

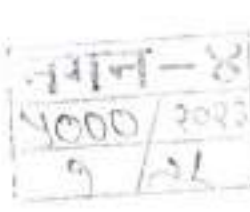



CHALLAN
MTR Form Number-6



GRN	MH002961530202324M	BARCODE	[Barcode]		Date	02/05/2023 09:55:40	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				NAGPUR, 7, NAGPUR NO 4 SUB REGISTRAR				
Location				NAGPUR				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
333006401 Stamp Duty				50000.00				
3330061301 Registration Fee				30000.00				
Total				550,000.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN				
Name of Bank				Ref. No.				
Name of Branch				Bank Date				
				RBI Date				
				Bank Branch				
				Scroll No. , Date				

Department ID: [Blank] Mobile No: 9923110925
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचि चालीसि दस्ता प्रत्येक दस्तासि सिविल न्यायालय कार्यालयी लागू नाहीं. सिविल न्यायालय कार्यालयी सिविल दस्तासि लागू नाहीं.

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SALE DEED

SALE DEED VALUED AT Rs. 80,00,000/- ONLY

(RUPEES EIGHTY LAKHS ONLY)

MARKET VALUE Rs. 29,38,481/-

Item No. 21.338/73 Page No. 0581, Rs. 13,180/- Per Sq.Mtr

Stamp duty Rs. 5,60,000/- Registration charges Rs. 30,000/-

THIS SALE DEED is made and executed at NAGPUR on this 5th JUNE 2023
BETWEEN;

MRS. ASHA W/o GULSHAN KOHLI, aged about 67 Years. Occupation - Housewife, R/o Flat No. 201, Omkar Tower, Tikekar Road, Dhantoli, Patwardhan Ground S.O. Nagpur- 440012 {Income Tax PAN No. AKCPK4461H}, {Aadhar Card No. 4543 8131 3220} hereinafter called the VENDOR, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said VENDOR, as well as, his/her heirs, legal representatives, executors, administrators, successors and assigns of the FIRST PART. Mobile No. 9730230685

AND

M/S ELITE SPACES, {Income TAX PAN No. AAJFE3919P}

A Partnership Firm, having its office at Plot No. 9, Niwas GNSS, Near Epicure Food Plaza, Marish Nagar, somalwada, Nagpur, through its Authorised Partners -
1) SHRI. RAJESH S/O CHUDAMAN MAHAJAN, aged about 50 Years old, Occupation- Business, {AADHAR NO. 7319 9982 4131} Resident of plot No. 22, Ganguly Layout, Somalwada, Wardha Road, Nagpur-440025 Mobile No. 9923110925 2) SHRI. KETAN S/o ANIL THAKRE, aged about 30 years old, Occupation- Business, {AADHAR NO. 6653 0008 0783} Resident of B- 103, Swami Krupa Residency, Besa, Beltarodi, Link Road, Besa, Nagpur-440034 Mobile No. 8766883622 hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

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WHEREAS, ALL THOSE Piece and Parcel of Land bearing Plot No. 9, out of the Layout of **SHREE. SURAJ GRUHA SAMASYA NIWARAN SANSHTA, NAGPUR** containing by admeasurement 222.96 Sq.mtrs. being a portion of the entire land bearing Khasra No. 24/1. of **MOUZA-CHINCHBHUWAN, P.S.K. 43,** bearing City Survey No. 76 and Sheet No. 735/7, situated at **Shree. Suraj Gruha Samasya Niwaran Sanshta, Nagpur,** within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – **NAGPUR.** Originally Belonged to **MRS. ASHA W/o GULSHAN KOHLI** the Vendor hereinabove, she was purchased the same from **Shree. Suraj Gruha Samasya Niwaran Sanshta, Nagpur** on dated **30/07/1993** which is duly Registered in the office of the Sub-Registrar-11, Nagpur in Book No. 1, Volume No.719, on Page No. 217 to 218 at **Sr. No. 4307 (Ch) on even date.**

WHEREAS, thereafter, the said property comes under the 1900 Lay- outs being regularized and developed by Nagpur Improvement Trust under the Provision of Maharashtra Gurdhewari Developments (Regularisation, Upgradation and Control) Act,2001 and therefore **Mrs. Asha Gulshan Kohli** had applied to the Nagpur Improvement Trust, Nagpur for Regularisation of the said plot of land. Accordingly considering his request the said Nagpur Improvement Trust, regularized the said plot of land, after regularization its area came admeasurements **222,9500 Sq.Mtrs. (OR 2399,833 sq.ft.),** Nagpur Improvement Trust regularized the said plot of land vide its Permit No. **BE(W)/1900/E/L11381/816 Dated: 08/04/2009,** in Layout No. **1900/CHICH/1830** in Case No. **200304184526; AND**

WHEREAS, Mrs. Asha Gulshan Kohli subsequently applied for Conversion of aforesaid Plot No. 9 containing by admeasurements **222,9500 Sq.Mtrs. (OR 2399,833 sq.ft.)** for Non- Agricultural (Residential) Use and as per **Order** passed on **24/07/2020** by the Additional Tahsildar Nagpur, in Revenue Case No. **5123/N.A.P 34/2019-20,** the said plot has been converted for Non- Agricultural (Residential) Use, **AND**

WHEREAS, as a result therefore **Mrs. Asha Gulshan Kohli** the Vendor named hereinabove, has now become an absolute, exclusive and full Owner of the aforesaid Plot No. 9 with heritable and transferable rights therein and accordingly, her name is mutated in revenue records, **AND**

WHEREAS for urgent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale



proceeds thereof in her best interests and for the benefits of her family members;
AND

WHEREAS, the Purchaser being desirous of owning said Plot from Vendor
Therefore Purchaser has approached Vendor and Express his desire and willingness
to purchase the said **Plot No. 9** from vendor.

WHEREAS, considering their request and after detailed negotiation the
Vendor agreed to sell the aforesaid property to the Purchase for a total consideration
of **Rs.80,00,000/- (Rupees Eighty lakh) only** upon the following terms and
conditions.

**NOW THIS SALE DEED BETWEEN THE PARTIES WITNESSETH AS
UNDER :-**

THAT In pursuance of the said Agreement and in consideration of a total
sum of **Rs.80,00,000/- (Rupees Eighty lakh) only** paid by the Purchaser to the
Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does
hereby acknowledge, the Vendor as the absolute and full owner in possession
thereof does hereby grant, convey, assign and transfer by way of **SALE** to the
PURCHASER ALL THOSE Piece and Parcel of Land bearing **Plot No. 9**, out of
the Layout of **SHREE, SURAJ GRUHA SAMASYA NIWARAN SANSHTA,**
NAGPUR containing by **admeasurements 222.9500 Sq.Mtrs. (OR 2399.833**
sq.ft.) being a portion of the entire land bearing **Khasra No. 24/1, of MOUZA-**
CHINCHIBHUWAN, P.S.K. 43, bearing City Survey No. 76 and Sheet No. 735/7,
Corporation House No. 1505/9, situated at Shree. Suraj Gruha Samasya
Niwaran Sanshta, Nagpur, within the limits of the Nagpur Municipal Corporation
Ward No. 75 in Tahsil and District -**NAGPUR.** Improvement Trust, Th. and Dist.
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/Ground Rent, Corporation
Taxes, Cesses, Society's Dues and all other outgoings etc. levied thereon and
payable by the Vendor upto date.

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MANNER OF PAYMENT

Rs. 79,20,000/-

(Rupees Seventy-nine lakh twenty thousand only) paid by the Purchaser to the Vendor on Dated 02/06/2023 through RTGS having its UTR No. UBIN202306022001565606 which is acknowledged/ received by the Vendor.

Rs. 80,000/-

(Rupees Eighty thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

TOTAL Rs.80,00,000/-(Rupees Eighty lakh) only

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER :

i) THAT the Vendor undertakes and assures the Purchaser that it has good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendor and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendor does hereby assures the Purchaser that the property hereby sold to the Purchaser is self-acquired property belonging to it alone, having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.



(i) THAT, the Vendor has handed over the vacant physical possession of the property today at the time of sale deed and does hereby acknowledges receipt of entire consideration amount from the Purchaser.

(ii) THAT, the sale shall be free from encumbrance of all kinds whatsoever and also free from payment of Non-Agriculture assessment, Corporation Taxes, Ground Rent and Cesses, etc. levied on the property hereby agreed to be sold and payable up to the date of sale deed.

(iii) THAT, the VENDOR shall answer all reasonable requisitions on the title to be made by the PURCHASER and shall establish good, valid and marketable title to the property hereby sold in case of any defect or objection in respect of Title arises in that event the vendor at his own cost assumed the purchaser to clear all such defects and objections if arises.

(iv) THAT, the VENDOR assures the PURCHASER that the property hereby agreed to be sold is the separate and self-acquired property belonging to VENDOR alone and that none except VENDOR has any manner of right title or interest whatsoever in respect of the same, including legal heirs and others.

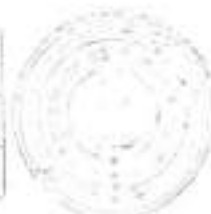
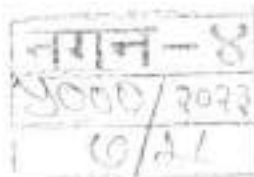
(v) THAT, the property hereby agreed to be sold is believed and shall be taken to be correctly described in the Schedule hereunder written and, in the event, if any mis-statement, error or omission shall be discovered the same shall not annul this Sale Deed but all the same such mis-statement, error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

(vi) THAT, the Vendor has paid all dues with respect of Corporation taxes and Cesses etc levied on the property hereby sold and in event if it is discovered that there remain any arrears to be paid, the VENDOR undertakes to pay the same.

(vii) THAT, the vendor shall assist the purchaser for mutation of his name in all revenue records such as City Survey, Corporation, Town Planning, Nagpur Improvement Trust or any other authority where mutation entry is required.

(viii) THAT, the Vendor has handed over all the original documents pertaining to the property to the purchaser.

(ix) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.



xii) THAT, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty, Registration Fees and Lawyer fee agreed to be borne by the PURCHASER.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THOSE Piece and Parcel of Land bearing Plot No. 9, out of the Layout of SHREE. SURAJ GRUHA SAMASYA NIWARAN SANSHTA, NAGPUR containing by admeasurements 222.9500 Sq.Mtrs. (OR 2399.833 sq.ft.) being a portion of the entire land bearing Khaska No. 241, of MOUZA- CHINCHIBHUVAN, T.S.K. 43, bearing City Survey No. 76 and Street No. 7357, Corporation House No. 1505/9, situated at Shree. Suraj Gruha Samasya Niwaran Sanshta, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District -NAGPUR Improvement Trust, Th. and Dist. Nagpur

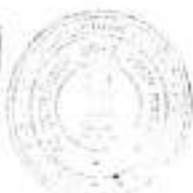
BOUNDED AS UNDER:



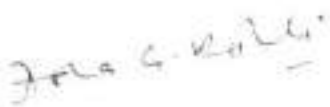


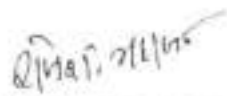









- ON THE EAST :- 10.67 M WIDE ROAD
ON THE WEST :- PLOT NO. 14
ON THE NORTH :- PLOT NO. 8
ON THE SOUTH :- PLOT NO.10

IN WITNESS WHEREOF the VENDOR, PURCHASER hereinabovenamed have fully examined and read over this DEED OF SELL before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, under influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on day first above written.

Drafted by Adv. Somal A. Gollige as per instruction for this Deed.

Mobile No. 7741638314



<u>SR</u> <u>NO.</u>	<u>PASSPORT SIZE PHOTO</u>	<u>FINGER PRINT</u>	<u>SIGNATURE & FULL NAME</u>
1.			 MRS. ASHA GULSHAN KOHLI VENDOR For M/S ELITE SPACES
2.			 (SHRI. RAJESH C. MAHAJAN) Through its Authorized Partner PURCHASER For M/S ELITE SPACES
3.			 (SHRI. KETAN A. THAKRE) Through its Authorized Partner PURCHASER
WITNESSES:			
1.			 Mr. Anil Kashirao Thakre
2.			 Ady. Sonal A. Golhar

नगन-४
 15/07/2022
 12/12

नग्न-४
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२०/२५





ਸਰਕਾਰ ਪੰਜਾਬ

ਮਾਲਮਤੀ ਪੱਤਰ

[ਜਨਮਦਿਨ ਅਤੇ ਸਮੂਹ ਨਾਮ, ਅਤੇ ਕਾਰਜ ਪ੍ਰਦਾਨਕ ਵਿੱਚ ਅਤੇ ਮਾਲਿਕ ਵਿੱਚ ਸਮੂਹ ਨਾਮ]



UIN: 7230209087

ਦਿਨ: 14/05/2023

ਮਾਲਮਤੀ ਵਿਸ਼ੇਸ਼				ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ: ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	
ਕਾਰਜ ਪ੍ਰਦਾਨਕ ਨਾਮ	ਦਿ. 14/05/2023	ਦਿ. 14/05/2023	ਕਿ. 14/05/2023	ਮਾਲਮਤੀ	ਮਾਲਮਤੀ ਵਿੱਚ ਮੁਕਾਬਲੇ ਦੇ ਨਾਂ ਅਤੇ ਮਾਲਮਤੀ ਵਿੱਚ ਮੁਕਾਬਲੇ ਦੇ ਨਾਂ
ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ					

ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

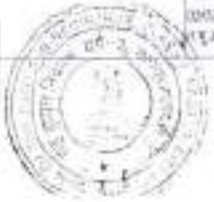
ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ
14/05/2023	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

ਮੁਕਾਬਲੇ ਦਾ ਨਾਂ

4000/2023

99/22



श्रीगणेशाय नमः
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१०८५
१०८५/१०८५
१०८५-१०८५





Nagpur Improvement Trust

(Registration of Unauthorized Construction Prohibited)

Permit for Regularisation of Unauthorized construction of the House/Plot) issued as per Maharashtra Goodfidence Development (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No. 10/977 dated 28.5.2001 and B.R. No. 10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.

Permit No.	HE (U) 1000/2023/11381/1110	Date	12/11/23
Case No.	202304184128	Layout No.	13005/100/10005
Name of Individual	Surya Das Sankar Das		
Address	215, LAKSHI NAGAR, SURYASARAI, CHANDRANAGAR		
Application No. & Date	Application No 29674 dt. Aug. 02, 2002		
Mooza & Khasra	Mooza No. 2411		
Name of Layout	Surya Das Sankar Das Housing Colony		
Plot Number	9		
Plot Area	222.8600 (Sq. m)		
Built up Area	0000 (Sq. m)		
Regularised	Residential		
User for which the plot is regularised	Residential		
Plot Area to be surrendered to NIT	0100 (Sq. m)		
Area of Construction to be demolished	0000 (Sq. m)		

Details of Measurement
Surveyed by: Anantaram
Capacity: 0.1007 Sq.
Surveyed on: 02.08.2002
Scale: 1:500

Schematic Plan

REFERENCE:

- 1) PLOT BOUNDARY SHOWN THUS:
- 2) AREA SURRENDERED TO NIT FOR ROAD WIDENING:

DIAMENSIONS OF PLOT IN METERS -

AB	12.10	38
BC	18.20	78
CD	12.10	38
DA	18.20	38

PLOT AREA AS PER SURVEY - 22279 Sq. M

DEDUCT AREA FOR - 04 M TANGENT - 04 Sq. M

DEDUCT AREA UNDER ROAD WIDENING

NET PLOT AREA AS PER SURVEY -



Scale - N.T.S

Plot No. 9



1000/2023
99/251

