

SALE DEED FOR ₹. 1,00,00,000/- ONLY**(RUPEES ONE CRORE ONLY)****MARKET VALUE ₹. 69,92,000/- ONLY**

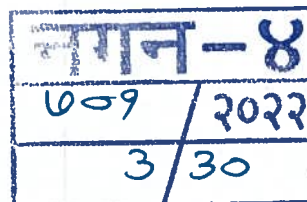
(Item No. 30.430/32(611) Page No. 723 @ ₹. 26,200/- per Sq. Mtrs. of Mouza – Jaitala)

THIS DEED OF SALE is made at NAGPUR on this 21 Day of JANUARY, 2022 BETWEEN :- **MR. VILAS S/o BHALCHANDRA DESHPANDE**, Aged about 77 Years, Occupation – Agriculturist & Business, (Income Tax PAN – AAWPD9602K) (Aadhar No. 8445 5865 7138) (Mobile No. 9422441259) Resident of "Anand Vilas", First Floor, Chitle Road, Dhantoli, Nagpur, Pin Code No. 440012, Tahsil and District – NAGPUR, hereinafter called the **VENDOR**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR**, as well as his heirs, legal representatives, executors, administrators, successors & assigns of the **ONE PART**.

AND

DHUNI CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, having Certificate of Incorporation No. U45309MH2020PTC346303, having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur (Income Tax PAN – AAICD0030E) acting through its Directors **(1) MR. SWAPNIL S/o SANJAY GODE**, Aged about 34 years, Occupation – Architect, (Aadhar No. 6562 3205 6849) (Mobile No. 9860009044) Resident of Gode Bhavan, Zenda Square, Naik Road, Mahal, Nagpur, Pin Code No. 440032, Tahsil and District – NAGPUR and **(2) MR. AMIT S/o SURESHRAO TAREKAR**, Aged about 35 years, Occupation – Business, (Aadhar No. 3935 5151 4541) (Mobile No. 7020949851) Resident of 67, Tarekar Bhawan, C.A. Road, Nagpur, Pin Code No. 440018, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **COMPANY and its DIRECTORS**, as well as, its legal representatives, liquidators, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing bearing Khasra No. 84-85 of Mouza – JAITALA, Patwari Halka No. 44, having an area of 5.21 Hectare R., Rental Rs. 30.00/-, held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 177 and Sheet No. 561/35 and 32(611), situated at Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, in Tahsil and District – NAGPUR, Originally belonged to (1) Mr. Mukund Purushottam Dhabe, (2) Mr. Madhukar Purushottam Dhabe, (3) Mr. Prabhakar Purushottam Dhabe, (4) Smt. Sumati Gajanan Mulmule, (5) Ku. Sarla Purushottam Dhabe, (6) Mrs. Pushpa alias Vijaya Vitthal Handiyekar, (7) Mr. Ashok Gangadhar Dehadrai, (8) Mrs. Malu alias Ujwala Tukaram Joshi, (9) Mr. Sanjay



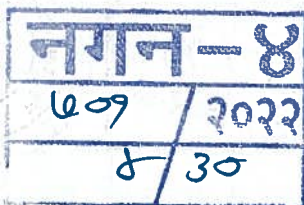
Gangadhar Dehadrai, (10) Mrs. Jayashree Kamalakar Agnihotri, (11) Mrs. Sandhya alias Archana Sharad Angal & (12) Mrs. Vibha alias Dipa Prakash Joshi, as a recorded Joint Owners thereof being their ancestral property; AND

WHEREAS the aforesaid (1) Mr. Mukund Purushottam Dhabe, (2) Mr. Madhukar Purushottam Dhabe, (3) Mr. Prabhakar Purushottam Dhabe, (4) Smt. Sumati Gajanan Mulmule, (5) Ku. Sarla Purushottam Dhabe, (6) Mrs. Pushpa alias Vijaya Vitthal Handiyekar, (7) Mr. Ashok Gangadhar Dehadrai, (8) Mrs. Malu alias Ujwala Tukaram Joshi, (9) Mr. Sanjay Gangadhar Dehadrai, (10) Mrs. Jayashree Kamalakar Agnihotri, (11) Mrs. Sandhya alias Archana Sharad Angal & (12) Mrs. Vibha alias Dipa Prakash Joshi, jointly lateron transferre/sold a portion out of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.12128 Acres comprising WESTERN PORTION out of the entire land bearing Khasra No. 84-85 of Mouza – JAITALA, Patwari Halka No. 44, having an area of 5.21 Hectare R., Rental Rs. 30.00/-, held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Jaitala, within the limits of Nagpur Municipal Corporation, Nagpur, in Tahsil and District – NAGPUR, by way of Sale to (1) Smt. Pushpa Ramchandra Rajurkar, (2) Mr. Prafulla Krushnarao Pradhan, (3) Smt. Sosamma Mathai, (4) Mr. Krushnakumar singh Jagannathsingh Chauhan, (5) Mr. Vilas Bhalchandra Deshpande, (6) Smt. Shobha Surendrakumar Gulhane, (7) Mr. Ramsingh Gangaramsingh Bisen, (8) Mr. K. M. Cherian and (9) Mr. Vinayak Lahanusa Jaswante, by a Sale Deed Dated 03.01.1995, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-8 in Addl. Book No. A1, Volume No. 353 on Pages 84 to 93 at Sr. No. 17/1995 on 03.01.1995; AND

WHEREAS out of the aforesaid Joint Owners Smt. Pushpa Ramchandra Rajurkar left for heavenly abode on 29-03-2002 and consequent upon her demise/death, her undivided 1/9th share and interest in the aforesaid property admeasuring 2.12128 Acres comprising Western Portion out of the entire land bearing Khasa No. 84-85 devolved upon her only son namely Mr. Avinash Ramchandra Rajurkar and three married daughters namely (1) Mrs. Rajni Madhav Shitut, (2) Mrs. Aruna Dattatraya Girhe and (3) Mrs. Manik Nitin Rewadikar by way of intestate succession being only heirs of the deceased; AND

WHEREAS the aforesaid (1) Mrs. Rajni Madhav Shitut, (2) Mrs. Aruna Dattatraya Girhe and (3) Mrs. Manik Nitin Rewadikar jointly lateron released/relinquished their respective rights, titles, share and interest in respect of the property comprising the undivided 1/9th share and interest in the aforesaid property admeasuring 2.12128 Acres comprising Western Portion out of the entire land bearing Khasa No. 84-85 in favour of Mr. Avinash Ramchandra Rajurkar, by a Deed of Release Dated 23.08.2002, which is duly registered in the Office of the Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1661/2002 on 23.08.2002; AND

WHEREAS the aforesaid (1) Mr. Avinash Ramchandra Rajurkar, (2) Mr. Prafulla Krushnarao Pradhan, (3) Smt. Sosamma Mathai, (4) Mr. Krushnakumar singh



Jagannathsingh Chauhan, (5) Mr. Vilas Bhalchandra Deshpande, (6) Smt. Shobha Surendrakumar Gulhane, (7) Mr. Ramsingh Gangaramsingh Bisen, (8) Mr. K. M. Cherian and (9) Mr. Vinayak Lahanusa Jaswante jointly lateron decided to aforesaid property admeasuring 2.12128 Acres into Residential Layout by carving out various Plots of different sizes therein. Accordingly they have prepared a plan of Layout on the said land admeasuring 2.12128 Acres comprising Western Portion out of the entire land bearing Khasa No. 84-85 by carving out various Plots of different sizes therein; AND

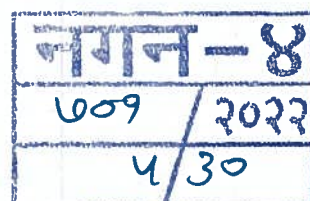
WHEREAS the aforesaid layout is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act 2001; AND

WHEREAS out of the aforesaid layout, the Plot No. 2 and 34 are also regularized by the Dy. Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Ordinance 2001 and accordingly it has issued two separate Regularization Letter to that effect in favour of Smt. Shobha Surendra Gulhane vide its Permit Nos. NMC/ADTP/RL/718 and NMC/ADTP/RL/717 both Dated 05.03.2021 in Case Nos. 200304061233 and 2003053191 respectively and Layout No. 1900/Jait/1593. As per the aforesaid Regularization Letter Dated 05.03.2021, the area of the said Plot No. 2 is shown and declared as 111.60 Sq. Mtrs. instead of 162.00 Sq. Mtrs. and the area of the said Plot No. 34 is shown and declared as 155.25 Sq. Mtrs. instead of 162.00 Sq. Mtrs.; AND

WHEREAS the aforesaid Plot Nos. 2 and 34 are converted for Non-Agricultural (Residential) Use by the Upper Tahsildar, Non Agricultural Tax Assessment No. 5, Nagpur vide its two separate Orders both Dated 13.08.2021 passed in Revenue Case Nos. 1931/NAP-34/2020-21 and 1930/NAP-34/2020-21 respectively of Mouza - JAITALA in favour of Smt. Shobha Surendra Gulhane; AND

WHEREAS the aforesaid Smt. Shobha Surendra Gulhane lateron gifted/donated her aforesaid properties bearing Plot No. 2 and 34 containing by admeasurements 111.60 Sq. Mtrs. and 155.25 Sq. Mtrs. respectively by way of Gift to Mrs. Veena Goplarao Gulhane, by a Gift Deed Dated 05.04.2021, which is duly registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 2460 on 05.04.2021; AND

WHEREAS out of the aforesaid layout, the Plot No. 3 and 33 are also regularized by the Dy. Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Ordinance 2001 and accordingly it has issued two separate Regularization Letter to that effect in favour of Mrs. Sosamma Mathai vide its Permit Nos. NMC/ADTP/RL/86 and NMC/ADTP/RL/88 both Dated 22.07.2021 in Case Nos. 200304061234 and 200304061264 respectively and Layout No. 1900/Jait/1593. As per the aforesaid Regularization Letter Dated 22.07.2021, the area of the said Plot No. 3 is shown and declared as 111.60 Sq. Mtrs. instead of 162.00 Sq. Mtrs. and the area of the



267/701

शुक्रवार, 21 जानेवारी 2022 3:19 म.नं.

दस्त गोषवारा भाग-1

नगन4

20.30

दस्त क्रमांक: 701/2022

दस्त क्रमांक: नगन4 /701/2022

वाजार मूल्य: रु. 69,92,000/-

मोबदला: रु. 1,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,00,000/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 701 वर दि.21-01-2022

रोजी 3:17 म.नं. वा. हजर केला.

पावती:920

पावती दिनांक: 21/01/2022

मादरकरणाचे नाव: धुनी कन्सट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक
क्र. 1 स्वप्निल संजय गोडे . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची मही:

एकुण: 30600.00

सह दुय्यम निबंधक वर्ग-२
NGP4 शहर क्र. ४सह दुय्यम निबंधक वर्ग-२
NGP4 शहर क्र. ४

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 21 / 01 / 2022 03 : 17 : 11 PM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 21 / 01 / 2022 03 : 19 : 04 PM ची वेळ: (फी)





दस्त गोपवारा भाग-2

नगन4

30-30

दस्त क्रमांक:701/2022

21/01/2022 3 22:23 PM

दस्त क्रमांक :नगन4/701/2022

दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विलास भालचंद्र देशपांडे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: . आनंद विलास, पहिला माळा, चितळे रोड, धंतोली, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAWPD9602K	लिहून देणार वय :-77 स्वाक्षरी:-		
2	नाव:धुनी कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक क्र. 1 स्वप्निल संजय गोडे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गोडे भवन, झेंडा चौक, नार्डक रोड, महाल, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAICD0030E	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:धुनी कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक क्र. 2 अमिन सुरेशराव तारेकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 67, तारेकर भवन, सी.ए. रोड, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAICD0030E	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथील विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:21 / 01 / 2022 03 : 21 : 20 PM

ओळख:-

खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अलका विलास देशपांडे . . वय:70 पत्ता:आनंद विलास, पहिला माळा, चितळे रोड, धंतोली, नागपूर, पिन कोड:440012		
2	नाव:रितेश राजु राऊलकर . . वय:29 पत्ता:पार्वती नगर, नागपूर पिन कोड:440027		

शिक्का क्र.4 ची वेळ:21 / 01 / 2022 03 : 22 : 05 PM

शिक्का क्र.5 ची वेळ:21 / 01 / 2022 03 : 22 : 20 PM नोंदणी पुस्तक 1 मध्ये

NGP4

सह दुय्यम निबंधक, वर्ग-२

पत्ता:नागपूर शहर क्र. ४

प्रमाणित करण्यात येत की, या दस्तावेजात

एकूण ३० पाने आहेत

सह दुय्यम निबंधक, वर्ग-२

नागपूर शहर क्र. ४

१ नवराचे बुकाचे
६०१ नंबर, नोंदला

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्र. ४,

२१ जाने २०२२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHUNI CONSTRUCTIONS PRIVATE LIMITED	eChallan	00040572022012055306	MH011932343202122E	600000.00	SD	0005772985202122	21/01/2022
2	DHUNI CONSTRUCTIONS PRIVATE LIMITED	eChallan		MH011932343202122E	30000	RF	0005772985202122	21/01/2022
3		DHC		2101202209109D	600	RF	2101202209109D	21/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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2. Get print immediately after registration.

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701 /2022