

Receipt (pavti)

274/2661

पावती

Original/Duplicate

Thursday, April 20, 2023

नोंदणी क्र. :39म

11:51 AM

Regn.:39M

पावती क्र.: 3560 दिनांक: 20/04/2023

गावाचे नाव: बेलतरोडी

दस्तावेजाचा अनुक्रमांक: नगन(ग्रा)-2661-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: विशाल इंफ्राव्हेन्चर तर्फे भागीदार सुनिल गणपतराव काशिकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

DELIVERD

एकूण:

रु. 31240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:04 PM ह्या वेळेस मिळेल.


सुनिल गणपतराव काशिकर. NGR 10

बाजार मूल्य: रु.56970000 /-

मोबदला रु.79922700/-

भरलेले मुद्रांक शुल्क : रु. 4795400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202312550 दिनांक: 20/04/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1040/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202308672 दिनांक: 20/04/2023

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018088146202223E दिनांक: 20/04/2023

वँकेचे नाव व पत्ता:



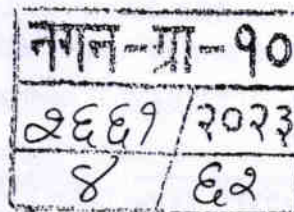
(Hereinafter referred to and called as the "**VENDOR NO. 3**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor No. 3, as well as his heirs, legal representatives, executors, administrators, successors and assigns); AND

4) **MR. NIRANJANLAL S/O. VISHANDAS DHOLYA**, Aged about 42 years, Occupation – Business, Resident Flat No. 408, Tohara Tower, Nara Road, Near Police Station, Jaripatka, Nagpur – 440014 {Permanent Account No. _____, Aadhaar No. 8290 2920 2001, Mobile No. : 8766885938} (Hereinafter referred to and called as the "**VENDOR NO. 4**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor No. 4, as well as his heirs, legal representatives, executors, administrators, successors and assigns);

{Hereinafter the 'Vendor No. 1', 'Vendor No. 2', 'Vendor No. 3' and 'Vendor No. 4' are collectively referred as the said "**VENDORS**"} of the **ONE PART**;

AND

M/S. VISHAL INFRAVENTURE, A Partnership Firm having its office at First Floor, Rohera Business Arcade, Ajni Square, Nagpur - 440015 {Permanent Account No. AATFV2949L} Represented by & acting through its Partners 1) **MR. SUNIL S/O. GANPATRAO KASHIKAR**, Aged about 66 years, Occupation – Business, Resident of 119, Reshimbag Nagpur – 440009 {Permanent Account No. ADTPK5425H, Aadhaar Card No. 7078 0667 5622, Mobile No. 9890005061}, 2) **MR. VIVEK S/O. TRYAMBAKRAO KUNAWAR**, Aged about 52 Years, Occupation : Business, Resident of Apartment No. 001, Megh, Yashodham Enclave, Prashant Nagar, Ajani Square, Nagpur – 440015 {Permanent Account No. AETPK4911K, Aadhaar Card No. 9995 7295 6474, Mobile No. 8888889933, & Email Id : vtkunawar@gmail.com}, 3) **MR. ASHISH S/O. MADHUKAR RAHATE**, Aged about 46 Years, Occupation: Business Resident of Plot No. 7, Pawanbhumi Layout, Nagpur – 440015 {Permanent Account No. – AFEPR3809K, Aadhaar Card No. 6022 3038 0177, Mobile No. – 8888880033, Email Id – vishalinfrasturture1@gmail.com} and 4) **BUILDSMITH INFRAPROJECTS PRIVATE LIMITED**, A company duly registered under Companies Act, 2013 bearing Incorporation No. U45309MH2019PTC325323 and Permanent Account No. AAICB4415H, having its Registered office at Shop No. G-14, NKY Tower, Plot No. 8-9, Ajni Square, Wardha Road, Nagpur - 440015 acting through and represented by its Authorized Directors / Principal Officers **MR. SOHAM S/O. SAMIR KUNAWAR**, Aged about 28 Years, Occupation : Business, Resident of Flat No. 604, Keshavkala Apartments, Plot No. 105 & 106, South Ambhazari Road, Rahate Colony, Nagpur - 440012 {Permanent Account No. DEIPK6748L, Aadhaar Card No. 6046 6134 1930, Mobile No. 8554822666 & Email Id. buildsmith@gmail.com} (Hereinafter called to and referred as the '**PURCHASER**').



claiming through or under it or for true and perfectly conveying the said Plots to the Purchaser or its nominee(s).

11. That, the Plots 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 deed nor shall any compensation be allowed in respect thereof to the Purchaser but all such mis-statement, error or omission will always be subject to correction by the parties, without any hesitation. The Vendors hereby agrees and undertakes to assist & extend all their help and support for it.

12. That, the cost of stamp duty, registration fees and expenses incidental to this deed has been paid by the Purchaser. The Vendors shall pay the deficient Stamp Duty of the Previous deeds/documents of the said Plots, in case of recovery, if any.

13. That, the rights and obligations of the parties under or arising out of this deed shall be construed and enforced in accordance with the laws of India for the time being in force. The Nagpur courts will have the jurisdiction for this deed. No other court shall have any jurisdiction in respect of any dispute between the parties, arising under or incidental to this deed.

14. That, the Plots conveyed under this deed by the Vendors to Purchaser are of the following description:

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property comprising Retainable Land total admeasuring about 4500 Sq. Mtrs. (48438 Sq. Ft.) consisting of Plot No. R-2 (Survey No. 46/B/R/2) admeasuring about 1500 Sq. Mtrs., Plot No. R-3 (Survey No. 46/B/R/3) admeasuring about 1500 Sq. Mtrs. and Plot No. R-4 (Survey No. 46/B/R/4) admeasuring about 1500 Sq. Mtrs. in the sanctioned layout, developed on & being part of the entire Non-Agriculture Land bearing Khasra No. 46/B/1 admeasuring about 7135.28 Sq. Mtrs. being the part of Non-Agriculture Land admeasuring about 0.81 Hectares (8100 Sq. Mtrs.), a Northern Portion of the entire Land bearing Khasra No. 46/B admeasuring about 1.45 Hectares of Mouza – BELTARODI, Patwari Halka No. 38, held in Bhumiswami – Class I Rights situated at Village – Beltarodi in Tahsil – Nagpur (Rural), District – Nagpur including the right to use the common areas, amenities and facilities provided to the said layout and also including all other easementary rights appurtenant and belonging thereto and bounded as under: -

	PLOT NO. R-2	PLOT NO. R-3	PLOT NO. R-4
TOWARDS EAST	KH. NO. 50 & 51	KH. NO. 50 & 51	KH. NO. 50 & 51
TOWARDS WEST	12 MT. D P ROAD	12 MT. D P ROAD	12 MT. D P ROAD
TOWARDS NORTH	PLOT NO. R-1	PLOT NO. R-2	PLOT NO. R-3
TOWARDS SOUTH	PLOT NO. R-3	PLOT NO. R-4	PLOT NO. 1 TO 8

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