

271/3666

Thursday, June 16, 2022

12:21 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6460 दिनांक: 16/06/2022

गावाचे नाव: खामला

दस्तऐवजाचा अनुक्रमांक: नगन8-3666-2022

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: स्वराज इन्फ्रा लॅफे प्रोप्रायटर सारंग शरद चौधरी --

नोंदणी फी

रु. 30000.00

दस्त हस्ताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:36 PM ह्या वेळेस मिळेल.


सह दुब्यम निबंधक, बेम्बिः
नागपूर शहर-क्रं. ८.

वाजार मुल्य: रु.13950000 /-

मोबदला रु.14100000/-

भरलेले मुद्रांक शुल्क : रु. 987000/-

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1606202203390 दिनांक: 16/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003457696202223E दिनांक: 16/06/2022

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MP00345768620223E	BARCODE			Date	16/06/2022-10:16:41	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	NCPB_IT NAGPUR NO 8 SUB REGISTRAR			Full Name	SWARAJ INFRA			
Location	NAGPUR			Flat/Block No.	14/2 AND 14/3			
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount in Rs.		Road/Street	MOUZA KHAMAL			
0030046401	Stamp Duty	987000.00		Area/Locality	NAGPUR			
0020063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 4 0 0 2 5			
				Remarks (If Any)	SecondPartyName=MANDAR PANDHARNATH FATTEKHANI-			
				Amount in Words	Ten Lakh Seventeen Thousand Rupees Only			
Total	10,17,000.00							
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02801782022061603203 510876468		
Cheque/DD No.				Bank Date	RBI Date	16/06/2022-10:17:20 Not Verified with RBI		
Name of Bank				Bank-Branch	UNION BANK OF INDIA			
Name of Branch				Scroll No. / Date	Not Verified with Scroll			

Department ID : Mobile No. : 9766591163
 OTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाच चालन फेकड दुसऱ्या निलंबक कार्यालयात नोंदणी करायच्या दस्तऐवजाची लागू आहे. नोंदणी न करायच्या दस्तऐवजाची छान चालन लागू आहे.

Sachin
M. J. Attar

नगन-८
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१ / ०६



भाग-८
३६६६ / २०२२
२ / २६



IN THE OFFICE OF SUB-REGISTRAR, NAGPUR

SALE DEED

VALUED AT RUPEES 1,41,00,000/- ONLY

(RUPEES- ONE CRORE FOURTY ONE LAKH ONLY)

Govt. Valuation of **Mouza KHAMLA** as per Ready Recknor OF 2022-2023 **Sheet No. 15, City Survey No. 132**, Item No. 27.408/15 Rate 38,120/- Per Sq.mt. Page No. 0678 comes to 1,39,50,000/-, Stamp duty on Sale value **Rs. 9,87,000/- Registration fee 30,000/-**



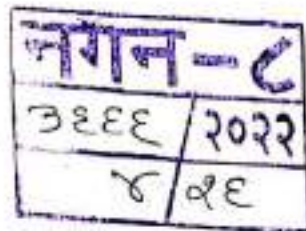
This **DEED OF SALE** is executed at Nagpur on this **16th day of JUNE 2022**,

BETWEEN

- 1) **SHRI MANDAR PANDHARINATH FATTEKHANI**
Aged 47 Years, Occupation - Service
AADHAAR NO. 9697 5743 1089
PAN NO. AAEPF5568L
MOBILE NO. 9321421593
- 2) **MRS. RENUKA MANDAR FATTEKHANI**
Aged 43 Years, Occupation - Housewife,
AADHAAR NO. 8579 3636 0708
PAN NO. AAWPF3221G
MOBILE NO. 9376763336
Both R/o F-2/2, Geras Emerald City, Pancard Club Road, Baner, Pune 411045
- 3) **MRS. JAYASHREE KISHOR BADKAS**
Aged 69 Years, Occupation - Housewife
Resident of Plot No. 6, Nayana Apartments, Arvind Nagar Society, Narendra
Nagar, Nagpur-440015
AADHAAR NO. 2765 1753 0436
PAN NO. BSYPB7483B
MOBILE NO. 8447882186

Hercinafter called the **VENDORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDORS**, as well their heirs, legal representatives, executors, administrators, successors & assigns of the **ONE PART**.

AND



SWARAJINFRA

a Proprietary concern, having its office at Plot No. 52, Bank colony
Bhagwan Nagar Nagpur 400027. through its Proprietor -

SHRISARANG S/O. SHARAD CHOUDHARY

Aged about 41 Years, Occupation - Business,

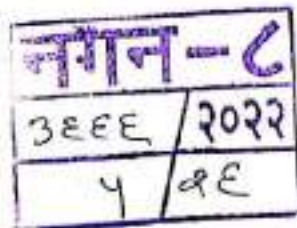
AADHAAR NO. 9702 6574 2097

PAN NO. AJUPC4198G

R/o. Plot No. 52, Bhagwan Nagar, Nagpur 440027. Hereinafter called the
PURCHASERS, which expression shall unless repugnant to the context or meaning
thereof always mean and include the said PURCHASER, as well as their
representatives, executors, administrators, successors and assigns of the OTHER
PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 1/A out of
the sanctioned layout of NAGPUR UNIVERSITY CO-OPERATIVE HOUSING
SOCIETY LIMITED, NAGPUR admeasuring Length (20.42 + 11.28)/2 Mtrs. and
Breadth 18.29 Mtrs. equal to 289.89 Sq. Mtrs. (-) Less Tangent 13.96 Sq. Mtrs. =
275.93 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 14/2 and 14/3
of Mouza - KHAMLA, P.S.K. 9, bearing City Survey No. 132 and Sheet No. 15 of
Mouza - KHAMLA, situate at Vidya Vihar Colony, Rana Pratap Nagar, Nagpur, within
the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District
- NAGPUR, Originally belonged to Shri. Manohar S/o Devidas Fattekhani, having
purchased the same by him from Nagpur University Co-operative Housing Society
Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative
Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/40 of
1963 having its Registered Office at Nagpur, by a Sale Deed Dated 10-7-1980,
which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. I at
Sr. No. 1491(P) on even date; AND

WHEREAS the aforesaid entire land comprising Kh. Nos. 14/2 and 14/3 of
Mouza - KHAMLA is converted for Non-Agricultural (Residential) Use by the
Collector, Nagpur vide his Order Dated 20-9-1963; AND



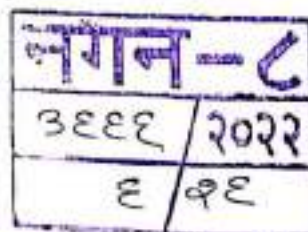
WHEREAS the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 26-3-1966 made between the said Society and the Nagpur Improvement Trust, Nagpur, AND

WHEREAS the said Shri. Manohar S/o Devidas Fattekhani lateron constructed a Residential House on the said Plot No. 1-A covering a total Built-up area of 184.00 Sq. Mtrs. bearing Corporation House No. 2846/A, City Survey No. 132 and Sheet No. 15 of Mouza - KHAMLA, in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/8614/12892 Dated 18-10-1980; AND

WHEREAS the said Shri. Manohar S/o Devidas Fattekhani was bachelor, AND

WHEREAS during his life time the said Shri. Manohar S/o Devidas Fattekhani executed his LAST WILL AND TESTAMENT on 7-11-2006 and thereby he had bequeathed the Undivided 2/3rd (OR 66.67%) share and interest in the said Plot of land Togetherwith the entire First Floor of the existing Residential House standing thereon covering a Built-up area of 92.00 Sq. Mtrs. alongwith a right to use and consume the balance FSI available to the said Plot of land for construction of Upper Floors thereon to his Nephew Shri. Mandar S/o Pandharinath Fattekhani and Daughter-in-law Mrs. Renuka W/o Mandar Fattekhani jointly absolutely forever with heritable and transferable rights therein. By the same Will he had further bequeathed the remaining Undivided 1/3rd (OR 33.33%) share and interest in the said Plot No. 1/A Togetherwith the entire Ground Floor of the existing Residential House standing thereon covering a Built-up area of 92.00 Sq. Mtrs. to his Sister namely Mrs. Jayashree W/o Kishor Badkas absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Shri. Manohar S/o Devidas Fattekhani breathed his last on 17-1-2007 and consequent upon his death/demise the Undivided 2/3rd (OR 66.67%) share and interest in the said Plot of land Togetherwith the entire First Floor of the existing Residential House standing thereon covering a Built-up area of 92.00 Sq. Mtrs. alongwith a right to use and consume the balance FSI available to the said Plot of land for construction of Upper Floors thereon devolved upon his Nephew Shri. Mandar



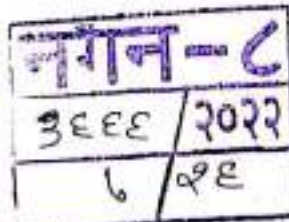
S/o Pandharinath Fattekhani and Daughter-in-law Mrs. Renuka W/o Mandar Fattekhani, the Vendors No. 1 and 2 hereinabovenamed, and the remaining Undivided 1/3rd (OR 33.33%) share and interest in the said Plot No. 1/A Togetherwith the entire Ground Floor of the existing Residential House standing thereon devolved upon his Sister Mrs. Jayashree W/o Kishor Badkas, the Vendor No. 3 hereinabovenamed, in terms of his Last Will Dated 7-11-2006. As a result therefore the Vendors hereinabovenamed have now become the Joint/Co-owners of the aforesaid Plot of land and respective owners of the Built-up spaces out of the existing Residential House standing thereon with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records; AND

WHEREAS, as a result therefore the Vendors herein abovenamed has now become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for cogent reasons and good causes the aforesaid Vendors have now decided to sell the said property to any interested buyer to utilize the Sale Proceeds thereof for his best interests and for the benefits of the company; AND

WHEREAS the Purchaser being interested in buying the same and having got knowledge- of the intention of the Vendor to sell the property, offered to purchase the same for a valuable consideration; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named 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 aforesaid entire property to the Purchasers for a total valuable consideration of **Rs. 1,41,00,000/- (Rupees - One Crore Fourty One Lakhs Only)** upon the following terms and conditions.



NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER;

1. THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 1,41,00,000/- (**Rupees One Crore Forty One Laks Only**) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and Parcel of land bearing Plot No. 1/A out of the sanctioned layout of NAGPUR UNIVERSITY CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring Length (20.42 + 11.28)/2 Mtrs. and Breadth 18.29 Mtrs. equal to 289.89 Sq. Mtrs. (-) Less Tangent 13.96 Sq. Mtrs. = 275.93 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 14/2 and 14/3 of Mouza - KHAMLA, P.S.K. 9, TOGETHERWITH the existing 31 Years old Residential House standing thereon covering a total Built-up area of 184.00 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2846/A, City Survey No. 132 and Sheet No. (272)/16/I of Mouza - KHAMLA, situate at Vidya Vihar Colony, Rana Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER, as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Society's Dues and all other outgoings etc. levied thereon and payable by the Vendors upto date.

MANNER OF PAYMENT

- 1) Rs. 46,53,000.00/- (Rupees Forty Six Lakhs Fifty Three Thousand Only) paid by the Purchaser to the Vendor No. 1 namely Shri. Mander Pandharinath Fattekhani through D.D. No. 282209 Dated 15/06/2022 Drawn on Kotak Mahindra Bank, Branch Medical Square Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 1.



- 2) Rs. 46,53,000.00/- (Rupees Forty Six Lakhs Fifty Three Thousand Only)
paid by the Purchaser to the Vendor No. 2 namely Mrs. Renuka Mandar Fattekhani through D.D. No. 282210 Dated 15/06/2022 Drawn on Kotak Mahindra Bank, Branch Medical Square Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 2.
- 3) Rs. 46,53,000.00/- (Rupees Forty Six Lakhs Fifty Three Thousand Only)
paid by the Purchaser to the Vendor No. 3 namely Mrs. Jayashree Kishor Badkas through D.D. No. ~~282211~~ Dated ~~15~~/06/2022 Drawn on Kotak Mahindra Bank, Branch Medical Square Nagpur, the receipt whereof is hereby acknowledged by the Vendor No. 3.
- 4) Rs. 1,41,000.00 (Rupees One Lakh Forty One Thousand Only)
paid by the Purchaser towards TDS vide Form No. 26QB of Income Tax Act, 1961.

TOTAL Rs. 1,41,00,000/- (Rupees - One Crore Fourty One Lakhs Only)

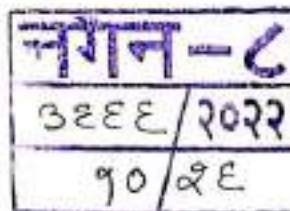
That the SELLER hereby accept and acknowledge the receipt of the total amount of **Rs. 1,41,00,000/- (Rupees - One Crore Fourty One Lakhs Only)** and consequentially therefore they have now nothing to receive from the Purchaser against the instant transaction of sale The Sellers hereby transfer, relinquish and convey in favour of the Purchaser, all right, title and interest in the said property described fully in the schedule hereunder, unto the Purchaser, absolutely and exclusive for all the times to come.

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(2) THAT the VENDORS do hereby covenant with the PURCHASER as follows :-

- i) THAT the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of Sale to the Purchaser absolutely forever.
- ii) THAT the Vendors further assure the Purchaser that the property hereby sold is their separate property belonging to them alone having devolved the same upon them consequent upon the death of Late Shri. Manohar S/o Devidas Fattekhani in terms of his Last Will Dated 7-11-2006 and that none except them 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 therefrom by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.
- iv) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its successors and assigns etc. as may reasonably be required.
- v) THAT the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Society's Dues 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 Vendors undertake to pay the same and keep the Purchaser always indemnified against such payments.
- vi) THAT the Vendors have this day delivered the actual physical possession of the entire property hereby sold to the Purchaser in vacant condition at the time of Registration of this Sale Deed, without any reservations or limitations whatsoever.



vii) THAT the Vendors will support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

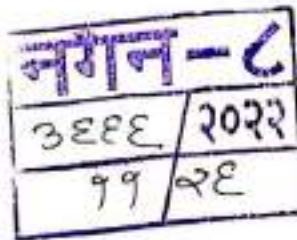
viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendors have delivered all the Original/Relevant documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

x) THAT in case the Purchaser is 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 to, the Vendors will pay to the Purchaser 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.

xi) THAT it is specifically understood and agreed by the Purchaser that all the terms and conditions contained in the Principal Sale Deed Dated 10-7-1980 executed by Nagpur University Co-operative Housing Society Limited, Nagpur in favour of Late Shri. Manohar S/o Devidas Fattekhani bearing Registration No. 1491(P) of even date shall always remain binding upon it and its successors-in-title. In the like manner the Rules, Regulations and the Bye-Laws of the aforesaid Society shall also remain binding upon the Purchaser and its successors-in-title.

(3) 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.




SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing **Plot No. 1/A** out of the sanctioned layout of **NAGPUR UNIVERSITY CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR** admeasuring Length $(20.42 + 11.28)/2$ Mtrs. and Breadth 18.29 Mtrs. equal to 289.89 Sq. Mtrs. (-) Less Tangent 13.96 Sq. Mtrs. = **275.93 Sq. Mtrs.** (274.50 Sq. Mtr as per city survey record) being a portion of the entire land bearing **Kh. Nos. 14/2 and 14/3 of Mouza - KHAMLA, P.S.K. 9, TOGETHERWITH** the existing **31 YEARS OLD Residential House** standing thereon covering a total **Built-up area of 184.00 Sq. Mtrs.** including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2846/A, **City Survey No. 132 and Sheet No. 15 of Mouza - KHAMLA,** situate at Vidya Vihar Colony, Rana Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST - PLOT NOS. 16A & 16B.
 ON THE WEST - 20 FT. WIDE ROAD.
 ON THE NORTH - 12.19 MTRS. WIDE ROAD.
 ON THE SOUTH - PLOT NO. 2.

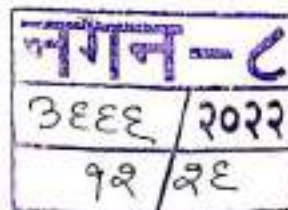
IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this Sale deed on the date first above written and in presence of attesting witnesses


 I **ADV. PRASAD LAXMAN DEULKAR,** , Office:- Plot No. 51 New Dnyaneshwar Nagar, Manewada Road, Nagpur-27 Mob No. 9766591163, 8888342000 do hereby state that this Sale Deed is drafted by me as per instruction and documents provided by Vendor/Purchasers.



Shri Mandar Pandharinath Fattekhani

1) SHRI MANDAR PANDHARINATH FATTEKHANI



(11)



R. Fattekhani



2) MRS. RENUKA MANDAR FATTEKHANI



श्री. जयश्री किशोरबादकस



3) MRS. JAYASHREE KISHOR BADKAS

VENDORS



S. Choudhary



SWARAJ INFRA

through its Proprietor -

SHRI SARANG SO. SHARAD CHOUDHARY

PURCHASER

Witnesses:-



Sachin S. Choudhary

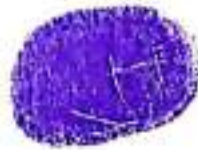
1) Sachin S. Choudhary



Sharad Choudhary

2) Sharad Choudhary

Thombur



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