273/2022 पावती Original/Duplicate
Monday,May 14 ,2018 नोंदणी क्रं. :39म
5:12 PM Regn.:39M

पावती क्रं.: 2647 दिनांक: 14/05/2018

गावाचे नाव: वानाडोंगरी त.सा.क्र. 46
दस्तऐवजाचा अनुक्रमांक: हगन-2022-2018
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: सुधीर दिगांबर सातपुते . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1060.00
पृष्ठांची संख्या: 53	
एकूण:	रु. 31060.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:20 PM ह्या वेळेस मिळेल.

HGN
सह दुय्यम निबंधक वर्ग-२,
हिंगणा

बाजार मुल्य: रु.11050000 /-
मोबदला रु.13000000/-
भरलेले मुद्रांक शुल्क : रु. 780000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001506597201819E दिनांक: 14/05/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1060/-

CHALLAN
MTR Form Number-6

GRN MH001506597201819E	BARCODE	Date 14/05/2018-14:46:23	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	BHKPS6324K
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	SUDHIR D SATPUTE
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	KH NO 141
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	780000.00	Road/Street	0.85 He Aar
0030063301 Registration Fee	30000.00	Area/Locality	WANADONGRI
		Town/City/District	
		PIN	4 4 1 1 1 0
		Remarks (If Any)	
		SecondPartyName=MANJULA	N
		POTDUKHE~CA=10625000~Marketval=13000000	
Total	8,10,000.00	Amount In Words	Eight Lakh Ten Thousand Rupees Only

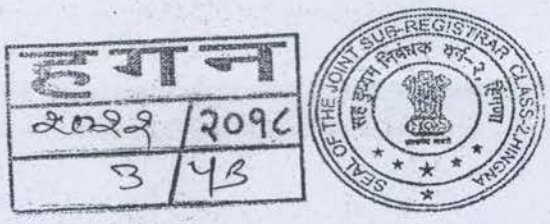
Payment Details	CANARA BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02400412018051400393	1061405201800393
Cheque/DD No.		Bank Date	RBI Date	14/05/2018-14:47:14	Not Verified with RBI
Name of Bank		Bank-Branch		CANARA BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8208607749

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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.



Print Date 14-05-2018 02:47:38



SALE DEED FOR RS. 1,30,00,000/- ONLY
(RUPEES ONE CRORE THIRTY LAKH ONLY)
MARKET VALUE RS. 1,06,25,000/- ONLY

THIS DEED OF SALE is made on this 14th Day of May, 2017 BETWEEN **SMT. MANJULA W/o NAMDEO POTDUKHE, (PAN-BNKPP9165R)** Aged 88 Years, Occupation – Household, Resident of 255, Laxmi Nagar, Near Water Tank, Nagpur - 440022, 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, her heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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(1) SHRI SUDHIR S/o DIGAMBER SATPUTE, (PAN – BHKPS6314K Aged 35 Years, Occupation – Agriculturist, Resident of Plot No. 15, Near Negoba Mandir, Gudadhe Layout, Trimurti Nagar, Bhamti Road, Nagpur-440022, Tahsil and District – NAGPUR, **(2) SHRI. VIJAY S/o NANAJI SARATKAR, (PAN – AZHPS4762P)** Aged 46 Years, Occupation – Business, Resident of Jaitala, Nagpur - 440033, Tahsil and District – NAGPUR AND **(3) SHRI. PRAFULLA S/o RAMCHANDRA BOBDE, (PAN – BAOPB4210N)** Aged 39 Years, Occupation –Agriculturist, Resident of Plot No. 61A/7, Ujwal Nagar, Wardha Road, Nagpur – 440025, Tahsil and District – NAGPUR, hereinafter All jointly called the **PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Agricultural land bearing Kh. No. 141 of Mouza – WANADONGRI, having an area of 0.85 Hector, Rental Rs. 3.00/- held in Bhogwtdar Class-1 Rights, situate at Village – Wanadongri, P.S.K. 46 in Tahsil – Hingna and District – NAGPUR, belongs to the Vendor hereinabovenamed having Purchase the same by her from Shri. Kawdu S/o Akaram Motghare, by a Sale Deed Dated 18-07-2007, which is duly Registered in the Office of the Joint Sub-Registrar Hingna in Book No. 1, at Sr. No. 4312 on 18-07-2007. As a result therefore the Vendor hereinabovenamed is owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records; AND

WHEREAS the Vendor being thus desirous of selling the said property and the Purchasers hereinabovenamed having expressed their desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations has now agreed to sell the same to the Purchasers for a total consideration of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh) Only** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh) Only** paid by the Purchasers to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full owner in possession thereof does hereby grant, convey, assign and transfer by way of Sale to the PURCHASERS ALL THAT Agricultural land bearing Kh. No. 141 of Mouza – WANADONGRI, having an area of 0.85 Hector, Rental Rs. 3.00/- held in Bhogwtdar Class-1 Rights, situate at Village – Wanadongri, P.S.K. 46 TOGETHERWITH all kinds of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Wanadongri, in Tahsil – Hingna

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and District – NAGPUR, and more particularly described, in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses, Grampanchayat Taxes and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

Rs. 1,00,000/- **(Rupees One Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 894980, Dated 24-01-2016, Drawn on UCO Bank, Swawlambinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 16,33,000/- **(Rupees Sixteen Lakh Thirty Three Thousand) Only** paid by the Purchasers to the Vendor by Cheque No. 852413, Dated 07-02-2016, Drawn on UCO Bank, Swawlambinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 17,34,000/- **(Rupees Seventeen Lakh Thirty Four Thousand) Only** paid by the Purchasers to the Vendor by Cheque No. 013529, Dated 07-02-2016, Drawn on Bank of Maharashtra, Sahakarnagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 17,33,000/- **(Rupees Seventeen Lakh Thirty Three Thousand) Only** paid by the Purchasers to the Vendor by Cheque No. 004675, Dated 07-02-2016, Drawn on Bank of Maharashtra, Sahakarnagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 4,50,000/- **(Rupees Four Lakh Fifty Thousand) Only** paid by the Purchasers to the Vendor by Cheque No. 858841, Dated 11-05-2016, Drawn on UCO Bank, Swawlambinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 4,16,670/- **(Rupees Four Lakh Sixteen Thousand Six Hundred Seventy) Only** paid by the Purchasers to the Vendor by Cheque No. 866308, Dated 11-05-2016, Drawn on UCO Bank, Swawlambinagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 8,66,670/- **(Rupees Eight Lakh Sixty Six Thousand Six Hundred Seventy) Only** paid by the Purchasers to the Vendor by Cheque No. 000567, Dated 11-05-2016, Drawn on Bank of Baroda, Kuhi Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

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Rs. 8,66,660/-	**(Rupees Eight Lakh Sixty Six Thousand Six Hundred Sixty) Only** paid by the Purchasers to the Vendor by Cheque No. 004677, Dated 11-05-2016, Drawn on Bank of Maharashtra, Kurve Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 21,00,000/-	**(Rupees Twenty One Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 099531, Dated 14-08-2016, Drawn on Gandhibag Sahakari Bank Ltd., M.I.D.C. Hingna Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000/-	**(Rupees Five Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 004678, Dated 14-08-2016, Drawn on Bank of Maharashtra Kurve Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 10,00,000/-	**(Rupees Ten Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 099537, Dated 22-12-2016, Drawn on Gandhibag Sahakari Bank Ltd., M.I.D.C. Hingna Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 2,00,000/-	**(Rupees Two Lakh) Only** paid by the Purchasers to the Vendor in Cash on Dated 02-01-2017, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 3,00,000/-	**(Rupees Three Lakh) Only** paid by the Purchasers to the Vendor time to time paid in Cash, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,00,000/-	**(Rupees Five Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 099538, Dated 19-01-2017, Drawn on Gandhibag Sahakari Bank Ltd., M.I.D.C. Hingna Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 3,00,000/-	**(Rupees Three Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 028951, Dated 19-01-2017, Drawn on Bank of Maharashtra, H.I.E. Hingna Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 3,00,000/-	**(Rupees Three Lakh) Only** paid by the Purchasers to the Vendor by Cheque No. 058092, Dated 19-01-2017, Drawn on Bank of Maharashtra, Kurve Nagar, Wardha Road, Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
RS. 1,30,00,000/-	(RUPEES ONE CRORE THIRTY LAKH ONLY).

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(2) THAT the VENDOR does hereby covenant with the PURCHASERS as follows :-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and that she has absolute right and full authority to transfer the same by way of sale to the Purchasers absolutely forever.

ii) THAT the Vendor further assure the Purchasers that the property hereby sold is self acquired property belonging to her alone having purchased the same by her from and our of her own earnings and savings and that none except her has acquired any manner of right, title and/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 Purchasers without any interruption or disturbance by the Vendors or any person claiming through, under or in trust for her and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Purchasers shall now and hereafter hold and own the said property as an absolute, exclusive and full Owners thereof for all times to come.

v) THAT the Vendor has this day delivered the actual physical possession of the entire property hereby sold to the Purchasers in vacant condition without any reservations or limitations whatsoever.

vi) THAT the Vendor will support any application made by the Purchasers for mutation of name on the property hereby sold and shall render necessary assistance to the Purchasers for obtaining the mutation thereof in their favour in all relevant records.

vii) THAT the Vendor has paid upto this date all dues with respect to Land Revenue, Cesses, Grampanchayat Taxes 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 Vendor undertake to pay the same to the Purchasers to the Competent Revenue Authority.

viii) 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.

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ix) THAT in case the Purchasers are 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 of any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchasers 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.

x) THAT the Vendor has delivered all the Original/Relevant documents relating to the property hereby sold to the Purchasers at the time of Registration of this Sale Deed.

xi) THAT the Vendor has file a appeal for measurement of the said land in the Office of the S.L.R. for correction in the "K" Prat.

(3) THAT the Vendor and the Purchasers hereinabovenamed do not hold the land more than the prescribe limits mention in Maharashtra Ceiling Act, 1961, and the said land is not covered under any Government Scheme and the same is not under any Government acquisition and this sale deed is also subject to the provisions of Section 41 of Transfer of Property Act.

(4) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.

SCHEDULE REFERRED TO ABOVE

ALL THAT Agricultural land bearing Kh. No. 141 of Mouza – WANADONGRI, having an area of 0.85 Hector, Rental Rs. 3.00/- held in Bhogwtdar Class-1 Rights, situate at Village – Wanadongri, P.S.K. 46 TOGETHERWITH all kinds of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Wanadongri, in Tahsil – Hingna and District – NAGPUR and bounded as under :-

ON THE EAST	-	KH. NO. 142.
ON THE WEST	-	KH. NO. 144.
ON THE NORTH	-	KH. NO. 150.
ON THE SOUTH	-	NALLAH (PANDHAN).

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IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabovenamed have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :

(1) Kamlakar.



(SMT. MANJULA NAMDEO POTDUKHE)
VENDOR



(2)



1)

SUDHIR DIGAMBER SATPUTE)

2)

(VIJAY NANAJI SARATKAR)



3)

(PRAFULLA RAMCHANDRA BOBDE)
PURCHASERS

