (Market Value as per ready Recknor Rs. 2,57,11,000/- vide item
 No. 5-4-2) Page No. 1431, Rate 3400/-
 (Stamp duty Rs. 16,50,000/- has been paid on the amount of
 consideration Rs. 2,75,00,000/-)

This Deed of Sale made at Nashik on this 26th day of ~~November~~ 2021 BETWEEN, **SMT. MAMTA W/O RAJENDRA SURYAWANSHI**, Aged About 52 years, Occ. Housewife/Agriculturist, R/o - 9, Silver Cascade, behind Banjara Hotel, Mahatma Nagar, Nashik (M.S.), (PAN-ASPPS3412D), (Aadhar No. 5502 5885 7096), hereinafter called and referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said vendor, as well as her heirs, legal representatives, successors, executors, administrators and assigns etc.) **OF THE FIRST PART.**

AND

SHRI VIJAY S/O PRABHAKARRAO NAIDU, proprietor of **M/S PRATEEK INFRASTRUCTURES**, Aged About 58 years, Occ. Business, R/o- 635, Ramkrishna Bhawan, Nagjibhai Town, Netaji Market, Sitabuldi, Nagpur-440012, (PAN-AAMPN1325K) (Aadhar No. 7968 7782 8686), hereinafter called and referred to as the **"PURCHASER"**, (which expression shall unless

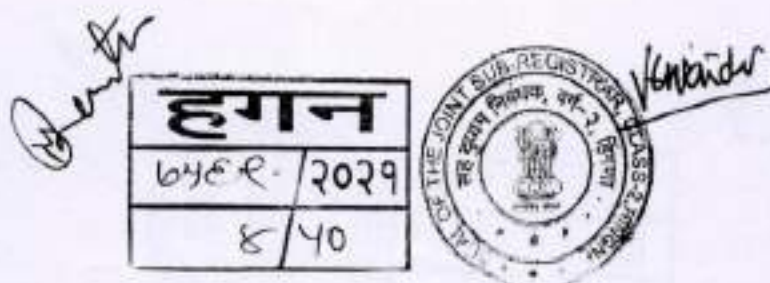
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repugnant to the context or meaning thereof always mean and include the said purchaser as well as his heirs, legal representatives, successors, executors, administrators and assigns etc.) **OF THE SECOND PART.**

WHEREAS the land bearing Kh.No.32 (New), old Kh.No.98/2, Admn.1.05 H.R., P.H.No.6 (A), Mauza-Nildoh, Tq. Hingna, Dist. Nagpur, was formerly owned by Smt. Laheji Wd/o Babulal Waghmare and Bhakru S/o Kachru Waghmare, both R/o Kamptee which they had purchased from Laxman S/o Jagan Nandgave in the year 1959 and their names were recorded in the record of rights of the said land and also mutated in the 7/12 extract of the said land as owners thereof.

AND WHEREAS the aforesaid land falls within the peripheral area of Nagpur Agglomeration Region under the provisions of Urban Land (Ceiling and Regulation) Act (ULC), Smt. Laheji Wd/o Babulal Waghmare and Bhakru S/o Kachru Waghmare filed their return under Section 6 (1) of the said Act, in respect of their aforesaid property and the property which they were owning at Kamptee, with the competent authority under the said Act and finally the Competent Authority had passed the order on 25.02.1982 under Section 8 (1) of the said Act in ULC case No.2372/76 and declared 8814.19



Sq.Mts. land as surplus land & vested with the Government.

AND WHEREAS said Smt. Laheji Wd/o Babulal Waghmare was expired and having no legal heirs, the said land continued in the name of Shri. Bhakru S/o Kachru Waghmare as a sole owner thereof.

AND WHEREAS in the said ULC case No.2372/76, notification under Section 10 (1) has been issued by the Competent Authority and as the land owner had not applied for exemption under Section 20 and 21 of the said Act, the land Admn.1.05 H.R. bearing Kh.No.32, Mauza- Nildoh, Tq. Hingna continued in the name of Shri. Bhakru S/o Kachru Waghmare with the adverse entry in the 7/12 Extract that the said land has been declared as surplus.

AND WHEREAS said Shri. Bhakru S/o Kachru Waghmare had sold the said land, of which original KH.No.98/2, to Shir. Janardan S/o Bajirao Dhawle vide sale deed dated 12.01.1990, which was registered under Sr.No.287/1990 on 12/01/1990 with the Joint Sub-Registrar, Nagpur (City), and therefore, Janardan S/o Bajirao Dhawle became the sole owner of the said land.

AND WHEREAS Shri. Janardan S/o Bajirao Dhawle had sold the aforesaid land to Smt. Mamta

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SEAL OF THE JOINT SUB-REGISTRAR, NAGPUR (CITY)

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W/o Rajendra Suryawanshi, the vendor herein, vide sale deed dated 18.06.1993 and the said sale deed had been registered under Sr.No.3516 on 18.06.1993 with the Joint Sub-Registrar, Nagpur-11 and accordingly the aforesaid land had been mutated in the name of Smt. Mamta W/o Rajendra Suryawanshi, the vendor herein, with the Revenue Record and she became the absolute owner of the aforesaid land and therefore, she is legally competent to deal with the aforesaid land in any manner.

AND WHEREAS the aforesaid land was hit by the provisions of ULC Act, resultantly a entry in the remarks column of the 7/12 extract has appeared declaring that land Adm.8814.19 Sq.Mtrs as surplus out of the land bearing Kh.No.32, Admn.1.05 H.R., Mauja-Nildoh, Tq. Hingna, Dist. Nagpur.

AND WHEREAS upon making representation by the vendor with the Competent Authority under the ULC Act, pointing out that the possession of aforesaid land has not been taken by the Competent Authority according to the provisions of law prior to 29.11.2007 when the said Act was repealed, the proceedings under the said Act needs to be revoked and considering the facts and provisions of law, the entry in the remarks column in 7/12 extract of the

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aforesaid land has been deleted by the Collector and the Competent Authority under the Act vide order No.अ.का./U.L.C./का.वी.63/2020 dated 09.06.2020 and having informed to the Tahsildar, Hingna by the Competent Authority on 09.06.2020 that the aforesaid adverse entry from the 7/12 extract be deleted and issue a fresh 7/12 extract showing that the aforesaid land is free from the provisions of ULC Act, accordingly, the Tahsildar, Hingna has acted upon and had issued a fresh 7/12 extract in the name of Smt. Mamta Suryawanshi, deleting the adverse entry under the provisions of ULC Act, as a result of which, the aforesaid vendor, is legally entitled and competent to deal with the aforesaid land in any manner as a owner thereof.

AND WHEREAS the vendor has decided to sale the aforesaid land as she finds it difficult to manage the said land having settled at Nashik and to buy suitable land at Nashik.

AND WHEREAS the purchaser having come to know the desire of the vendor to sell the aforesaid land and therefore, he contacted the vendor and after having negotiations and due deliberations, the vendor has agreed to sell the aforesaid land to the purchaser for the valuable consideration of Rs.2,75,00,000/- (Rs.Two Cores Seventy Five Lakhs Only) and the purchaser has also agreed to buy the

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SEAL OF THE JYOTI SUB-REGISTRAR, NASHIK

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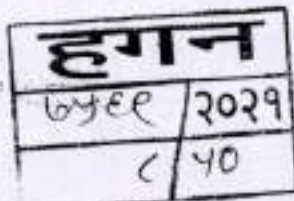
aforesaid land for the total consideration of Rs.2,75,00,000/- (Rs.Two Cores Seventy Five Lakhs Only), as this has been done orally on 15.12.2019, the purchaser has paid a sum of Rs.50,00,000/- by Cheques to the vendor as described hereinbelow and it has been agreed to pay the balance consideration of Rs.2,25,00,000/- till completion of the sale deed and the sale deed is to be completed, on before 31.08.2021.

AND WHEREAS the vendor having received the entire consideration of Rs.2,75,00,000/- (Rs.Two Cores Seventy Five Lakhs Only) in the following manner from the purchaser, the vendor is executing this deed of sale in favour of the purchaser conveying the aforesaid property and more particularly described in Schedule hereinbelow.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER :-**

- 1) That in pursuance of the oral agreement and having received the entire consideration of Rs.2,75,00,000/- (Two Crore Seventy Five Lakhs Only) from the purchaser in the manner described hereunder and the receipt thereof is hereby acknowledged by the vendor, the vendor hereby transfer, convey, surrender and abandon in favour of the purchaser all her ownership rights, title and interest in the land bearing Kh.No.32 (New) Old Kh.No.98/2, Admn.1.05 H.R., P.H.No.6 (A), Mauza-

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Nildoh, Tq. Hingna, Dist. Nagpur togetherwith RCC old structure about 400 Sq. Ft. standing at the aforesaid land worth about Rs.20,00,000/-, with Electric Connection and more particularly described in Schedule hereunder and delineated in red in the map annexed herewith and to hold the same to and unto the purchaser forever and free from all encumbrances, charges, lien, demands, claims and attachments.

MANNER OF PAYMENT

- 1) Rs.25,00,000/-vide Cheque No.000344, dated 15.12.2019
- 2) Rs.25,00,000/- vide Cheque No.000345 dated 19.12.2019, both Cheques are drawn on Titupati Urban Co-Op. Bank Ltd., Shraddhanand Peth Branch, Nagpur

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Rs.50,00,00/- Total (Rs.Fifty Lakhs only)

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SR. NO.	DATE	INSTRUMENT	AMOUNT
1.	16.06.2020	378	Rs.10,00,000/-
2.	14.07.2020	390	Rs.10,00,000/-
3.	30.07.2020	397	Rs.10,00,000/-
4.	13.08.2020	405	Rs.10,00,000/-
5.	20.08.2020	407	Rs.10,00,000/-
6.	28.08.2020	410	Rs.25,00,000/-
7.	16.12.2020	444	Rs.25,00,000/-



8.	02.02.2021	468	Rs.25,00,000/-
9.	06.02.2021	472	Rs.25,00,000/-
10.	12.02.2021	475	Rs.25,00,000/-
11.	10.03.2021	486	Rs.25,00,000/-
12.	15.03.2021	488	Rs.25,00,000/-
Total			Rs.2,75,00,000/-

The aforesaid payments of Rs.2,25,00,000/- were forwarded by the purchaser to the vendor by RTGS through purchaser's bank namely Tirupati Urban Co.Op. Bank, Shraddhanandpeth, South Ambazari Road, Nagpur and therefore, the vendor hereby acknowledges the entire consideration of Rs. 2,75,00,000/- (Rs.Two Crores Seventy Five Lakhs Only) in the manner described hereinbefore.

2) That the vendor hereby assures the Purchaser that the aforesaid land is her self acquired property having good, clear and valid title over the said land and as described in the schedule hereunder and therefore, she is legally competent to convey and transfer her ownership rights, title and interest in the aforesaid land.

3) That the vendor hereby further declares and covenants that the aforesaid land is free from all charges, lien, charge, mortgages, easements, licenses and/or every type of other encumbrances whatsoever and that the vendor is free and legally competent to transfer the aforesaid land. In the

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event of discovery of any dues, liabilities, and encumbrances, the same shall be cleared by her without loss of time.

- 4) The vendor declares that the aforesaid land was never owned by the person/s belongs to Schedule Tribe Community and its title has flown to the vendor by the Non-Tribals, therefore, the vendor further declares that the aforesaid land is not hit by the provisions of The Maharashtra Restoration of Lands to Scheduled Tribes Act, 1974.
- 5) That the purchaser has verified all the original title deeds in respect of the aforesaid land and the purchaser is fully satisfied that the aforesaid land is lawfully owned by the vendor.
- 6) The vendor further declared and covenants that all the rates, cesses till this day has been paid by her to the concerned authorities and for the subsequent period, it shall be the duty and responsibilities of the purchaser to pay the same. It is made clear that no dues of any Government, Semi-Government Department and Gram-Panchayat are outstanding against the aforesaid land and in the event if it is found subsequently that there are some dues outstanding, the same shall be paid by the vendor immediately.
- 7) That the Property hereby sold is believed and shall be taken to be correctly described in the

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schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this deed of sale, nor shall any compensation be allowed/paid in respect thereof to the purchaser but all the same such mis-statement, error or omission will always be subject to the correction by the parties hereto.

- 8) That the vendor hereby handed over all the original title deeds in respect of the aforesaid land to the purchaser upon execution of this deed of sale.
- 9) That the vendor has placed the purchaser in vacant and peaceful possession of the aforesaid land upon execution of this sale deed together with the old RCC structure about 400 Sq. Ft. standing thereon.
- 10) That the vendor having executed this deed of sale at Nashik, it is inconvenient for her to present this deed of sale before the Sub-Registrar of Assurances at Hingna, Nagpur for registration and therefore, the vendor has executed a Special Power of Attorney at Nashik and registered the same before the Sub-Registrar, Nashik under Sr.No. 8384/2021 dated 27.08.2021 in favour of Shri. Vijay Prabhakar Rao Naidu granting him powers to present this deed of Sale for Registration before the Sub-Registrar of Assurances at Hingna, Tq. Hingna, Dist. Nagpur and admit the execution thereof.

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11) That in all other respect not specifically provided herein, the relations between the parties shall be governed by the provisions of Transfer of Property Act, 1882.

12) That the Stamp Duty and Registration Charges and any other legal expenses including the Counsel's fees for preparation of this Deed of Sale, the same has been paid entirely by the purchaser.

SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing Kh.No.32 (New), Old Kh.No.98/2, Admn.1.05 H.R., P.H.No.6 (A), Mauza-Nildoh, Tq. Hingna, Dist. Nagpur togetherwith the RCC old structure about 400 Sq. Ft. standing at the aforesaid land, with Electric Connection and bounded as follows :-

On or towards the North :- Road

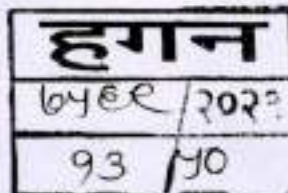
On or towards the South :- Industrial Layout of Mohite

On or towards the East :- Agricultural land of Ashok Bhivapurkar being developed as industrial layout by Prateek Infrastructures.

On or towards the West :- Residential Layout of Shri. Gedam

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands

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V. Kulkarni

signed on this Deed of Sale on 26th day of November 2021 at Nashik in presence of the attesting witnesses signing as such.

DRAFTED BY :- Adv. C.V.KALE *w.kale*

SIGNED AND DELIVERED BY THE within named **"VENDOR"**

Mamta



SMT. MAMTA W/O RAJENDRA SURYAWANSHI
R/o Nashik

SIGNED AND DELIVERED BY THE within named **"PURCHASER"**

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SHRI. VIJAY S/O PRABHAKARRAO NAIDU
Prop. M/s Prateek Infrastructures
R/o Nagpur, in the presence of :-

w.kale
1) C.V. Kale



R.V. Suryawanshi

R.V. Suryawanshi

