269/1320 **पावती** Original/Duplicate

Tuesday,February 28 ,2023 नोंदणी क्रं. :39म

5:57 PM Regn.:39M

पावती क्रं.: 2056 दिनांक: 28/02/2023

गावाचे नाव: **नारा**

दस्तऐवजाचा अनुक्रमांक: **नगन6-1320-2023**

दस्तऐवजाचा प्रकार : **विक्रीपत्र**

सादर करणाऱ्याचे नाव: **मेसर्स जेरी प्रीमियर एलएलपी तर्फे भागीदार अनिल ताराचंद वाधवानी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 30440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:13 PM ह्या वेळेस मिळेल. NGP6

DELIVERED

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ६

बाजार मुल्य: रु.40800000 /-
मोबदला रु.60000000/-
भरलेले मुद्रांक शुल्क : रु. 4200000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2802202312166 दिनांक: 28/02/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015994537202223E दिनांक: 28/02/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH015994537202223E	BARCODE	Date	27/02/2023-17:21:14	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	MS JARRY PREMIER LLP
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	01
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	4200000.00
0030063301 Registration Fee	30000.00
Total	42,30,000.00

Road/Street	NARA
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 2 6
Remarks (If Any)	SecondPartyName=SHRI JAGDISH HARPALDAS MIHANI~
Amount In Words	Forty Two Lakh Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023022795763	230585133610
Cheque/DD No.		Bank Date	RBI Date	27/02/2023-17:22:00	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373107039

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Print Date 27-02-2023 05:22:57

SALE – DEED

VALUED AT RS. 6,000,0000/-
AS PER GOVT. VALUED AT RS. 4,08,00,000/-
STAMP DUTY OF RS. 42,00,000/- PAID HEREWITH
CITY SURVEY NO. 376, SHEET NO. 615,
ITEM NO. 43.523/(615)131A PAGE NO. 971, RATE Rs. 10,250/-
OF MOUZA – NARA, TAHSIL & DISTRICT – NAGPUR.

THIS SALE DEED made and executed at Nagpur on This 28 Day of February 2023.

BY AND BETWEEN

1. **SHRI JAGDISH S/O. HARPALDAS MIHANI**
   (PAN – ADHPM9245K)
   Aged about 54 years, Occupation – Business/Agriculturist ,
2. **SHRI SANJAY S/O. HARPALDAS MIHANI**
   (PAN – ABNPM2932M)
   Aged about 48 years, Occupation – Business/Agriculturist ,
3. **SHRI SUNIL S/O. HARPALDAS MIHANI**
   (PAN – ABKPM5738L)
   Aged about 46 years, Occupation – Business/Agriculturist ,
   No. 1 to 3 all R/o. Gurunanak Ward, Hinganghat, Dist. Wardha.
   Presently at Nagpur.
4. **SHRI ANIL S/O. KISANDAS NAGWANI**
   (PAN – ABYPN9418Q) (ADHAR NO. 897300678150)
   Aged about 49 years, Occupation – Business/Agriculturist ,
   R/o. Kasturba Nagar, Jaripatka, Nagpur – 440 014. (Mo No. 9822696781)

Hereinafter jointly referred to and called as the "**VENDOR/S**" which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **VENDOR/S** as well as their respective heirs, legal representatives, successors, executors, assigns etc. of the **FIRST PART.**

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 2

AND

M/S. JARRY PREMIER LLP (PAN – AASFJ7535M)

A partnership firm, represented through its partner/s –

i. **SHRI ANIL S/O. TARACHAND WADHWANI (ADHAR NO. 973205933892)**
Aged about 47 years, Occupation – Business, (PAN AAEPW1348P)
R/o. 11, Uday Lawn Square, Jaripatka, Nagpur.

ii. **SHRI RAJESH S/o. MULCHAND BATWANI (ADHAR NO. 344628546152)**
Aged about 47 years, Occupation – Business, (PAN ABRPB2521R)
R/o. 28, Chaudhary Chowk, Jaripatka, Nagpur.

Hereinafter referred to and called the **"PURCHASER"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said PURCHASER as well as it's/their respective heirs, legal representatives, successors, executors, assigns etc. of the **OTHER PART.**

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

WHEREAS; the VENDOR/S are the absolute owner/s of ALL THAT piece and parcel of land bearing of Plot No. 1 (one) admeasuring 3975.31 Sq. Mtrs (area as per release letter) out of Khasra No. 209, Patwari Halka No. 11 , of Mouza – Nara , Ward No. 57, Tahsil & District Nagpur, having purchased the same from Shri Mahipal Nathusaoji Chouksey and others , as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 5329/2012 dated 23/10/2012, which was previously purchased by said Shri Mahipal Nathusaoji Chouksey and others from Hazi Sheikh Husain Haji Ali & others as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 4, bearing serial/registration No. 4475/2008 dated 14/08/2008 accordingly, the said property has been mutated/recorded in the name of the VENDOR/S in all relevant records.

AND WHEREAS; the said plot/property has been regularized, sanctioned and released payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per release letter No. EE (North)/1413 dated 04/07/2022.

AND WHEREAS; for certain cogent, valid and good reasons for the benefit and the interest of family, the VENDOR/S decided to transfer his rights, title, interest in the

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said property and sale the same in favor of any person or persons desiring to own the same.

AND WEHREAS; in view of due discussion and deliberations between the parties hereto, the PURCHASER having offered a fairly good price, he agreed to purchase of the said property for total valuable consideration amount of Rs. 6,000,0000/- (Rupees Six Crores Only) which is accepted by VENDOR/S and accordingly the VENDOR/S have agreed to transfer the aforesaid property to and in favour of the PURCHASER by way of Sale absolutely forever and agreed to execute the sale deed as under –

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER –

1. THAT, for and against the total valuable consideration amount of Rs. 6,000,0000/- (Rupees Six Crores Only) paid by the PURCHASER in the following manner of payment, the VENDOR/S, being true, legal and beneficial owner thereof, does hereby grant, transfer, convey, assign to and in favour of the PURCHASER, by way of Sale, of ALL THAT piece and parcel of land bearing of Plot No. 1 (one) admeasuring 3975.31 Sq.Mtrs (area as per release letter) out of Khasra No. 209, Patwari Halka No. 11 , of Mouza – Nara , Ward No. 57, Tahsil & District Nagpur, particularly described in the Schedule written hereunder having dimensions, boundaries, description etc. as earmarked in the layout plan/release letter attached herewith, which shall form the part and parcel of present deed, TO HAVE AND HOLD the same TO and UNTO the PURCHASER as full and absolute owner thereof with heritable and transferable rights therein absolutely forever.

2. THAT, the PURCHASER has paid full and final consideration amount of Rs. 6,000,0000/- (Rupees Six Crores Only) to the VENDOR/S in the following manner of payment.

MANNER OF PAYMENT

Rs. 12,00,000/- Paid by way of NEFT/RTGS dtd. 27/02/2023 of State Bank of India , Nagpur. (issued in favour of VENDOR No. 1)

Rs. 15,50,000/- Paid by way of NEFT/RTGS dtd. 27/02/2023 of State Bank of India , Nagpur. (issued in favour of VENDOR No. 2)

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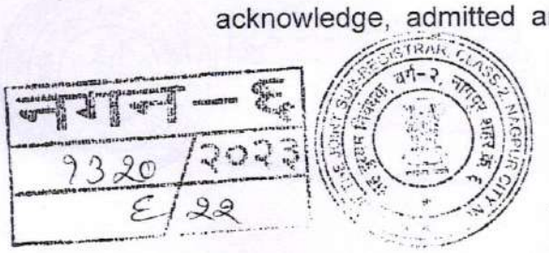
Rs.	15,50,000/-	Paid by way of NEFT/RTGS dtd. 27/02/2023 of State Bank of India , Nagpur. (issued in favour of VENDOR No. 3)
Rs.	8,00,000/-	Paid by way of NEFT/RTGS dtd. 27/02/2023 of State Bank of India , Nagpur. (issued in favour of VENDOR No. 4)
Rs.	75,00,000/-	Paid by way of Cheque No. 429809 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 1)
Rs.	80,31,000/-	Paid by way of Cheque No. 429820 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 1)
Rs.	80,00,000/-	Paid by way of Cheque No. 429811 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 2)
Rs.	80,72,000/-	Paid by way of Cheque No. 429821 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 2)
Rs.	80,00,000/-	Paid by way of Cheque No. 429813 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 3)
Rs.	80,72,000/-	Paid by way of Cheque No. 429822 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 3)
Rs.	66,25,000/-	Paid by way of Cheque No. 429823 State Bank of India, Ravi Nagar, Nagpur. (issued in favour of VENDOR No. 4)
Rs.	6,00,000/-	Deducted/retained by the PURCHASER as tax deducted at source (TDS) on behalf of VENDOR/S which the PURCHASER undertakes to deposit with income tax department within specified time limit on behalf of VENDOR/S and shall issue necessary credit or certificate to this effect in favour of VENDOR/S.

Total Rs. 6,000,0000/- (Rupees Six Crores Only)

The receipt of Rs. 6,000,0000/- (Rupees Six Crores Only) is hereby acknowledge, admitted and confirmed by all the VENDOR/S jointly as



aforesaid towards full and final consideration from the PURCHASER as per instructions of VENDOR/S and now nothing remains to be paid by the PURCHASER on any account whatsoever, therefore, separate money receipt shall not be necessary.

1. THAT, the VENDOR/S have handed over the actual physical possession of the said property to the PURCHASER/S with all rights, title, appurtenances, etc., respecting to in and under the said property. Henceforth all such taxes, dues, charges shall be borne and paid by the PURCHASER/S, however, the VENDOR/S have agreed that incase any tax, dues, charges payable till this date are found unpaid that shall be borne and paid by the VENDOR/S.

2. THAT, henceforth all rights, interest, claims etc. of the VENDOR/S respecting the said property stand transferred in favour of the PURCHASER/S absolutely forever and the PURCHASER has become the sole and absolute owner of the same. The PURCHASER shall be free and at liberty to use, occupy, exploit, develop the said property with liberty to using/loading additional transferrable construction rights as owner thereof or even to dispose of the said property or any part thereof to any person or persons as per law and receive all beneficial enjoyment of the same without any interruption or disturbance of any kind whatsoever by the VENDOR/S or by any person or persons claiming through or under the name of the VENDOR/S.

3. THAT, the VENDOR/S assure to the PURCHASER that they have good, valid and marketable title and absolute right and full authority to convey and transfer the property in question by way of sale to the PURCHASER absolutely forever and that they have paid up to date all dues such as Taxes, Cess, etc. against the property, and in case the VENDOR/S found to be in arrears of any tax, dues etc., they shall clear the same and keep the PURCHASER/S free from harm in all respects.

4. THAT, the VENDOR/S further assures and undertakes that they are the owner/s of the said property and except them no other person/s has any rights or interest therein and they have full rights & authority to sell the said property to the PURCHASER and that the property sold hereunder is not subject to any agreement, mortgage encumbrances, acquisition, litigation etc. claims or objections of any party, and the property under reference is being conveyed in favour of the PURCHASER under this sale deed with

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OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

full warranty of title and legal sanctity and that in case of any defect in the rights, title or authority of the VENDOR/S, if the PURCHASER suffer any loss, damages or deprived of use, beneficial enjoyments of the said property fully or partly, the VENDOR/S shall be liable to indemnify and compensate the PURCHASER and keep the PURCHASER free from harm in all respects.

5. THAT, the VENDOR/S are absolute owner of the said property having unencumbered, unhindered, unfettered, legal authority, right and sanctity to convey transfer and assign the right, title, and interest in the said property in favour of the PURCHASER as per this deed.

6. THAT, the said property transacted for sale under this instrument is free from any lien, charge, easementary rights, claims, demands, attachment, gift or any other encumbrance(s) whatsoever.

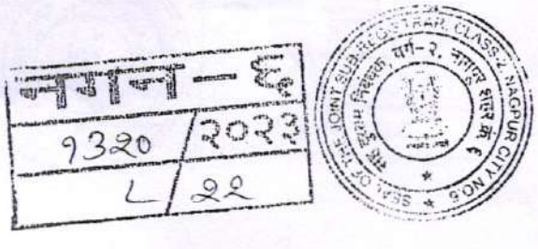
7. THAT, the VENDOR/S have done no act of omission or commission whereby any third party right or interest is created over the said property or any part thereof.

8. That prior to the execution of this instrument the VENDOR/S have not transacted the sale of the said property with any third party.

9. That there is no legal/revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority (ies).

10. That the VENDOR/S are aware that there is no legislation, notification, communication, declaration, rules, regulations or administrative, judicial directions or orders imposing any restriction on the rights on the VENDOR/S or curtailing their legal rights to transact the sale of the said property or any part thereof neither there is any stay or injunction or any legal impediment as to transfer of the said property by way of sale in favour of the PURCHSAER as per this sale deed .

11. That whatever rights, privileges and interest in the soil or sub soil in the said property hitherto enjoyed by the VENDOR/S will be specifically conveyed, transferred and assigned in favour of the PURCHASER in amplification of any such rights and/or privileges to to which the VENDOR/S are entitled to by virtue of any law, usage and/or customs.



12. That the said property is not affected by any government notification for its use as a public utility place, thoroughfare, public convenience area etc., and the same is not subject to any acquisition proceedings before any judicial, administrative, revenue or adjudicating authorities. The said property is also free from any attachment, lis-pendens or any other statutory proceedings, restraints or embargo of any kind whatsoever.

13. That any mis-description or omission in the description of the said property will not invalidate this transaction but all the same it shall be subject to correction by the parties hereto.

14. THAT, the VENDOR/S shall support any application made by the PURCHASER/S for mutation in its name, in respect of the property hereby sold and extend their full cooperation to the PURCHASER for getting mutation in their names including signing such documents as may be required for that purpose, however, the expenses for this purpose shall be borne and paid by the PURCHASER .

15. THAT, the Stamp Duty, Registration Fees and Other Expenses for the purpose of execution and registration of this Sale Deed have been borne and paid by the PURCHASER .

16. THAT, the property in question has been taken to be correctly described in the Schedule hereunder written and if any misstatement, error or omission shall be discovered, the same shall not annul this Sale, nor shall any compensation be allowed in respect thereof, but all the same such error or omission will always be subject to correction by the parties hereto.

SCHEDULE OF PROPERTY REFERRED ABOVE –

ALL THAT piece and parcel of land bearing of Plot No. 1 (one) admeasuring 3975.31 Sq.Mtrs (area as per release letter) out of Khasra No. 209, Patwari Halka No. 11, bearing City Survey No. 376, Sheet No. 615, of Mouza – Nara, corresponding to Nagpur Municipal Corporation House No. 3354/A/1, Ward No. 57, Zone No. 9, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur, bounded as under –

TO THE EAST	:	PLOT NO. 2
TO THE WEST	:	9.00 MTRS WIDE ROAD
TO THE NORTH	:	WALL OF RIVER
TO THE SOUTH	:	18 MTRS DP ROAD