SALE DEED

VALUED AT RS. 34,73,000.00 ONLY

(RUPEES THIRTY FOUR LAKH SEVENTY THREE THOUSAND ONLY)

MARKET VALUE RS. 22,10,000.00 ONLY

THIS DEED OF SALE is made on this 25th Day of JUNE, 2020 **BETWEEN:-**

(1) MRS. DEVKABAI @ DEVKU W/o SHESHRAO WANKHEDE, Aged about 51 Years, Occupation – Agriculturist & Housewife, Residents of Mu. Gharatwada, Post - Ridhora, Katol – 441103, Tahsil – Katol, District – NAGPUR, **{PAN – AFLPW9200Q}, {UID No. 5792 4069 4557}, (2) SMT. KAMLABAI Wd/o NARAYAN BHURE,** Aged about 77 Years, Occupation – Agriculturist, **{PAN – CFWPB4118R}, {UID No. 2691 4434 5294}, (3) MISS. JYOTI D/o NARAYAN BHURE,** Aged about 45 Years, Occupation – Agriculturist, **{PAN – CFWPB4145J}, {UID No. 6661 9552 1004},** 2 & 3 Residents of Sarode Layout, Nagpur Road, Katol – 441302, Tahsil – Katol, District – NAGPUR, hereinafter called the **VENDORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDORS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

SHRI. BRIJMOHAN S/o KISHAN TIWARI, Aged about 31 Years, Occupation – Business & Agriculturist, Resident of M.B. 172, Block - A, Ajni Relway Colony, Ajni, Nagpur – 440023, 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 **PURCHASER**, as well as his heirs, legal representatives, executors, administrators, successors & assigns of the **OTHER PART. {PAN - AHOPT9224G} {UID NO. 2662 1311 8457}**

WHEREAS, ALL THAT Piece and Parcel of land bearing **Khasra No. 206/1 of MOUZA – MALEGAON**, P.H. No. 56, Khate No. 50, having total area of

Rights, Together with all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Malegaon in Tahsil – Katol, District – NAGPUR, belonged to Mrs. Devkabai @ Devku Sheshrao Wankhede, Smt. Kamlabai Narayan Bhure & Miss. Jyoti Narayan Bhure , the Vendors named hereinabove, as a recorded joint owners thereof; AND

WHEREAS, as a result therefore the Vendors hereinabovenamed have now become an exclusive, absolute, joint and full owners of the aforesaid property with heritable and transferable rights therein and accordingly their names are mutated in relevant records; AND

WHEREAS, for cogent reasons and good causes the aforesaid Vendors have now jointly decided to sell the aforesaid property to any interested buyer to utilise the Sale Proceeds therefore thier best interests and for the benefits of their family members; AND

WHEREAS, the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendors to sell the property, he offered to purchase the same for a valuable consideration; AND

WHEREAS, the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed his desire and willingness to purchase the same for a fairly good price, the Vendors after due consultation and detailed negotiations with the Purchaser has agreed to purchase the aforesaid entire property from the Vendors for a total valuable consideration of Rs. 34,73,000/- (Rupees Thirty Four Lakh Seventy Three Thousand Only) upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) THAT, in pursuance of the Agreement and in consideration of a total sum of Rs. 34,73,000/- (Rupees Thirty Four Lakh Seventy Three Thousand Only) paid by the Purchaser to the Vendors in the manner appearing herein below, the receipt whereof the Vendors does hereby acknowledge, the Vendors as the absolute, exlusive, joint and full owners in possession thereof hereby grant, convey, assure, assign and transfer by way of **SALE** to the Purchaser **ALL THAT** Piece and Parcel of land bearing **Khasra No. 206/1** of **MOUZA – MALEGAON**, P.H. No. 56, Khate No. 50, having total area of 3.70 Hectors (OR

9.142 Acres), Rental Rs. 11.20, held in Bhogwatdar Class-I Rights, Together with all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Malegaon in Tahsil – Katol, District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE Purchaser as the absolute, exclusive and full Owner of the aforesaid property therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 17,34,000/- (Rupees Seventeen Lakh Thirty Four Thousand Only) paid by the Purchaser to the Vendors in Cash & by various NEFT, Through Indusind Bank, Dhantoli Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 9,64,000/- (Rupees Nine Lakh Sixty Four Thousand Only) paid by the Purchaser to the Vendors (i.e. Mrs. Devkabai @ Devku S. Wankhede) by D.D. No. 314600, Dated 24/6/2020, Drawn on Indusind Bank, Dhantoli Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 3,75,000/- (Rupees Three Lakh Seventy Five Thousand Only) paid by the Purchaser to the Vendors (i.e. Smt. Kamlabai N. Bhure) by D.D. No. 314601, Dated 24/6/2020, Drawn on Indusind Bank, Dhantoli Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 4,00,000/- (Rupees Four Lakh Only) paid by the Purchaser to the Vendors by D.D. No. 314602, Dated 24/6/2020, Drawn on Indusind Bank, Dhantoli Branch, Nagpur, at the time of registration of this Sale Deed, the

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receipt whereof is hereby acknowledged by the Vendors.

RS. 34,73,000/-
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(RUPEES THIRTY FOUR LAKH SEVENTY THREE THOUSAND ONLY)

- **THAT,** the Vendors hereby confirm that they have received entire amount of consideration from the Purchaser in respect of this transaction and there is no any amount is receivable from the Purchaser in respect of this transaction.

(2) THAT, the Vendors does hereby covenant with the Purchaser as follows:-

i) THAT, the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT, the Vendors further assures the Purchaser that the Property hereby sold is the self acquired property belonging to them alone having acquired ancestor property and that none except them have acquired any manner of right, title and/or interest whatsoever in respect of the same.

iii) THAT, the Vendors hereby further declared and covenant that the said property is free from all charges, lien charges, mortgages, easements, licenses and/or every type of other encumbrances whatsoever and that the Vendors are free, competent and legally entitled to transfer the said land to the Purchaser.

iv) 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 Vendors or any other person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.

v) THAT, the Vendors have this day delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition at the time of registration of this Sale Deed.

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THE SEAL OF THE SUB-REGISTRAR
उप निबंधक कार्यालय

vi) THAT, the Vendors have another Agricultural Land and hence they shall not land less after selling this property. The Vendors& the Purchaser both are not tribal.

vii) THAT, the Vendorsshall support any application made by the Purchaser for mutation of name in all the relevant records as regards 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.

viii) THAT,the Vendors havepaid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake, to pay the same to the Purchaser or to the Competent Revenue Authority.

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

x) THAT, in case the Purchaseris deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors 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.

xi) THAT, the Vendors hereby assure to the Purchaser that the aforesaid property is not comes under any acquisition or there is no any Govt./Semi-Govt Reservation. There is no litigation, suit, etc., pending before any Competent Court/Authority in respect of this property.

xii) THAT, the Vendorshave delivered all the Original Documents relating to the said property hereby sold to the Purchaser at the time of registration of this Sale Deed.

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SEAL OF THE SUB-REGIST

xiii) THAT, after executing this Sale Deed, the Purchasers as the absolute, exclusive and full Owner of the said property and the Vendors or any legal representatives shall have no right and interest in the said entire property in future.

(3) THAT, all expenses on account of preparation of this Sale Deed, including the cost of Stamp Duty and Registration Fees payable thereon have been born and paid by the Purchaser.

(4) THAT, the Vendors hereby declares that the Purchaser has now become the absolute, exclusive& full Owner of the property described in the schedule herein below, having absolute, exclusive, transferable and heritable rights therein.

(5) THAT, this Sale Deed is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Khasra No. 206/1** of **MOUZA – MALEGAON**, P.H. No. 56, Khate No. 50, having total area of 3.70 Hectors (OR 9.142 Acres), Rental Rs. 11.20, held in Bhogwatdar Class-I Rights, Together with all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Malegaon in Tahsil – Katol, District – NAGPURand the same is bounded as under.

ON THE EAST : BY ROAD

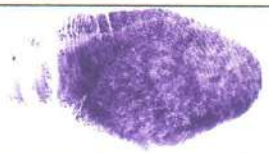
ON THE WEST : BY ROAD

ON THE NORTH : BY KHASRA NO. 206/2

ON THE SOUTH : BY PANDHAN

OF THE SUB-REGI

IN WITNESS WHEREOF the parties hereinabovenamed have fully examined and read over this **DEED OF SALE** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at **KATOL**in the presence of attesting witnesses signing as such on the day first above written. (DRAFTED BY:- Rahul Khambalkar)

SR. NO.	PHOTO AND THUMB IMPRESSION	SIGNATURE
1.	 	(MRS. DEVKABAI @ DEVKU S. WANKHEDE) **VENDOR**
2.	 	 L.H.T. taken by me (SMT. KAMLABAI N. BHURE) **VENDOR**
3.	 	(MISS. JYOTI N.BHURE) **VENDOR**
4.	 	(BRIJMOHAN KISHAN TIWARI) **PURCHASER**
5.	 	(SHESHRAO R. WANKHEDE) **WITNESS NO. 1**
6.	 	RAHUL KHAMBALKAR **WITNESS NO. 2**

अहवाल दिनांक : 23/06/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७ |

गाव - माळेगाव तालुका - काटोल जिल्हा - नागपुर शेवटचा फेरफार क्रमांक : 1050 व दिनांक : 10/04/2018

भूमापन क्रमांक व उपविभाग : 206/1

भुमापन क्रमांक व उपविभाग 206/1	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव

शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	देवकाबाई शेषराव वानखेडे			(1)	50
जिरायत	3.70.00	| ज्योती नारायन बुरे		|	(1050)	कुळाचे नाव
बागायत	-	| कमलाबाई वि. नारायन बुरे		|	(1050)	इतर अधिकार
तरी	-	कमलाबाई वि नारायन भुरे			(1050)	इतर
वरकस	-	ज्योती नारायन भूरे			(1050)	आपसी पार्टिशन मुळे आराजी जमा कमी (1)
इतर	-	------सामाईक क्षेत्र------	3.70.00	11.20		इतर
एकुण क्षेत्र	3.70.00					दि 27.03.1991 (69)
पोट-खराब (लागवडीस अयोग्य)						इतर
वर्ग (अ)	-					21-5-96 (121)
वर्ग (ब)	-					इतर
एकुण पो ख	0.00.00					वर्ग । अदेश नोंद दि 02.11.2017 (1043)
आकारणी	11.20					
जुडी किंवा विशेष आकारणी	-					
जुने फेरफार क्र (1025),(1043)						सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९ |

गाव - माळेगाव तालुका - काटोल जिल्हा - नागपुर शेवटचा फेरफार क्रमांक : 1050 व दिनांक : 10/04/2018

भूमापन क्रमांक व उपविभाग : 206/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
2018-19			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
											पडीत	3.70		
2019-20	खरीप										चराई पड	3.7000		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/06/2020
सांकेतिक क्रमांक :- 27090002009936000062020193

(नाव :- विशाल करबस स्वामी)
तलाठी साझा :- लाधोळीता :-काटोल जि :-नागपूर

ग्राम अधिकारी
ल.सा.क्र. ५६
ता. काटोल

वर्ष:2019-20

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

6/23/2020

गाव: माळेगांव तालुका: काटोल जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर जि.प.	स्थानिक उपकर ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 50	कमलाबाई वि नारायन भुरे , ज्योती नारायन भुरे , देवकाबाई शेषराव वानखेडे .								
सामाईक खाते	206/1	3.70.00	0.0000	3.70.00	11.2	0	0	0	11.2
	एकूण	**3.70.00**	**0.0000**	**3.70.00**	**11.2**	**0**	**0**	**0**	**11.2**

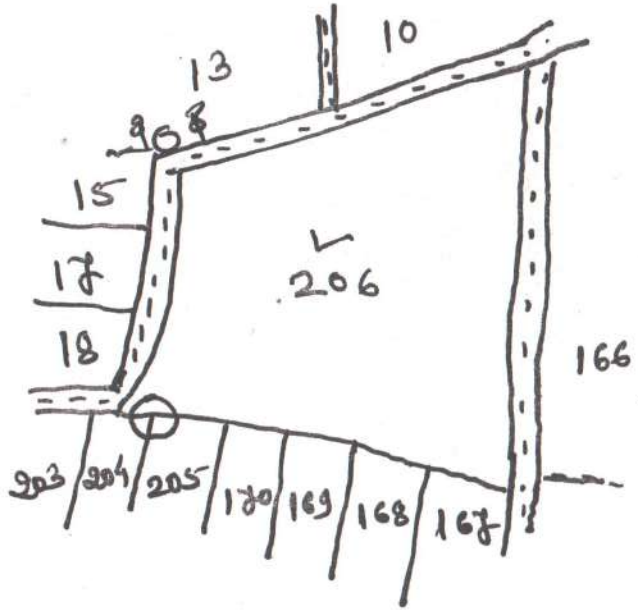
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/06/2020
सांकेतिक क्रमांक :- 27090002009936000062020294

(नाव :- विशाल करबस स्वामी)
तलाठी साझा :- तरोडा जि :-नागपूर

23.6.2020
ग्राम अधिकारी
त.सा.क्र. ५६
तह. काटोल

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१३८२ / २०२०
१३ / ३०

THE SEAL OF THE SUB-REGISTRAR दुय्यम निबंधक काटोल यांचा मुद्रा

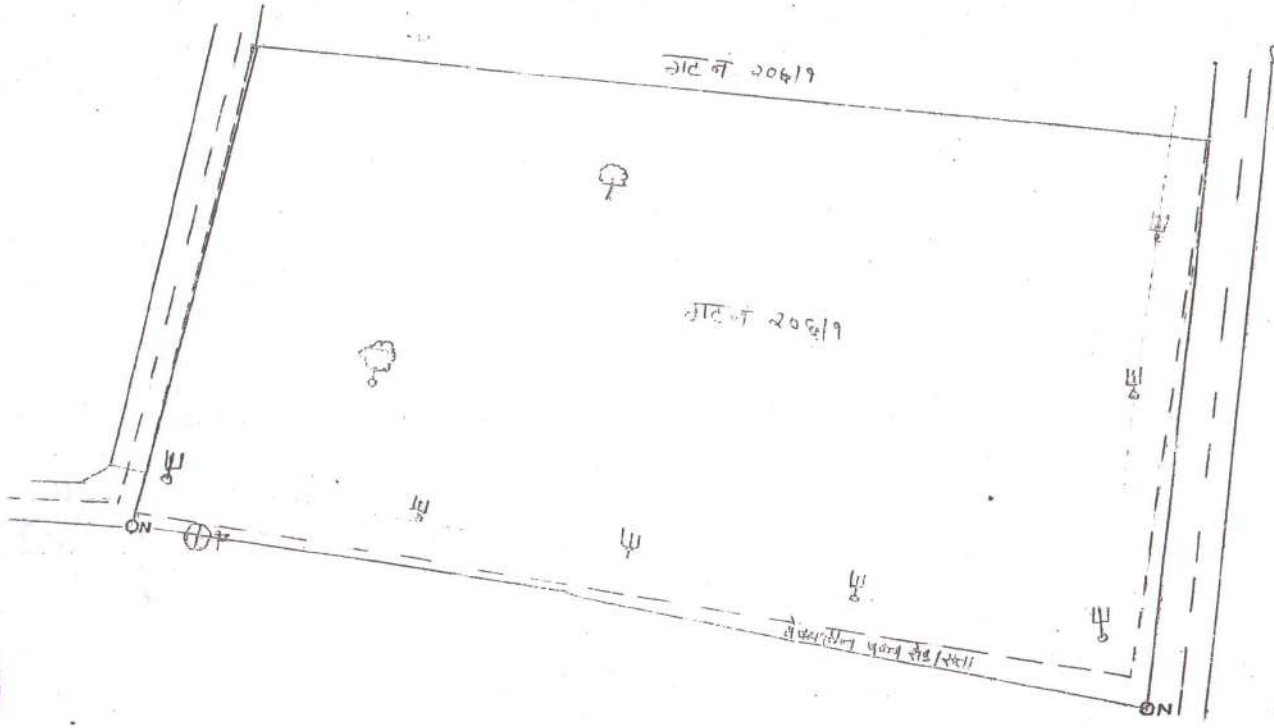


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मौजा- माळेगाव
त.सा.क्र. - 56
ता.- काटोल
जि.- नागपूर
प्रमाण-१:१००८
S
सन १७ ३६-३७

23.6.2020

मोजणीचे कारण :- अर्जदार श्री देवकाबाई शेषराव वानखेडे रा. इस्लवाडा यांचा दि. १६/१०/२०१६ रोजीचा मौजा - मानेगाव ता.हवेली जि.पुणा यांचेकडील गट नं. २०६/१ चा हद्दकायम करणेकामी सदरचा अर्ज केलेला आहे.

"क अलिखित"



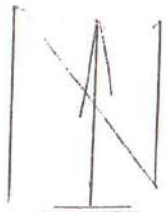
मौजा : मानेगाव
भू.द.नं. : ५६
ता.मुक्त : खटाव
जिल्हा : सातारा

मो.र.क. : २००६ (अतितातडी हद्दकायम)

मोजणी सूची :-

- ⊙ — — — : याप्रमाणे अर्जदारचे मोजणीच्यावेळी वानवलेली वाटिवाट झाले.
- ——— : याप्रमाणे पूर्वापार झालेल्या खाणाखुणाप्रमाणे गट नं. २०६/१ ची हद्द झाले.
- ⊕ : याप्रमाणे दक्षिण दगड झाले.
- ------ : याप्रमाणे रोड/रस्ता झाले पाहिजे झाले.
- : याप्रमाणे विद्युत खांब, झाड झाले.
- : याप्रमाणे जोगेवर पक्का खुणा झाले.
- ON : याप्रमाणे पूर्वापार झालेल्या खाणाखुणाप्रमाणे गट नं २०६/१ चा नवीन खुणा झाले.

टिप :- वरीलमोजणी प्रकरणाचे मो.र.क. ७४८/०८ ता.पो.ही.कुलार कार्यालयी कायम असलेली आहे.



प्रमाण : १:१०००
मोजणी दिनांक : ०८/१२/२०१६
मोजणीदार कुलार
(एच.एच. भोगे)
भूकरमापक

मोजणी समयी हजर इसम :-

१	श्री. देवकाबाई शेषराव वानखेडे	: स्वा.
२	श्री. ज्योती नारायणराव बुरे	: स्वा.
३	श्री. कुमलाबाई नारायणराव बुरे	: स्वा.
४	श्री. शेषराव गजेराम वानखेडे	: स्वा.
५	श्री. एभोद पुंडलीकराव घोटणकर	: स्वा.

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SEAL OF THE SUPERINTENDENT OF LAND RECORDS

छाननी लिपीक
उप अधिक्षक भूमि अभिलेख
सातारा

भूकरमापक
उप अधिक्षक भूमि
अभिलेख सातारा