



Wednesday, October 28, 2009

4:30:38 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5229

गावाचे नाव नारी

दिनांक 28/10/2009

दस्तऐवजाचा अनुक्रमांक नगन6 - 04991 - 2009

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मे. AIR डेव्हलपर्स तर्फे भागीदार श्री अमितकुमार मगनलाल पंचमतिया
रा.44, रामदासपठ नागपूर

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 1120.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (56)

एकूण रु. 31120.00

आपणास हा दस्त अंदाजे 4:45PM ह्या वेळीस मिळेल

DELIVERED

lc
दुय्यम निबंधक
नागपूर 6

बाजार मुल्य: 15882000 रु. मोबदला: 15882000रु.

भरलेले मुद्रांक शुल्क: 874000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: गांधीबाग सह बँक नागपूर ;

डीडी/धनाकर्ष क्रमांक: 113566; रक्कम: 30000 रु.; दिनांक: 28/10/2009



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दस्तऐवजाचा अनुक्रमांक

नगन6 - 04991 - 2009

दस्ता ऐवजाचा प्रकार

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दुय्यम निबंधक
नागपूर 6

बाजार मुल्य: 15882000 रु. मोबदला: 15882000रु.

भरलेले मुद्रांक शुल्क: 874000 रु,

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: गांधीबाग सह बँक नागपूर ;

डीडी/धनाकर्ष क्रमांक: 113566; रक्कम: 30000 रु.; दिनांक: 28/10/2009

GANDHIBAG SAHAKARI BANK LTD
NAGPUR, CHITNIS PARK CHOWK
RUIKAR MARG, MAHAL
NAGPUR - 440 002

M/S AIR DEVELOPERS C.R.1051/01/05/1496-99
8,74,000/-

भारत 51751
132281



INDIA

SPECIAL
ADHESIVE
महाराष्ट्र
OCT 28 2009

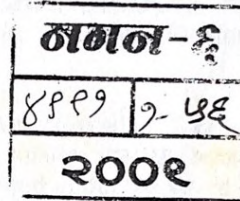
zero eight seven four zero zero zero 12:50

R.0874000/- PB5421

STAMP DUTY MAHARASHTRA

Authorised Signature
Mr Kishor M. Gupta
Mr Officer

Sale Register Sr. No. 51333 Date 28/10/2009
Add. of Purchaser Air Developers through
Amit M. Panchmatia Ramdas peth Ng P
by whom Purushottam A. Gidhe
Rs. 874000/- (Rs. Eight Lakhs seventy
four thousand only)
ender :- Gandhibag Sahakari Bank Ltd., Nagpur
Chitnis Park Chowk, Ruikar Road, Mahal, Nagpur
Authorisation No. D-5/STP (V)/C.R. 1051/01/05/1496-99
Dated 29/08/2005



SALE DEED

VALUED AT RS. 1,58,82,000/-

THIS DEED OF SALE is executed at Nagpur on 28th
day of OCTOBER 2009 BY AND BETWEEN

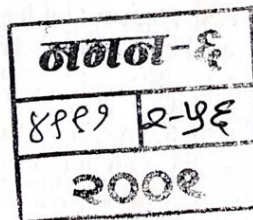
01. SHRI SHARASHCHANDRA S/O NARAYANRAO DIXIT, aged 84 years, Occupation-Retired/Landlord,
02. SHRI VIJAY KUMAR S/O NARAYANRAO DIXIT, aged 72 years, Occupation- Retired /Landlord {PAN : AEDPD4050N}
03. SHRI CHANDRAKANT S/O NARAYANRAO DIXIT, aged 68 years, Occupation- Retired /Landlord
04. SHRI RAVINDRA S/O NARAYANRAO DIXIT, aged 64 years, Occupation- Retired /Landlord {PAN : ABIPD6680L}

05. **SHRI SUBHASHCHANDRA S/O NARAYANRAO DIXIT**, aged 59 years, Occupation-Retired /Landlord, {PAN : ABHPD7533K}
06. **SMT. JAYASHREE WD/O CHANDRAHAS DIXIT**, aged 50 years, Occupation : Service/Business {PAN : AKBPD0321J}
07. **SHRI RAMDAS S/O CHANDRAHAS DIXIT**, aged 38 years, Occupation : Service/Business {PAN : AICPD8828K}
08. **SHRI ROHIT S/O CHANDRAHAS DIXIT**, aged 35 years, Occupation : Service/Business, {PAN : AHUPD2297H}

All resident of Dixit Wada, Sitabuldi, Nagpur, through Power of Attorney holder **SHRI MAGANLAL S/O VITHALDAS PANCHMATIYA**, aged about 76 years Occupation : Business, Resident of 44, Ramdaspath, Nagpur, here-in-after known and referred to as the **SELLERS** which expression shall unless repugnant to the context or meaning thereof always mean and include the **SELLERS** as well as their legal heirs, administrators, successors, assignees, legal representatives etc. of THE FIRST PART, AND

09. **M/S AIR DEVELOPERS**, a Registered Partnership firm office at 44, Ramdaspath, Nagpur acting through it's Partner **SHRI AMITKUMAR S/O MAGANLAL PANCHMATIYA**, aged about 33 years, Occupation : Business Resident of 44, Ramdaspath, Nagpur, here-in-after known and referred to as the **PURCHASER** which expression shall unless, repugnant to the context or meaning thereof always mean and include his legal heirs, administrators, successors, assignees, legal representatives etc. of THE SECOND PART, {PAN : AABFA5916C}

WHEREAS, originally the Family Members of Narayanrao Dixit namely his sons Sharashchandra, Vijaykumar, Chandrakant, Ravindra Subhashchandra and Chandrahas were the owners of ALL THAT piece and parcel of land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 in all admeasuring about 31.26 Hectares i.e. 312660 Sq. Mtrs. of Mouza : Nari, Nagpur (City) Tahsil Nagpur Dist : Nagpur, AND;



WHEREAS, the owners of the said land filed returns u/s 6(1) of the Urban Land(Ceiling and Regulation) Act, 1976 in respect of the said land before the competent authority Urban Land Ceiling, Nagpur. Out of this total area as per ULC orders in case of SELLERS, an area admeasuring 6000 Sq. Mtrs. out of Kh. No. 57 and area 1500 Sq. Mtrs. out of Kh. No. 52/1 in all 7500 Sq. Mtrs was allowed to be retained by owners as a retainable land and balance area of about 303190.52 Sq. Mtr. was declared as surplus vacant land and 1969.48 Sq. Mtrs. as Non-vacant land in the Kh. No.57, AND;

WHEREAS, thereafter the owners having approached the Government for getting the sanction of Residential Layout Scheme on the said surplus vacant Land on the Pattern of Talegaon Dabhade Scheme u/s 20(1)(a) of the ULC Act, 1976 as per the Government Circular of Housing and Special Assistant Department, No. C.S.C./ULC/1091/5 (3977) Desk-XIII, dt. 15.01.1992, the Government sanctioned the Residential Layout Scheme for the said land vide order No. NHS/6295/CR-44/ULC-III, Housing and Special Assistance Department Mantralaya Mumbai, dated 13.09.1996, AND;

AND WHEREAS, the Collector, Nagpur accordingly permitted conversion of user of said land to non-agricultural use vide Order dt. 24.12.1996 in Rev. Case No. 10/NAP-34/96-97 from agricultural to non agricultural i.e. for residential and Commercial use, AND;

WHEREAS, during the said proceedings before the ULC Authorities the owners of the said land entered into eight separate Agreements of Development and Sale in respect of said entire land each Khasrawise owned by each of six owners with the Developers M/s Air Developers and it's sister concern M/S Indian Construction Corporation constituted of it's partners, members of Panchmatiya family and Pise family for an agreed consideration, AND;

WHEREAS, the said owners gave all rights of development of the said entire land being Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57 81/1 and 82 in all admeasuring about 312660 Sq. Mtrs. Excluding retainable area of 7500 sq. mts into a residential layout scheme to be approved and sanctioned by the Government under the provisions of Urban Land Ceiling Act to said two developer Firms for an agreed consideration as per the terms of said agreements so that said Developers can commercially exploit the said land after developing it into a residential Layout as approved by the Government by selling various plots, constructed

