

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर - ४४०००१.

फोन नं. २५३३२०२, पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

क्रमांक : न.र./ना.म.प्र.वि.प्रा./३०१६

दिनांक : ०२/०८/२०२०.

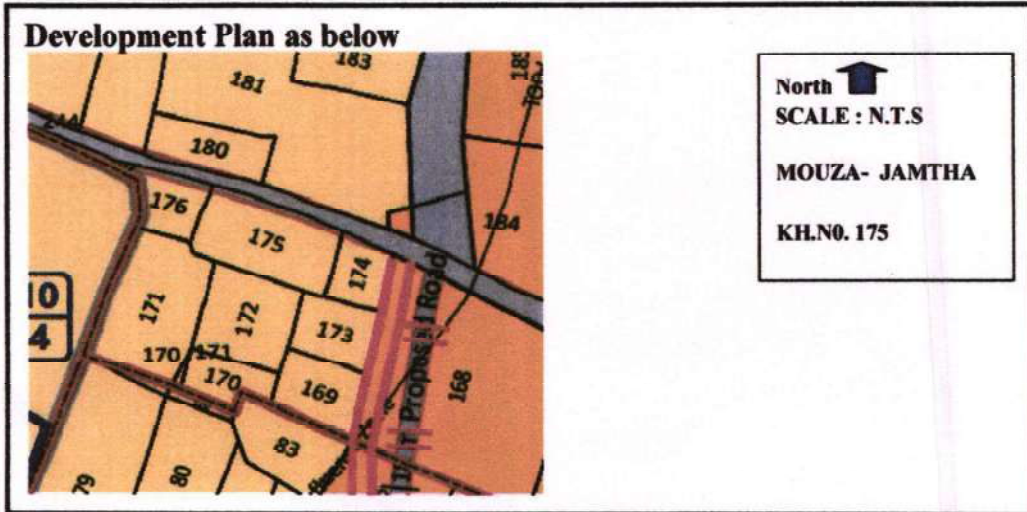
प्रति,

मे. संदेश इन्फ्रास्ट्रक्चर प्रा.लि. तर्फे संचालक
श्री. दिलीप प्रल्हादराय अग्रवाल
रा. संता मार्केट, इम्प्रेस मिल रोड नं. ०१, महात्मा फुले
बाजार, नागपूर-४४००१८.

विषय :- मौजा जामठा, खसरा क्र. १७५, तह. नागपूर (ग्रामिण), जि. नागपूर चे भाग नकाशा व
उपयोग प्रमाणपत्र पूरविण्याबाबत.

संदर्भ :- आपला दिनांक २५/०८/२०२० चा अर्ज.

मौजा जामठा, तह. नागपूर (ग्रामिण), खसरा क्रमांक १७५ या जागेचे संपूर्ण खसऱ्याचा
अहवाल खालीलप्रमाणे आहे.



- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाने दिनांक ०५/०१/२०१८ रोजी मंजूर केलेल्या विकास योजनेतील South A Sector मध्ये असून उक्त जागा "निवासी (R-4) & 24.0 m. Proposed Road" या विभागात समाविष्ट आहे.
- या भाग नकाशा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

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९९/४६



(Signature)
नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण

UMIYA URBAN CO-OP. BANK
MYDT. NAGPUR, 194, SHREE 1 -
AMBE BUILDING, C.A. ROAD,
WARDHAMAN NAGAR,
NAGPUR-440 008.
D-5/STP(V)/C.R.1032/01/05/
579 TO 582

3,20,300/-



SPECIAL ADHESIVE
महाराष्ट्र
OCT 22 2009

300
12:24

R.0320000/-PB5161

STAMP DUTY MAHARASHTRA

K. G. Ambildhuke
CEO : Sign. Code : 0103

Sale Register Sr. No. 39152 Date 22/10/09

Name & Add. of Purchaser S. Ambildhuke

By whom V. S. Ambildhuke

Rs. 3,20,300/-

Vender - Umiya Urban Co-op. B. Nagpur

Wardhaman Nagar, Nag

Authorisation No. D-5/STP(V)/C.1032/01/05/579 TO 582



SALE DEED

VALUED AT RS. 80,00,000/-

(RS. EIGHTY LACS ONLY)

M. R. RS. 76,50,000/-

THIS DEED OF SALE is executed at Nagpur on this
22nd day of OCTOBER 2009 BY AND BETWEEN :

01. SHRI HUSSAIN S/O NOORALLAH AJANI,
aged about 32 Years, Occupation : Agriculturists,
Resident of 4/4 West High Court Road, Ramdaspath
Nagpur {PAN : AAWPA7763J}
02. SHRI BHUPINDER SINGH S/O SARDAR
SINGH KOHLI, aged about 66 years Occupation:
Agriculturist Resident of 69, Kashmiri Galli,
Bezonbag, Nagpur, {PAN : AMNPK8649L}
03. SHRI VIKRANT S/O MAHENDRAKUMAR
JAIN, aged about 25 years Occupation:
Agriculturist Resident of 24, Kamptee Road, Nagpur,
{PAN : AEPPJ7178H}

All here-in-after jointly 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 heirs, legal representatives, executors,
administrators, successors and assigns of THE FIRST PART AND;

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04. **SANDESH INFRASTRUCTURES PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956, having incorporation No. U 45200 MH 2005 PTC 155257 acting through authorised Director **SHRI DILIP S/O PRALHADRAI AGRAWAL**, aged about 30 years, Occupation : Agriculturists/Business, Resident of Bajeria, 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 the PURCHASER as well as it's Directors, shareholders, Legal Representatives, Executors, Administrators, Successors and Assignees of the SECOND PART, AND; {PAN : AAJCS2575A}

05. **SHAKAMBHARI OVERSEAS TRADES PVT. LTD.**, a Company incorporated under the provisions of the Companies Act, 1956, having it's Office at 4th Floor, 11-A, M. D. Road, Kolkata, 700007 acting through it's authorized Signatory **SHRI RUPESH S/O CHANDRAKANT GAWADE**, aged about 29 years, Occupation : Business/Agriculturist, Resident of G-1, Shri Pooja CHS Ltd., Sayani Road, Prabhadevi, Mumbai 400025, Nagpur here-in-after called **"THE CONSENTOR"** which expression shall unless repugnant to the context or meaning thereof always mean and include the CONSENTOR as well as it's Directors, Shareholders, Legal Representatives, Executors, Administrators, Successors and Assigns of the THIRD PART, AND; {PAN : AACCS6349H}

WHEREAS, the SELLERS are the co-owners of ALL THAT piece and parcel of Agricultural land bearing Survey No. 169, admeasuring about 1.00 Hectares, i.e. 2.47 Acres, Land Revenue Rs. 1.15, and Agricultural Land bearing Survey No. 173, admeasuring about 0.75 Hectares i.e. 1.85 Acres, Land Revenue Rs. 0.85, both lands jointly admeasuring about 1.75 Hectares, with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : Nagpur (Gramin) and District : Nagpur and more particularly described in the Schedule hereunder written, AND;

WHEREAS, originally the said land being old Survey No. 169/3, admeasuring about 1.75 Hectares was owned by Shri Daulat Raghu Japurkar as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954, AND;

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WHEREAS, Shri Daulat Raghu Japurkar expired in the year 1978 and on his death his legal heirs Sons Shri Sitaram Daulat Jaipurkar, Shri Lakshman Daulat Jaipurkar, Shri Suryabhan Daulat Jaipurkar Widow Smt. Jankubai Daulat Jaipurkar daughters Smt. Sayatra Tukaram Dahake, Smt. Kisani Ankush Ashtankar, Smt. Kalabai Narayan Sontakke and Smt. Saraswati Ramhari Sawarkar and their names were mutated in revenue records as the co-owners of the said land, AND;

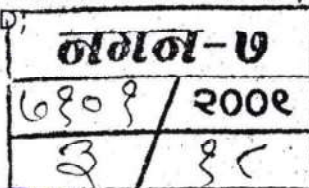
WHEREAS, under the re-survey and re-measurement of the lands carried out by the Govt. in year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey Number 169/3 have been given / changed as New Survey No. 169 admeasuring about 1.00 Hectares and Kh. No. 173, admeasuring about 0.75 Hectares, AND;

WHEREAS, Smt. Jankubai Daulat Jaipurkar, Smt. Kisani Ankush Ashtankar, Smt. Sayatra Tukaram Dahake, expired and on their death their legal heirs inherited their shares alongwith other co-owners of the said lands, AND;

WHEREAS, all the co-owners sold both the said lands to the SELLERS here-in jointly by a single Sale Deed dt. 07.01.2008 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 156 dt. 07.01.2008 and the name of the SELLERS here-in were mutated in revenue records as the co-owners of the said land having share as per their understanding, AND;

WHEREAS, the SELLERS being not interested in retaining the said land decided to transfer the said land and utilise the sale proceeds thereof for the best interest of themselves and their family members or to invest the sale proceeds in the other properties and accordingly agreed to transfer the said land in favour of the CONSENTOR for a total consideration of RS. 55,56,560/- agreeing inter-alia that they will execute a Sale Deed relating to said property in favour of THE CONSENTOR or it's nominees, AND;

WHEREAS, the CONSENTOR further assigned it's rights to obtain the Sale Deed from the SELLERS in favour of the PURCHASER here-in-above and it accordingly requested the SELLERS to execute Sale Deed relating to the said lands in favour of the PURCHASER here-in-above and the SELLERS having conceded to such request, have agreed to execute the Sale Deed of the said lands directly in favour of the PURCHASER here-in-above as the nominee of the CONSENTOR and as per the directions of the CONSENTOR, AND;



WHEREAS, the SELLERS having received the entire consideration for sale of said land from the CONSENTOR and the PURCHASER and the SELLERS acknowledges having received the same and the CONSENTOR having assigned all it's rights to obtain the Sale Deed of the said land in favour of the PURCHASER since the CONSENTOR has also received the consideration of the sale of said land paid to the SELLERS from the PURCHASER here-in-above, AND;

WHEREAS, the CONSENTOR having received the consideration for sale of the said land paid to the SELLERS here-in-above from the PURCHASER he has now directed the SELLERS to execute and register the Sale Deed directly in favour of the PURCHASER, and has become the party to this Sale Deed giving it's consent for sale directly in favour of PURCHASER, AND;

WHEREAS, PURCHASER having paid consideration to the CONSENTOR and SELLERS here-in-above it has now become necessary to execute and register the Sale Deed of the said land directly in favour of PURCHASER and transfer all rights, title and interest in the said land to the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

01. That in consideration of total sum of RS. 80,00,000/- (RS. EIGHTY LACS ONLY) paid by the PURCHASER to the SELLERS and to the CONSENTOR by account payee Cheques of Punjab National Bank, Gandhibagh Branch, Nagpur and as stated in the manner appearing here-in-below, the receipt whereof the SELLERS and the CONSENTOR do hereby acknowledges as beneficial owners thereof do hereby grant, assign, convey and transfer to the PURCHASER ALL THAT piece and parcel of Agricultural land bearing Survey No. 169, admeasuring about 1.00 Hectares, i.e. 2.47 Acres, Land Revenue Rs. 1.15, and Agricultural Land bearing Survey No. 173, admeasuring about 0.75 Hectares i.e 1.85 Acres, Land Revenue Rs. 0.85, both lands jointly admeasuring about 1.75 Hectares, with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : Nagpur (Gramin) and District : Nagpur and more particularly described in Schedule hereunder written along-with the standing crops, trees and any thing and every thing standing thereon together with all easement rights like Road, Dhura etc. TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc payable upto date.

