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SALE DEED

Consideration Rs.38,00,000/-

(Rupees Thirty Eight Lakh Only)

Valuation as per Annual

Statement of Rates (ASR) Rs.22,91,000/-

Receipt No. 21/7187/2022, Page No. 101, Q.Rs.15,100/-

THIS DEED OF SALE is made and executed at Nagpur on this 27th day of April 2022 BETWEEN

SMT. MANDA SURENDRA SINAWE, Aged About 37 Years, Occupation - Housewife, **PAN NO. AELPS2302G**, Aadhar No. 6321 8008 5918, R/o Plot No. 106, Lok Seva Society, Bhande Layout, Bhanti, Kamala, Nagpur - 440025, Hereinafter referred to as the **VENDOR** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR** as well as her legal heirs, legal representatives, executors, administrators & assigns of the **FIRST PART;**

AND

SHRI. JITENDRA ANANDRAO SALODKAR, Aged About 39 Years, Occupation - Service, **PAN NO. CMDPS1720G**, Aadhar No. 7870 5184 3086, R/o Plot No. 5, Chandramani Nagar, Parvati Nagar, Nagpur - 440027, Hereinafter referred to as the **PURCHASER** which expression shall unless repugnant to the meaning shall always mean and include the said **PURCHASER** as well as his legal heirs, legal representatives, administrators, executors, and assigns of the **SECOND PART;**

WHEREAS, usually All the piece and parcel of the land bearing Plot No. 86 being a part and portion of the entire land bearing Kh. No. 31, situated at Mouza - Chandkhuriya, P. H. No. 42, bearing City Survey No. 86, Khata No. 745/38, within the limits of N.C.T. and N.M.C. Taluq and District Nagpur, belonged to Crystal Co-Op. Housing Society Ltd., Nagpur.

AND WHEREAS, thereafter Crystal Co-Op. Housing Society Ltd., Nagpur acting through Shri. Sahebrao Laxmanrao Kalaskar sold the said Plot No. 86 to Smt. Manda Surendra Sinawe, by virtue of the Sale Deed dt. 02/11/1991, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 539. As such Smt. Manda Surendra Sinawe became the owner of the said property.

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AND WHEREAS, It is observed that the said property was under 1966 Lease-Deed scheme of N.I.T. under Regularization Of Unauthorised Construction Of The Houses/Plot as per Maharashtra Unauthorised Developments Act 2001. And the owner of the said Plot No. 86 has paid development charges to N.I.T. And thereafter the N.I.T. has issued Regularization Letter for Plot No. 86 in favour of Smt. Manda Surendra Nirawne, on 26/10/2021.

AND WHEREAS, the Vendor for the good and cogent reason decided to sell the said property and was in search of suitable Purchaser who shall pay reasonable consideration for it.

AND WHEREAS, the Purchaser approached the Vendor and expressed his desire and willingness to purchase the said property for the reasonable consideration and the Vendor agreed to sell the same to the Purchaser for a total consideration of Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) upon the terms and conditions agreed by and between the parties.

AND WHEREAS, the Purchaser is desirous of purchasing the above referred property which is specifically described in the schedule written hereunder free from all encumbrances with hereunder rights thereto and the Vendor has agreed to sale the same having absolute title thereto, this Sale Deed is executed on the following terms and conditions.

AND WHEREAS, the parties to this deed have complied with the terms and conditions and now want the contract to be fully performed by executing a suitable deed of conveyance.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :-

1. THAT in pursuance of the aforesaid agreement and in consideration of a total sum of Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) paid by the Purchaser to the Vendor in the manner appearing here-in below, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full owner thereof do hereby grant, convey, assign and transfer by way of sale to the Purchaser All that piece and parcel of the land bearing Plot No. 86, admeasuring about 775.2100 Sq. Mtrs. (As per R.L. Letter), being a part and portion of the estate and bearing Kh. No. 31, situated in the layout of Crown Co-Op. Housing Society Ltd., Nagpur, situated at Mouza - Chandrabhagan, P. H. No. 43, Sensing City Survey No. 86, Sheet No. 242/18, bearing Corporation House No. 171/284, within the limits of N.I.T. and N.M.C. Ward No. 75, Teleni and Dharam Nagpur, and the said property is more particularly described in the schedule written hereunder TO HOLD THE SAME TO AND UNTO THE PURCHASER in the absolute and full owners thereof forever, free from encumbrances of all payable up to the date of registration of the Sale Deed [illegible] total consideration

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Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) is received by the Vendor from the Purchaser in the following manner

MANNER OF PAYMENT

Rs. 1,00,000/-	(Rupees One Lakh Only) paid by the Purchaser to the Vendor by Cheque dt. 21/10/2021, bearing No. 236145, Drawn on State Bank of India, Branch at Kalkaji Circle, Hauzqazi. The receipt whereof is hereby acknowledged by the Vendor
Rs.7,00,000/-	(Rupees Seven Lakh Only) paid by the Purchaser to the Vendor by Account Transfer dt. 24/04/2022, bearing Reference No. IT00UI0002. The receipt whereof is hereby acknowledged by the Vendor
Rs.31,00,000/-	(Rupees Thirty Lakh Only) paid by the Purchaser to the Vendor by Cheque dt. 30/04/2022, bearing No. 035808, drawn on HDFC Bank Ltd., by loan availed from HDFC Ltd. The receipt whereof is hereby acknowledged by the Vendor
RS.38,00,000/-	**TOTAL RUPEES THIRTY EIGHT LAKH ONLY**

The Vendor acknowledged to have received the consideration of Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) from the Purchaser and further state that she has nothing to receive from the Purchaser towards the sale consideration.

II. The Vendor do hereby covenants with the Purchaser as follows :

1. **THAT**, the property hereby sold shall be subject to the terms and conditions appearing here-in-below, he quietly enjoyed and held and enjoyed and the rents and profits there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for her and without any lawful interruption or disturbance by any other person who-so-ever.

2. **THAT**, the Vendor's interest and right over the said property hereby transferred to the Purchaser subsist and the Vendor has good, valid and marketable title thereof and have absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.

3. **THAT**, the Vendor hereby assures to the Purchaser that the property sold is free absolute property and free from encumbrances and has no adverse any right, title or interest whatsoever in respect of the same.

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4. **THAT**, the Vendor has done no act whereby the property hereby transferred is encumbered in any manner or whereby she is debarred from transferring the same by way of sale to the Purchaser absolutely herein.

5. **THAT**, in the event the Purchaser are deprived of the whole or part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same or which the sale is not subject, the Vendor hereby undertakes to remove the defects or satisfy and clear the encumbrance on the same may be at Vendor's own cost and further keep the Purchaser indemnified against such encumbrance or charge or defect to the extent may be.

6. **THAT**, the Vendor has paid up to date all dues with respect to Non - Agricultural Assessment, Corporation Taxes, Development Charges, Cesses, etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same to the Purchaser according payable only up to date of this Deed of Sale.

7. **THAT**, the Vendor has handed over the actual physical possession of the property hereby sold to the Purchaser in vacant condition.

8. **THAT**, the Vendor will support any application made by the Purchaser for mutation of the name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser.

9. **THAT**, the said property is delineated and shall be taken to be correctly described in the schedule hereunder written and if any discrepancies, error or omission shall be discovered the same shall be made this now for the same shall be subject to correction to the prejudiced.

10. **THAT**, the Purchaser shall pay the Corporation Taxes, Cesses as may be levied on the property sold to him from the registration of this Sale Deed.

11. **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 Purchaser.

12. **THAT**, the Vendor hereby declare that the Purchaser have now become the absolute and exclusive owner of the property described in the schedule herein below, having discharged all the Vendor's liabilities and obligations under this

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SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing Plot No. 86, admeasuring about 171.75 Sq. Mtrs. (as per R.L. Letter), being a part and portion of the entire land bearing Kh. No. 51, situated in the layout of Crystal Co-Op. Housing Society Ltd., Nagpur, situated in Mouza - Gondulkhurd, P. H. No. 63, bearing City Survey No. 86, Ward No. 74(118), bearing Consolidation Survey No. 151/1/86, within the limits of N.I.T. and N.M.C., Ward No. 75, Takli and Dabki Nagpur, and the said land is bounded as under :-

East	4.20 Mtrs. Wide Road
West	Plot No. 87
North	9.00 Mtrs. Wide Road
South	Plot No. 85A

IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this **DEED OF SALE** at Nagpur on the day, date & year first above written in the presence of attesting witnesses.

Smt. Manda Surendra Hiwase
VENDOR

Shri. Surendra Ananda Jawalkar
PURCHASER

WITNESSES:-

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Details of Tax	Arrears	Current	Remarks
(General Tax)	0.00	1,284.00	
(Road Tax)	0.00	0.00	
(Sewerage Tax)	0.00	766.00	
(Light Tax/Fire Tax)	0.00	92.00	
(Fire Service Tax)	0.00	92.00	
(Sewerage Betr. Tax)	0.00	92.00	
(Water Betr. Tax)	0.00	92.00	
(Jaldi Tax)	0.00	92.00	
(Jaldi Conservancy Tax)	0.00	0.00	
(Vidyapadan Education Tax)	0.00	92.00	
(Service Charge)	0.00	0.00	
(Nakha Tax)		0.00	
(Parivahan Tax)		0.00	
(Other)	0.00	0.00	
(Bhawan Tax)	0.00	972.00	
(E.U.C. Cess)	0.00	0.00	
(Tax on Larger Residential Properties)	0.00	0.00	
(Rebate)		734.00	
Total	0.00	2,728.00	2,728.00

Rupees Two Thousand Seven Hundred Twenty Eight Only

Online Transaction Payment [1997931179,Received Dated: 01-05-2021]

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Nagpur Improvement Trust

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हे निर्णयाधिकार खालील अटी व शर्तीवर करण्यात येत आहे.

१) [illegible]

२) [illegible]

३) [illegible]

४) [illegible]

५) [illegible]

६) [illegible]

७) [illegible]

Building Engineer (Work)
Nagpur Improvement Trust

Copy to:
1. Executive Officer, Nagpur Improvement Trust
2. The Deputy Director of Land Records
Nagpur Improvement Trust for information with a copy of registered sale deed for record.

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महाराष्ट्र शासन

आयकर अधिकारी तथा कुर्की कर आकारणी क्र. ५, यांचे न्यायालय, नागपूर शहर

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आदेश

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[illegible]

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29 OCT 2021

स्थावर मालाचे विक्रीपत्र

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- बिक्रीनेपत्र स्थावर मालाचे वर्णन -

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CHALLAN

MTR Form Number-4

[illegible]	BARCODE [illegible]	Date [illegible]	Form ID [illegible]

[illegible] Registration		Room Details	
[illegible] Date		Unit ID / Unit ID (Only)	
[illegible] Registration Fee		Plot No. / Plot Number	
[illegible] NOTE - IT HAS PUT [illegible]		Full Name	[illegible]
[illegible] HAPUR			
[illegible] Date Time		Flat/Block No.	[illegible]
Amount Head Details	Amount in Rs.	Premises/Building	
[illegible] Stamp Duty	[illegible]	Road/Street	[illegible]
[illegible] Registration Fee	[illegible]	Area/Locality	HAPUR
		Town/City/District	
		Pin	2 4 5 5 0 4
		Remarks (If Any)	
		[illegible]	
		Amount in Words	[illegible]
	[illegible]	Words	
Payment Details	[illegible]	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN / Ref. No.	[illegible]
Cheque/DD No.		Bank Date / RBI Date	[illegible]
Name of Bank		Bank Branch	[illegible]
Name of Branch		Scroll No. / Date	[illegible]

DEMAND DRAFT

₹296000.00

Note: [illegible] registration [illegible]

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[illegible] 2022

24 [illegible]

Challan Deface Details

Sr. No.	Remarks	Defaced Id	Defaced Date	Amount	Defaced Amount
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
			Total Defaced Amount		[illegible]

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27 गस्ति 2022 12:42 P.P.

दण्ड वसूली खाता-1

क्रमांक 23-28
दण्ड क्रमांक: 15/12/2022

दण्ड क्रमांक: क्रमांक/15/12/2022

वाहन मूल्य: = 22,31,000/- मोबाइल: = 38,00,000/-

वाहनों मूल्य मूल्य: = 2,00,000/-

ए. पि. एक्ट ए. पि. नगरपालिका अधिनियम
4 के. 1912 का नि.27-04-2022
रात्री 12:39 P.P. को, इकट्ठा करना

गाड़ी 4225 गाड़ी दिनांक: 27/04/2022

अपराधकर्ता नाम: विवेक कोटेजा कालोनी

जोड़ी गई = 30000.00
दण्ड राशि गई = 480.00
कुल्ली दण्ड: 24

कुल: 30480.00

दण्ड इकट्ठा करनेवाले गाड़ी

सह पुलिस निरीक्षक थाने - 2
नागपुर शहर के 2.

सह पुलिस निरीक्षक थाने - 2
नागपुर शहर के 2.

दण्ड वसूल: (नाम) कोतवाली महानगरपालिका स्थित जिला अधिकारी कार्यालय, कोतवाली कार्य प्रणाली स्थित जिला उपकर (टोल) नाके पर कर्मचारी कोतवाली गाड़ी जेनरल

Diggi # 1.27 / 04 / 2022 12 : 36 : 19 PM की देख: (कार्यालय)

Diggi # 2.27 / 04 / 2022 12 : 40 : 33 PM की देख: (नोट)

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Wednesday, April 27, 2022
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मालगी

Original/Duplicate

मालगी क्र. 4220 दिनांक 27.04.2022

मालगी तपशील: Chandrakumar

Vehicle

₹ 50000.00
₹ 300.00

₹ 50300.00

1:00 PM

CANCELLED

₹ 229/000/-

₹ 300000/-

₹ 200000/-

1) DHC नाव: ₹ 4800/-

दिनांक: 27/04/2022

2) Challan नाव: ₹ 30000/-

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