267/949 पावती Original/Duplicate
Monday,January 31 ,2022 नोंदणी क. :39म
4:35 PM Regn.:39M

पावती क.: 1253 दिनांक: 31/01/2022

गावाचे नाव: हजारीपाहाड
दस्तऐवजाचा अनुक्रमांक: नगन4-949-2022
दस्तऐवजाचा प्रकार : सेल डीड
सादर करणाऱ्याचे नाव: मे. एस. एन. एन्टरप्रायजेस तर्फे प्रो.प्रा. सौ. सरिता नरेंद्र गांधी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:55 PM ह्या वेळेस मिळेल.

DELIVERED

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

बाजार मुल्य: रु.9368700 /-
मोबदला रु.11025000/-
भरलेले मुद्रांक शुल्क : रु. 661500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3101202204338 दिनांक: 31/01/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012390651202122M दिनांक: 31/01/2022
बँकेचे नाव व पत्ता:

सौ. सरिता गांधी

CHALLAN
MTR Form Number-6

GRN	MH012390651202122M	BARCODE	Date	31/01/2022-09:55:03	Form ID	25.1

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR
Location	NAGPUR
Year	2021-2022 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	661500.00
0030063301 Registration Fee	30000.00
Total	6,91,500.00

Payer Details	
TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AAZPG6681L
Full Name	S N ENTERPRISES THROUGH SARD NARENDRA GANDHI
Flat/Block No.	CTS NO. 25, PLOT NO. 26 TO 32
Premises/Building	
Road/Street	HAZARIPAHAD
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 1 3
Remarks (If Any)	PAN2=AJGPR7309L~SecondPartyName=MEGHA KAMLESH RATHI AN OTHERS~
Amount In Words	Six Lakh Ninety One Thousand Five Hundred Rupees O nly

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022013186335	CPABJNHAU7
Bank Date	RBI Date	31/01/2022-09:55:09	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. 9370478099
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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Rathi
N.P. Pandey
V.M. Bajaj
Ashwini

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SUB-REGISTRAR

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3101202204338	Date	31/01/2022
Received from S N ENTERPRISES, Mobile number 9881250255, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.			
Payment Details			
Bank Name	sbiepay	Date	31/01/2022
Bank CIN	10004152022013103895	REF No.	202203105694994
This is computer generated receipt, hence no signature is required.			

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N. P. Pare

V. M. Bajaj

Mishra

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DEED OF SALE

Consideration : Rs.1,10,25,000/-
Market Value : Rs.93,68,700/-

Stamp Duty : Rs.6,61,500/- &
Registration Fees : Rs.30,000/- is paid herewith.

{ Valued as per Item No.15.256ब on Page No.465 of Ready Recknor for the Year 2021-22 @ Rs.8,500/- per Sq.Mtr. for Open Plot, for Property bearing City Survey No.25, Sheet No.31 of Mouza - Hajaripahad, Tahsil & District - Nagpur }

THIS DEED OF SALE IS MADE AND EXECUTED at NAGPUR on this 31st day of **JANUARY, 2022, BETWEEN :**

(1) **MISS. MEGHA D/o. KAMLESH RATHI**, Aged about 34 Years, Occupation - Advocacy, R/o. Plot No. 1149, Above Saini Travels, Central Avenue, Gandhibagh, Nagpur - 440002 (M.S.), **PAN - AJGPR7309L, AADHAAR No. 2867 2359 6356 & Mobile No. 9826955901** and acting through her duly constituted Registered Power of Attorney holder **SHRI. KAMLESH S/o. NARAYANDASJI RATHI**, Aged about 64 Years, Occupation - Business, R/o. Plot No. 1149, Above Saini Travels, Central Avenue, Gandhibagh, Nagpur - 440002 (M.S.), **PAN - AENPR2728D, AADHAAR No. 8564 5631 8490 & Mobile No. 9373100224** (individually referred to as Vendor No.1)

(2) **SHRI. MUKESH S/o. VALLABHDAS BAJAJ**, Aged about 65 Years, Occupation - Business, R/o. Plot No. 12, Gazeted Officers Colony, WHC Road, Civil Lines, Nagpur - 440001 (M.S.), **PAN - AALPB7467P, AADHAAR No. 6131 2446 8070 & Mobile No. 9960090702** (individually referred to as Vendor No.2)

(3) **SHRI. VALLABHDAS S/o. MANOHARDAS BAJAJ**, Aged about 94 Years, Occupation - Business, R/o. Plot No. 12, Gazeted Officers Colony, WHC Road, Civil Lines, Nagpur - 440001 (M.S.), **PAN - ACHPB6877H, AADHAAR No. 6163 9181 5981 & Mobile No. 8806188222** (individually referred to as Vendor No.3) AND

(4) **SHRI. NARENDRA S/o. PRABHUDAS PAREKH**, Aged about 67 Years, Occupation - Business, R/o. 201, Khadia Complex, Walker Road, Above State Bank of Hyderabad, Badkas Chowk, Mahal, Nagpur - 440002 (M.S.), **PAN - ACWPP3278P, AADHAAR No. 3442 5451 0976 & Mobile No. 9511852158** (individually referred to as Vendor No.4)

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Batliwala

V. M. Bajaj

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hereinafter jointly and severally be called and referred to as "**VENDOR / SELLER / OWNER / PARTY No.1**", which expression shall unless repugnant to the context or meaning thereof always means and includes the said **VENDORS** as well as, his/her/their respective legal heirs, legal representatives, executors, administrators, successors, nominees, assignees and agents etc. of the FIRST PART;

AND

M/s. S. N. ENTERPRISES, A Proprietary Concern, having its Office at Plot No. 40, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.) and acting through its Sole Proprietor **MRS. SARITA W/o. NARENDRA GANDHI**, Aged about 53 Years, Occupation - Business, R/o. Plot No. 40, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), **PAN - AAZPG6681L, AADHAAR No. 2038 8074 4455** & **Mobile No. 9370478091**

hereinafter be called and referred to as "**PURCHASER / PARTY No.2**", which expression shall unless repugnant to the context or meaning thereof always means and includes the said **PURCHASER** as well as its Proprietor, his/her/their respective legal heirs, legal representatives, executors, administrators, successors, nominees, assignees and agents etc. of the SECOND PART;

WHEREAS, All that Piece and Parcel of Land bearing Khasra No. 26/1 of Mouza - Hajaripahad, P.H.No.7, admeasuring about 2.75 Acres, Revenue - Rs.2.00/-, Tahsil & District - Nagpur, was originally owned by Smt. Shobha Surendra Nahata, who sold the same to Shri. Natthuji Faguji Talmale & Shri. Tarachand Shriram Agrawal by virtue of Sale Deed registered in the Office of Joint Sub-Registrar No.1, Nagpur in Additional Book No.1, Volume No. 928 on Page Nos. 1 to 2 at Sr.No.3650 (P) on 09-07-1987;

AND WHEREAS, Shri. Natthuji Faguji Talmale & Shri. Tarachand Shriram Agrawal then jointly sold the said Land bearing Khasra No. 26/1 of Mouza - Hajaripahad, P.H.No.7, admeasuring about 2.75 Acres (OR 1.11 H.R.), Revenue - Rs.2.00/-, Tahsil & District - Nagpur to Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur (Reg. No. NGP/HSG/738/TO/86) in 3 Parts by virtue of 3 separate Sale Deeds registered in the Office of Joint Sub-Registrar No.11, Nagpur at Sr.No.4121(P) dated 21-07-1993, at Sr.No.2768 dated 28-05-1993 & at Sr.No.7334 dated 09-11-1994;

AND WHEREAS, the aforesaid Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur then carved a Layout of various Plots of different shapes and sizes on the said Land and sold various plots to its members;

AND WHEREAS, the Vendor No.1 i.e. Miss. Megha Kamlesh Rathi then purchased the Plot No.26, adm. about 204.46 Sq.Mtrs. out of the said Layout formed on Land of Khasra No.26/1 of Mouza - Hajaripahad from Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur, by virtue of Sale Deed registered in the Office of Sub-Registrar No.4, Nagpur in Additional Book No.1 at Sr.No.2125 on 10-06-2002;

AND WHEREAS, the Vendor No.2 i.e. Shri. Mukesh Vallabhdas Bajaj then purchased the Plot No.27 & 28 totally adm. about 3000.00 Sq.Fts. out of the said Layout formed on Land of Khasra No.26/1 of Mouza - Hajaripahad from Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur by virtue of Sale Deed registered in the Office of Sub-Registrar No.11, Nagpur in Additional Book No.1, Volume No. 711 on Page Nos. 193 to 194 at Sr.No.3791 on 07-07-1993;

AND WHEREAS, the Vendor No.3 i.e. Shri. Vallabhdas Manohardas Bajaj then purchased the Plot No.29 & 30 totally adm. about 3000.00 Sq.Fts. out of the said Layout formed on Land of Khasra No.26/1 of Mouza - Hajaripahad from Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur by virtue of Sale Deed registered in the Office of Sub-Registrar No.11, Nagpur in Additional Book No.1, Volume No. 711 on Page Nos. 187 to 188 at Sr.No.3788 on 07-07-1993;

AND WHEREAS, the Vendor No.4 i.e. Shri. Narendra Prabhudas Parekh then purchased the Plot No.31 & 32 totally adm. about 3000.00 Sq.Fts. out of the said Layout formed on Land of Khasra No.26/1 of Mouza - Hajaripahad from Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur by virtue of Sale Deed registered in the Office of Sub-Registrar No.11, Nagpur in Additional Book No.1, Volume No. 711 on Page Nos. 189 to 190 at Sr.No.3789 on 07-07-1993;

AND WHEREAS, in all above Sale Deeds dated 10-06-2002 & 07-07-1993, there were inadvertent mistakes regarding the Area of the Plots and Boundaries and in order to correct the said mistakes, the concerned parties executed separate Correction Deeds, the details of which are as mentioned in table below -

Sr. No.	PLOT NUMBERS	CORRECTED AREA in Sq.Mtr.	CORRECTION DEED REGD. at Sr. No.	DATE OF REGI. OF CORRECTION DEED	SUB-REGISTRAR OFFICE
1	26	292.20	3566/2017	06-07-2017	Joint Sub-Registrar No.4, Nagpur City
2	27 & 28	270.00	5393/2017	13-10-2017	Joint Sub-Registrar

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3	29 & 30	270.00	**5395/2017**	13-10-2017	Joint Sub-Registrar No.4, Nagpur City
4	31 & 32	270.00	**5387/2017**	13-10-2017	Joint Sub-Registrar No.4, Nagpur City

AND WHEREAS, the said Property comes under the 1900 Lay-outs being regularized and developed by Nagpur Improvement Trust under the Provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001 and the Vendors had separately applied to the Nagpur Improvement Trust, Nagpur for Regularization of their respective said Plots and accordingly considering their requests and applications, the Nagpur Improvement Trust, Nagpur, on receipt of the Regularization and development charges, regularized the Plot No.26, totally adm. 292.20 Sq.Mtrs. vide its Permit No.3153 dated 24-07-2017 in Case No. 20030303218, Plot No.27 & 28, totally adm. 270.00 Sq.Mtrs. vide its Permit No.4096 dated 01-01-2018 in Case No.200306242360, Plot No.29 & 30, totally adm. 270.00 Sq.Mtrs. vide its Permit No.4095 dated 01-01-2018 in Case No.200306242359 and Plot No.31 & 32, totally adm. 270.00 Sq.Mtrs. vide its Permit No.4094 dated 01-01-2018 in Case No.200306242358, in Layout No. 1900/N/Haj/259;

AND WHEREAS, the Upper Tahsildar, Non-Agricultural Tax Assessment No.5, Nagpur City has granted the permission for Non-Agricultural Residential Use of the said Plots vide his Orders dated 22-02-2021 in Case No. 1040/N.A.P.34/2020-21 for Plot No.26, dated 18-08-2018 in Case No. 0181/N.A.P.34/2017-18 for Plot No.27, 28, in Case No. 0189/N.A.P.34/2017-18 for Plot No.29, 30 and in Case No. 0188/N.A.P.34/2017-18 for Plot No.31, 32, of Mouza - Hajaripahad,

AND WHEREAS, the said Property is duly mutated in the name of respective Vendor in the records of Nagpur Improvement Trust, Nagpur Municipal Corporation and Department of City Survey, Nagpur and in view of the aforesaid facts, the Vendors have now become the absolute and exclusive legal Owners of their respective Plots and capable to deal in respect of the same with any Person/Firm/Company/Institution etc. of their choice;

AND WHEREAS, the aforesaid Vendor No.2, 3 & 4 had previously entered into an Agreement to Sell of their respective Plots i.e. No. 27 to 32 with Gandhi Builders and Developers Private Limited, A Private Limited Company, acting through its Managing Director Shri. Narendra Dharnidharji Gandhi on 31-12-2020, which is duly registered at Sr.No.1281 in the Office of Joint Sub-

Registrar No.4, Nagpur on 10-02-2021 and for cogent reasons the parties have mutually Cancelled the said Agreement to Sell by executing a Cancellation Deed on 31-01-2022, which is duly registered at No. 947 in the Office of Joint Sub-Registrar No.4, Nagpur on even date;

AND WHEREAS, the Vendor No.1 i.e. Miss. Megha Kamlesh Rathi has executed a General Power of Attorney in respect of Plot No.26 in favour of Shri Kamlesh Narayandasji Rathi on 12-02-2021, which is duly registered at Sr.No.987 in the Office of Joint Sub-Registrar No.5, Nagpur on even date;

AND WHEREAS, on the joint request and application of the all the Vendors, the Building Engineer (West), Nagpur Improvement Trust, has granted permission for clubbing & clubbed / amalgamated the Plot Nos. 26, 27, 28, 29, 30, 31 & 32 as Plot No. 26-27-28-29-30-31-32 adm. 1102.2 Sq.Mtrs. vide his Order Letter No. इ.अ.(प)/952 dated 28-12-2021;

AND WHEREAS, for variety of cogent reasons and good causes, the Owners being desirous of selling the said Property to any interested buyer and to utilize the sale proceeds thereof in his/her/their best interest and for the benefit of his/her/their family members and the Purchaser hereinabove named having expressed its/her desire and willingness to purchase the same for a fairly good price, after detailed discussions and negotiations the Vendors have hereby jointly sold, transferred and conveyed the said Property to the Purchaser absolutely forever, upon the following terms and conditions :-

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER :

(1) THAT, the Vendors have hereby SOLD, TRANSFERRED AND CONVEYED and the Purchaser has hereby PURCHASED All that Piece and Parcel of Land bearing Amalgamated Plot No. 26-27-28-29-30-31-32, adm. about 1102.2 Sq.Mtrs. (OR 11863.98 Sq.Fts.), from the Layout of Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur, Layout formed on Land bearing Khasra No. 26/1 of Mouza - Hajaripahad, P.H.No.7, bearing City Survey No. 25, Sheet No. 31, along with all other easementary rights, title, shares and interest appurtenant/belonging thereto/therein, situated at Hajaripahad, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.68, bearing Corporation House Nos. 563/C/26, 563/C/27+28, 563/C/29+30 & 563/C/31+32 respectively, Tahsil & District - Nagpur and more particularly described in the Schedule of Property herein under written, for a valuable consideration of Rs.1,10,25,000/- **(Rupees One Crore Ten Lac Twenty Five Thousands Only)** i.e.

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N. P. Pandey

Rs.29,25,000/- (Rupees Twenty Nine Lac Twenty Five Thousands Only) to Vendor No.1 and Rs.27,00,000/- (Rupees Twenty Seven Lacs Only) each to Vendor No.2, 3 & 4] which is paid by the Purchaser to the Vendors as mentioned in the Manner of Payment below -

MANNER OF PAYMENT :

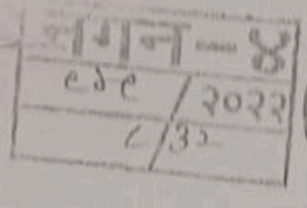
Sr. No.	AMOUNT in Rupees	CHEQUE Number	NAME OF BANK
Amount paid to VENDOR No.1 i.e. MISS. MEGHA KAMLESH RATHI			
1	1,00,000/-	922969	SBI, SME Branch, Ravinagar Square, Nagpur
2	2,00,000/-	124963	SBI, SME Branch, Ravinagar Square, Nagpur
3	3,00,000/-	285206	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
4	3,00,000/-	285207	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
5	3,00,000/-	285208	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
6	3,00,000/-	285209	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
7	3,00,000/-	285210	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
8	3,00,000/-	285211	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
9	3,00,000/-	285212	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
10	3,25,000/-	285213	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
11	2,00,000/-	285220	The Yavatmal Urban Co-op. Bank Ltd., Deonagar Branch, Nagpur
	29,25,000/-	(Rupees Twenty Nine Lac Twenty Five Thousands Only)	
Amount paid to VENDOR No.2 i.e. SHRI. MUKESH VALLABHDAS BAJAJ			
1	6,00,000/-	544964	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
2	4,00,000/-	285214	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
3	17,00,000/-	285217	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
	27,00,000/-	(Rupees Twenty Seven Lacs Only)	
Amount paid to VENDOR No.3 i.e. SHRI. VALLABHDAS M. BAJAJ			
1	6,00,000/-	544965	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
2	4,00,000/-	285215	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
3	17,00,000/-	285218	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
	27,00,000/	(Rupees Twenty Seven Lacs Only)	
Amount paid to VENDOR No.4 i.e. SHRI. NARENDRA PRABHUDAS PAREKH			

(all above mentioned)

Rs.

V. P. Pare

Adv.





1	6,00,000/-	544966	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
2	4,00,000/-	285216	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
3	17,00,000/-	285219	The Yavatmal Urban Co-operative Bank Ltd., Deonagar Branch, Nagpur
	27,00,000/-	(Rupees Twenty Seven Lacs Only)	
TOTAL : Rs.1,10,25,000/- (Rupees One Crore Ten Lac Twenty Five Thousands Only)			

That the Vendors jointly hereby acknowledge to have received the aforementioned total sum of **Rs.1,10,25,000/- (Rupees One Crore Ten Lac Twenty Five Thousands Only)** as mentioned in the Manner of Payment above from the Purchaser. The Vendors further covenants that now nothing remains to be paid to any of them in respect of this transaction of Sale of the said Property.

(2) THAT, the Vendors hereby agree and acknowledge that as mentioned in the Manner of Payment above, the payment for specific amount is made by the Purchaser in the name of respective Vendors as per specific request made by the Vendors jointly and the Vendors hereby covenants that they will neither raise any objection to the same nor will they make any claim against the Purchaser or the said Property in respect of this transaction, at any time in future.

(3) THAT, the VENDORS do hereby covenants with the PURCHASER as follows :

(i) That, the Vendors has/have good, valid, legal, lawful and marketable title and absolute right and full authority (over their respective Plots) to convey, assign and transfer to the Purchaser by way of Sale the said Property more particularly described in the Schedule hereunder written.

(ii) That, the Vendors further assures to the Purchaser that the Property hereby sold is belonging to him/her/them alone and that none except him/her/them have acquired any manner of right, title &/or interest of any kind whatsoever in respect of the same.

(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 Vendors or any person claiming through, under or in trust for him/her/them and without any interruption or disturbance by any other person whatsoever.

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(iv) That, the Vendors has/have done no act whereby the Property hereby sold is encumbered in any way or whereby he/she/they is/are debarred from transferring the same by way of Sale to the Purchaser. The Vendors further covenants that the said Property is free from all or any encumbrance, claims, charges or mortgages and hereby declare that the said Property is not the subject matter of any legal dispute, attachment or any notice of any kind whatsoever and undertakes to indemnify the Purchaser in case of any loss or damage occurs to the Purchaser.

(v) That, the Vendors further assures to the Purchaser that he/she/they has/have not transferred the said Property by way of Gift, Sale, Lease or in any other manner whatsoever to anybody else till date.

(vi) That, the Vendors has/have paid up to date all dues with respect to Corporation Taxes, N. A. Assessment Tax, Ground Rent and all other outgoings etc. levied on the Property hereby sold.

(vii) That, the Vendors has/have this day delivered the actual physical and unencumbered possession of the said entire Property hereby sold to the Purchaser in vacant condition and that the Purchaser has/have now become exclusive, absolute and full owner of the said Property.

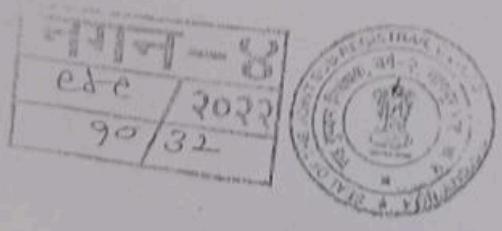
(viii) That, the Vendors will support any application made by the Purchaser for mutation of name on the Property hereby sold and shall render all necessary assistance for obtaining the mutation thereof in favour of the Purchaser in all relevant records.

(ix) That, the Vendors 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 as may reasonably be required.

(x) That, 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 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 the case may be.

N. P Paul

Advocate



(4) THAT, the PURCHASER do hereby covenants with the VENDORS as follows :

(i) That, the Purchaser shall hereafter pay the Corporation Taxes, Ground Rent and Cesses etc. as may be levied by the Nagpur Municipal Corporation or appropriate authority upon the said Property. However, dues for the period before the date of Sale Deed will be borne and paid by the Vendors. The Vendors shall be liable to indemnify to the Purchaser in respect of the above stated old dues if claimed in future.

(ii) That, all the expenses on account of preparation of Sale Deed document, Stamp Duty charges, Registration expenses & Advocate fees for transferring the said Property in favour of the Purchaser have been borne and paid by the Purchaser.

(5) THAT, it is agreed by and between the parties hereto that on execution and registration of this Deed of Sale, the Ownership of the Vendors have come to an end with immediate effect and the Purchaser has become an absolute and exclusive Owner of the same without any reservation and shall be entitled to use the same in a manner he/she/they likes and as an absolute owner thereof and without any let or hindrance from the Vendors on anyone else on his/their behalf.

(6) THAT, the Vendors have delivered all the Original Title Deeds and documents in respect of the said Property (i.e. their respective Plots) to the Purchaser at the time of execution of this Sale Deed.

(7) THAT, this Sale Deed shall be subject to the jurisdiction of appropriate Court in Nagpur District.

(8) THAT, the Property hereby sold shall be taken to be correctly described in the Schedule herein under written and if any mistake, mis-statement, error or omission is discovered at a later date, then the same shall not annul this contract nor shall any compensation be allowed in respect thereof, but all the same, it shall always be subject to correction by the parties hereto.

(9) THAT, the Recitals, Annexure and Schedule in and to this Deed of Sale form an integral part of this Deed and in the interpretation of this Deed and in all matters relating to the title, use and enjoyment of the said Property, this Deed of Sale shall be read and construed in its entirety.

N. P. Parel

Advocate

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing **AMALGAMATED PLOT No. 26-27-28-29-30-31-32**, admeasuring **1102.2 Sq.Mtrs.** (OR 11863.98 Sq.Fts.) {Length North-South 73.82 Mtr. on Western side & 73.14 Mtr. on Eastern side X Breadth East-West 15.00 Mtr.} {i.e. Plot No.26 adm. 292.20 Sq.Mtrs., Plot No.27 & 28, totally adm. 270.00 Sq.Mtrs., Plot No.29 & 30, totally adm. 270.00 Sq.Mtrs. & Plot No. 31 & 32 totally adm. 270.00 Sq.Mtrs.}, from the Layout of Shri Purna Gruhnirman Sahakari Sanstha Maryadit, Nagpur, Layout formed on Land bearing Khasra No. 26/1 of Mouza - **HAJARIPAHAD**, P.H.No.7, bearing **City Survey No. 25, Sheet No. 31**, along with all other easementary rights, title, shares and interest appurtenant/belonging thereto/therein, situated at Hajaripahad, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.68, bearing **Corporation House Nos. 563/C/26, 563/C/27+28, 563/C/29+30 & 563/C/31+32** respectively, Tahsil & District - NAGPUR, hereinbefore called and referred to as "the said Land / Plot / Property" and the said Property is bounded as under -

ON THE EAST	:	9.00 Mtr. Wide Road
ON THE WEST	:	Other Layout & 9.00 Mtr. Wide Road
ON THE NORTH	:	Other Layout
ON THE SOUTH	:	Plot No. 33

IN WITNESSES WHEREOF, the parties hereinabove named have hereto set their respective hands and signed this Deed of Sale after fully understanding the contents thereof in presence of following attesting witnesses, signing as such on the day, month and year first above written.

NOTE : *Where the context so requires, words and expression referring to the parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.*

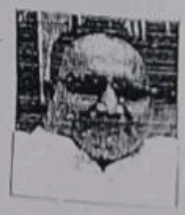
Drafted by : Adv. Vaibhav M. Heda, Nagpur.

WITNESSES :

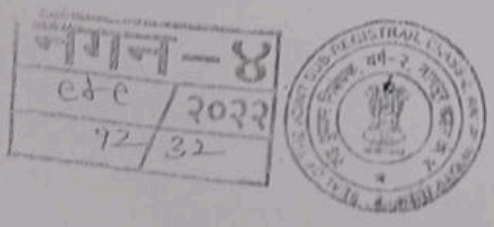


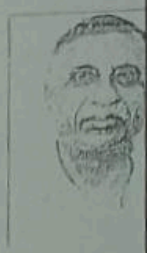
1. Mayur M. Shamkuwar
97, Siddharth Nagar, Teka,
Kamthi Road, Nagpur - 17



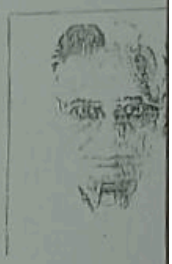


(1) MISS. MEGHA KAMLESH RATHI
Acting through Regd. POA holder
SHRI. KAMLESH NARAYANDASJI RATHI





(2) SHRI. MUKESH VALLABHDAS BAJAJ



(3) SHRI. VALLABHDAS MANOHARDAS BAJAJ

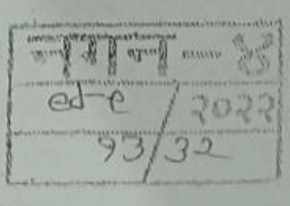


(4) SHRI. NARENDRA PRABHUDAS PAREKH
VENDOR / SELLER / OWNER / PARTY No.1

2. Adv. Vaibhav M. Heda
6, H. B. Estate, Sonegaon,
Nagpur - 440025 (M.S.)



M/s. S. N. ENTERPRISES
Acting through its Sole Proprietor
MRS. SARITA NARENDRA GANDHI
PURCHASER / PARTY No.2

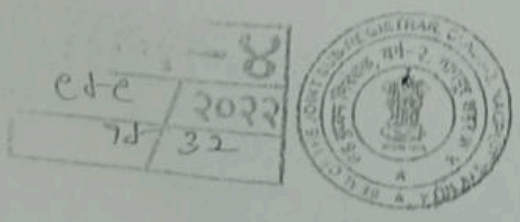


DECLARATION

I, SHRI. KAMLESH NARAYANDAS RATHI hereby declare that I have presented a document titled DEED OF SALE for registration in the Office of Joint Sub-Registrar No.4, Nagpur. MISS. MEGHA KAMLESH RATHI has executed a General Power of Attorney in my favour, which is duly registered at Sr.No.987 in the Office of Joint Sub-Registrar No.5, Nagpur on 12-02-2021. I have executed &/or presented the said document for registration on the basis of Power / Authority conferred to me by the said Power of Attorney. The Executant of Power of Attorney is alive till today and the Power of Attorney is still in operation and has not been withdrawn / cancelled by the Owner till today and is valid by all means and I am completely authorized to do above mentioned act. If the above declaration is found to be untrue then I will be liable for the punishment as per Section 82 of Registration Act, 1908.

NAGPUR
DATE : 31-01-2022

DECLARANT



महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पेठ : हजारी पहाड | तालुका/न.भू.का. : न.भू.क्र.३ नागपूर | जिल्हा : नागपूर

नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी	भारप्राप्तिकार	शासनाला दिलेला आकार/शासन किंवा मालमत्ता तारीखला अधिकाऱ्याचा वेतनश्रेणीची किंमत रेक
२५		-	४२९२७.५०	शेती	

सुविधाधिकार	-
हक्काचा भूज धारक वर्ग-१९७१	
पट्टेदार	-
इतर धार	
इतर शेरे	

दिनांक	व्यवहार	खोड क्रमांक	नवीन धारक(ण) पट्टेदार(ण) किंवा धार	शासनाचा
१८/१२/२०१०	अकृषक आदेशान्वये मा.अति. तहसिलदार गैरकृषीधार आकारणी जागपत्र यांचे कलीत आदेश क्र.ना.मा.क्र ४९७/ एन ए सी ३४/२००९-१० दिनांक ३०/०४/१० अन्वये रख.न. २६/१,२६/७ ,२६/८,२६/९ शामिल प्लॉट न. ५१ क्षेत्र १४७.१३ चौ.मि जागेचा अकृषक परवानगी मिळाल्याने गैरकृषीधारक क वर्ग नोंद वर्ग		१] [श्रीमती. जितकोर अमरीसिंग सैनी] [कुलजित सिंग जसवंतसिंग सैनी] [प्रकाश कोर भुलदारसिंग सैनी] [कुलदीपसिंग भुरसिंग सैनी] गैरकृषी क वर्ग क्र ९७७३	फेरफार क्र ९७७३ नागपूर तहसील, दि. १८/१२/२०१० न.भू.का.क्र.३,नागपूर
१८/१२/२०१०	खरेदीने नोंदणीकृत खरेदी खत क्रं १०४६२ द्वारे दिनांक ७/१०/८८ अन्वये प्लॉट न.५१ क्षेत्र १४७.१३ चौ.मि. जागा श्रीमती जितकोर अमरसिंग सैनी कुलजितसिंग जसवंतसिंग सैनी यांचे कडुन खरेदी केल्याने		१] श्रीमती कर्मचारी सहकारी गृह निर्माण संस्था क्र.झ.१४७५	फेरफार क्र. १४७३ नागपूर तहसील, दि. १८/१२/२०१० न.भू.का.क्र.३,नागपूर
१८/१२/२०१०	खरेदीने द द क्रं ३९५३ द्वारे दिनांक ०३/०५/९९ अन्वये प्लॉट न. ५१ क्षेत्र १४७.१३ चौ.मि. जागा श्रीमती प्रकाश कोर भुलदारसिंग सैनी, कुलदीपसिंग भुरसिंग सैनी यांचे कडुन खरेदी केल्याने		१] शासकीय कर्मचारी सहकारी गृह निर्माण संस्था क्र.झ.१४७५	फेरफार क्र. १४७४ नागपूर तहसील, दि. १८/१२/२०१० न.भू.का.क्र.३,नागपूर
१८/१२/२०१०	खरेदीने द द क्रं ७६५५ दिनांक ०१/०६/९० अन्वये रककम रुपये ४३७५/-मात्रे चु क्रं ५१ क्षेत्र १४७.१३ चौ.मि. विक्रेता ते शासकीय कर्मचारी सहकारी गृहनिर्माण सहकारी संस्था यांचे कडुन खरेदी केल्याने		१] [श्रीमती. सोनादेवी सिंह पैकी १४७.[	फेरफार क्र. १४७५, नागपूर तहसील, दि. १८/१२/२०१० न.भू.का.क्र.३,नागपूर
१८/१२/२०१०	खरेदीने नोंदणीकृत खरेदी खत क्रं १९०८ दिनांक २१/०४/१० अन्वये रककम रुपये ४,५०,०००/-मात्रे चु क्रं ५१ क्षे.१ १४७.१३ चौ.मि. शिवकलाह श्रीमती सोनादेवी सिंह व शि. सिंग सिंह यांचे कडुन खरेदी केल्याने		१] श्रीमती. सोनादेवी सिंह व इंगोलसिंह सिंग सिंह	फेरफार क्र. १४७५, नागपूर तहसील, दि. १८/१२/२०१० न.भू.का.क्र.३,नागपूर
२९/०२/२०१२	अकृषक आदेशान्वये मा अपर तहसिलदार गैरकृषी धार आकारणी नागपूर यांचे कलित आदेश क्र मासाल ४८६६/एन ए सी ३४/२०१०-११ दि २७/६/११ अन्वये रख क्र २६/१,२६/७,२६/८,२६/९ शामील भु क्र ९७ क्षेत्र १२१.०४ चो मी जागेचा अकृषक परवानगी मिळाल्याने गैरकृषी क वर्ग वर्ग		१] [कुलजितसिंग कुलजित सिंग] [श्रीमती जितकोर अमरसिंग सैनी] [कुलजितसिंग जसवंतसिंग सैनी] [प्रकाश कोर भुलदारसिंग सैनी] गैरकृषी क वर्ग रे क्र १९३३	फेरफार क्र. १९३२ नागपूर तहसील, दि. २९/०२/२०१२ न.भू.का.क्र.३,नागपूर

दि. ९ | २०२२
१५/३२

		[श्रमिक कर्मचारी गृह निर्माण सहकारी संस्था के क्र.५०००]	फेरफार क्र.५०४० प्रमाणे साक्षी- १९/०३/२०१८ ना.पु.अ.क्र.३ नागपूर
		[श्री. विजय शामराव बिरेवार फेरफार क्र.क्र.५०४८]	फेरफार क्र.५०४१ प्रमाणे साक्षी- १९/०३/२०१८ ना.पु.अ.क्र.३ नागपूर
		अलका विजय बिरेवार अर्णाल विजय बिरेवार अपील विजय बिरेवार	फेरफार क्र.५०४१ प्रमाणे साक्षी- १९/०३/२०१८ ना.पु.अ.क्र.३ नागपूर
		[पूर्णा गृह निर्माण सहकारी संस्था फेरफार क्र.५२३८]	फेरफार क्र.५२३७ प्रमाणे साक्षी- १९/०३/२०१८ ना.पु.अ.क्र.३ नागपूर
		श्री. बाळकृष्ण चतुर्भुज भरतीया	फेरफार क्र.५२३८ प्रमाणे साक्षी २०/०६/२०१८ ना.पु.अ.क्र.३ नागपूर
		[श्री पूर्णा गृहनिर्माण सहकारी संस्था फेरफार क्र.५२४०]	फेरफार क्र.५२३९ प्रमाणे साक्षी- २०/०६/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		सौ. सविता बालकृष्ण भरतीया	फेरफार क्र.५२४० प्रमाणे साक्षी- २०/०६/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		[श्री पूर्णा गृहनिर्माण सहकारी संस्था फेरफार क्र.५५४८]	फेरफार क्र.५५४७ प्रमाणे साक्षी- १५/१२/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		श्री. मुकेश बलभदास बजाज	फेरफार क्र.५५४८ प्रमाणे साक्षी- १५/१२/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		[श्री पूर्णा गृहनिर्माण सहकारी संस्था फेरफार क्र.५५४०]	फेरफार क्र.५५४९ प्रमाणे साक्षी- १५/१२/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		श्री. नरेंद्र प्रभुदास पारेख	फेरफार क्र.५५४० प्रमाणे साक्षी- १५/१२/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		[श्री पूर्णा गृहनिर्माण सहकारी संस्था फेरफार क्र.५५४२]	फेरफार क्र.५५४१ प्रमाणे साक्षी- १५/१२/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		श्री. बलभदास नरोत्तमदास बजाज	फेरफार क्र.५५४२ प्रमाणे साक्षी- १५/१२/२०१८ ना. पु. अ.क्र.३ ,नागपूर
		श्री. अमिता रोशन दाऊतपुरे	फेरफार क्र.६३७७ प्रमाणे साक्षी- २३/०५/२०२० ना.पु.अ.क्र.३ नागपूर

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२५/०९/२०२०	अकृषक आदेशान्वये अति सह दिरकुची कर आकारणी क्र.१ नागपूर यांचे आदेश रा.गा.क्र.३६/१४ एन ए पी ३४/१३ दि. १४/४/२० ख.क्र.३५ भू.क्र.०४ क्षेत्र ८२६.८३ चौ.मी मिळकतीस अकृषक परवानगी मिळाल्याने क वर्गात नोंद		[पत्नीस वर्गणीदार तह गृह निर्माण संस्था मर्यादित क.(७५)]	(कागदाचे नाव) फेरफार क्र. (७५) मंजूर तारीख- २५/०९/२०२० ए.भू.अ.क्र.३ नागपूर
२५/०९/२०२०	खरेदीने दु.नि.क्र.१४०१ दि. २/११/१९ अन्वये रु.१३३'१००/- रक्कमी ख.क्र.२६/ भू.क्र.०४ व क्षेत्र ८२६.८३ चौ.मी मिळकत श्रीमती कर्णेवारी तह भू दि.सं यांचे कडून खरेदी केलेने नोंद		श्री. विलास पुनमचंद डोडे	(कागदाचे नाव) फेरफार क्र. (७५) मंजूर तारीख- २५/०९/२०२० ए.भू.अ.क्र.३ नागपूर
१९/०४/२०२१	अकृषक आदेशान्वये - अति तह दिरकुची कर आकारणी क्र.१ नागपूर यांचे आदेश रा.गा.क्र.२०४०/एन ए पी ३४/२० -२१ अन्वये ख.क्र.२५/१ भू.क्र.२६ क्षेत्र २८९.२० चौ.मी मिळकतीस अकृषक परवानगी मिळाल्याची क वर्गात नोंद		[श्रीपुर्णा गृह निर्माण सह संस्था क.क.मर्या.]	(कागदाचे नाव) फेरफार क्र. (७५) मंजूर तारीख- १९/०४/२०२१ ए.भू.अ.क्र.३ नागपूर
१९/०४/२०२१	खरेदीने - दु.नि.क्र.३५६६ दिनांक ६/७/२०१७ अन्वये रु.६६,०००/- चुक दुरुस्ती पत्र दु.नि.क्र.३५८६ दिनांक ६/७/१७ अन्वये ख.क्र.२५/१ भू.क्र.२६ क्षेत्र २९२.२० चौ.मी श्रीपुर्णा गृह निर्माण सह संस्था यांचे कडून खरेदी केलेने नोंद		श्रीमती कमलेश राठी	(कागदाचे नाव) फेरफार क्र. (७५) मंजूर तारीख- १९/०४/२०२१ ए.भू.अ.क्र.३ नागपूर

हि मिळकत पत्रिका (दिनांक ५/२५/२०२१ ९:४२:३६ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही
मिळकत पत्रिका डाऊनलोड दिनांक १९/५/२०२१ ११:११:५९ AM
पैयता पडताळणी साठी http://aaplesatbara.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जावून ७९५११०००१६९५३११ हा क्रमांक नमूद करावा

नोंदणी ४३
दस्त २०२२
१७/३२