



Wednesday, June 20, 2012

3:11:48 PM

Original

नोंदणी 39 म.

Regn. 39 M

# पावती

पावती क्र. : 2699

सावाचे नाव जयताळा

दिनांक 20/06/2012

दस्ताऐवजाचा अनुक्रमांक नगन2 - 02568 - 2012

दस्ता ऐवजाचा प्रकार अधिहस्तांतरणपत्र



सादर करणाराचे नाव: जयताळा वृष लक्ष्मी भागीदार मै. इन्व्हिस्ट इन्फिनिअर्स प्रा.लि. लॉक संघालक  
सीमा सुबोध नोंदिले -

नोंदणी रीती	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुपसहात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फा (108)	2160.00
	<b>32160.00</b>

**DELIVERED**

आपणास हा पत्र सोबत सकाळी 3:26PM ह्या वेळेस मिळेल

*[Signature]*  
दुय्यम निबधक  
नागपूर 2

बाजार मूल्य: 101121000 रु. मोबदला: 42100000रु.

भरलेले मुद्रांक शुल्क: 5561700 रु.

दस्तावेज प्रकार: शीडी/घनाकर्मिद्वारे;

बँकेचे नाव व पत्ता: सिविल अर्बन को-ऑप बँक लि., नंदनवन रोड, नागपूर;

शीडी/घनाकर्म क्रमांक: 032565; रक्कम: 30000 रु.; दिनांक: 20/06/2012



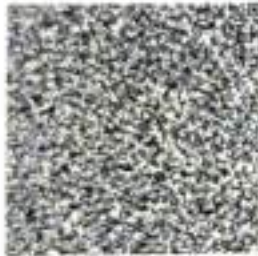
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by:  
Stock Holding Corporation of India Ltd.  
Location : NAGPUR  
Signature:  
Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

Certificate No.	: IN-MH09382768102186K
Certificate Issued Date	: 20-Jun-2012 01:06 PM
Account Reference	: SHCIL (FI) mhshcil01 NAGPUR/ MH-NGP
Unique Doc. Reference	: SUBIN-MHMHSHCIL0110079965221420K
Purchased by	: PIONEER GROUP
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: MOUZA - JAITALA
Consideration Price (Rs.)	: 4,21,00,000 (Four Crore Twenty One Lakh only)
First Party	: PIONEER GROUP
Second Party	: DATTATRAYA KRISHNARAO PITALE
Stamp Duty Paid By	: PIONEER GROUP
Stamp Duty Amount(Rs.)	: 55,61,700 (Fifty Five Lakh Sixty One Thousand Seven Hundred only)



..... Please write or type below this line .....

नमोल - २
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१ / १०८



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### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SRDs are available on the Web site [www.shcilestamp.com](http://www.shcilestamp.com)

मिफिल अफिस को भेज  
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-: प्रमाणपत्र :-  
मान्यता प्राप्त करणवात गेटे की, सरिता-3 वे Valuation  
Module नुसार परिगणना केल्यानंतर आलेले  
बाजारमूल्य रु. 10,11,21,000/- एवढे आहे.

सह दुय्यम निबंधक, वर्ग-2  
नागपूर शहर क्र. 2.

**SALE DEED FOR Rs. 4,21,00,000/-**  
**(RUPEES FOUR CRORE TWENTY ONE LAC ONLY)**  
**MARKET VALUE RS. 10,11,21,000/-**

Market value as per , Sheet No.579/43, City Survey No.640 of Mouja  
JAITALA is calculated at Rs. 10,11,21,000/-

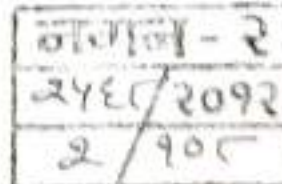
Stamp Duty of Rs.55,61,700/- paid on M.V./consideration of Rs.  
4,21,00,000/-

THIS DEED OF SALE made at Nagpur on this 20<sup>th</sup> Day of JUNE, 2012.

**BETWEEN**

(1) SHRI DATTATRAYA s/o KRISHNARAO PITALE, aged about 48 years, Occupation - Business, (Income Tax PAN ABGPP-2948-F) (2) SOU DHANASHREE w/o DATTATRAYA PITALE, aged about 30 years, Occupation - Housewife, (Income Tax PAN AQIPP-9493-J) & (3) SOU RAJESHREE w/o RAJIV PITALE, aged about 42 years, Occupation - Business, (Income Tax PAN ACHPP-6240-L). All No.1 to 3 are R/o "Samarpit", Plot No.13, Dandige Layout, Shankar Nagar, Nagpur, Tah & Dist - Nagpur, (4) SHRI. KISHOR S/o JAGANNATH KULKARNI, Aged 46 Years, Occupation - Service, (Income Tax PAN AJPK-2905-B) (5) SHRI. VIVEK S/o JAGANNATH KULKARNI, Aged 48 Years, Occupation - Service, (Income Tax PAN AIKPK-7373-G) Both Residents of 37, Madhav Nagar, Nagpur, Tahsil and District - NAGPUR (6) SHRI. NILKANTH S/o GOPALRAO KULKARNI, Aged 63 Years, Occupation - Retired, Resident of J-2, Laxmi Nagar, Nagpur, Tahsil and District - NAGPUR (7) SHRI. WASUDEO S/o ANANDRAO DHOBALE, Aged 62 Years, Occupation - Retired, (Income Tax PAN AAUPD-2778-G) Resident of Pande Layout, Nagpur, Tahsil and District - NAGPUR (8) MRS. ROHINI W/o ASHOK PANDIT, Aged 57 Years, Occupation - Service, (Income Tax PAN AGFPP-7081-B) Resident of 41, Shankar Nagar, Nagpur, Tahsil and District - NAGPUR, - hereinafter jointly called and referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendors, as well as their respective heirs, legal representatives, executors, administrators and assigns etc.) OF THE ONE PART

AND



PIONEER GROUP, A Partnership Firm, having its Office at Pioneer House, W.H.C. Road, Bajaj Nagar, Nagpur and represented by its Partner M/S. INDRAJIT ENGINEERS PRIVATE LIMIED, acting through its Director MRS SEEMA W/o SUBODH MOHITE, Aged 48 Years, Occupation - Business, Resident of 33, Cosmos Tower, Nagpur, Tahsil and District - NAGPUR, hereinafter called and referred to as the 'PURCHASER', (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser, as well as his heirs, legal representatives, successors, executors, administrators and assigns etc.) OF THE OTHER PART

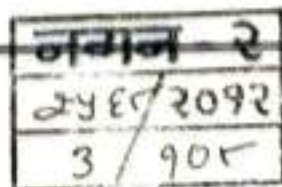
WHEREAS the lands bearing Khasra No.119-121/2, Adm. 2.10 Hectors, Class I, P. H. No.44 of Mouza - Jaitala, Tq. & Dist. - Nagpur was formerly owned by Smt. Sheshawanti @ Sheshawati Wd/o Gangaramji Raut which she has inherited and she along with her sons and daughter (1) Shri Sharad Gangaramji Raut, (2) Shri Sunil Gangaramji Raut & (3) Shila W/o Madhukar Girhe had agreed to sale 2 Acres northern portion of the aforesaid land to vendor No.1 herein and one Shri Manohar Kashinath Vyavhare vide agreement of sale dated 02.05.1990 which was subsequently adjudicated by the Collector of Stamps Nagpur (City).

AND WHEREAS thereafter the deeds of Memorandum of Understanding dated 29.06.2002 & 02.07.2002 were made between Smt. Sheshawanti @ Sheshawati Wd/o Gangaramji Raut & Vendor No. 1 herein and Shri Manohar Kashinath Vyavhare thereby with the consents of the parties Shri Manohar Kashinath Vyavhare has been ousted and his rights have been given up out of the agreement of sale dated 02.05.1990 and a result thereof the vendor No.1 only has rights in the aforesaid 2 acres land out of the aforesaid land by virtue of agreement of sale dated 02.05.1990.

AND WHEREAS Smt. Sheshawanti @ Sheshawati Wd/o Gangaramji Raut has granted all her powers in respect of the foresaid 2 acres land out of the aforesaid land in favour of Shri Rajiv Krishnarao Pitale vide Power Of Attorney Dated 20.07.2002 which was registered under serial No.2658/2002 with the Jt. Sub-Registrar of Assurances Nagpur No 9

AND WHEREAS the vendor No.1 herein has submitted the aforesaid agreement of sale dated 02.05.1990 for adjudication before the Collector of Stamps Nagpur (City) and in view of the certificate issued, the vendor No.1 has deposited the requisite stamp duty and penalty thereon

AND WHEREAS in terms of the aforesaid agreement of sale dated 02.05.1990 and the agreed terms between Smt. Sheshawanti @ Sheshawati Wd/o Gangaramji Raut and vendor No.1 herein, Smt. Sheshawanti @ Sheshawati Wd/o Gangaramji Raut has executed a deed of sale dated 22.06.2006 in favour of Vendors No.1 to 3 AND Shri Krishnarao Wamanrao Pitale, who is the father of vendor No.1 and the said sale deed has been registered under serial No.2731/2006 on 22.06.2006 with the Jt. Registrar of Assurances Nagpur No 6 and since then the vendor No.1 to 3 herein and Shri Krishnarao



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Pitale have become the absolute owners in possession of the aforesaid 8100.00 Square Meters (Adm. 0.81 Hectors) Northern portion of the land together old structure of about 9.29 Square Meters thereon out of the land bearing Khasra No. 119-121/2, Class I, P. H. No.44 of Mouza – Jaitala, Tq. & Dist. – Nagpur and more particularly described in the schedule written hereunder.

AND WHEREAS the Shri Krishnarao Wamanrao Pitale expired on 18/02/2010 at Nagpur, leaving behind him two sons namely (1) Shri. Rajiv S/o Krishnarao Pitale & (2) Shri. Dattatray s/o Krishnarao Pitale, who is the Vendor No.1 herein & a daughter Sou. Vidya W/o Arvind Joshi, who have inherited the share of the said Late Shri Krishnarao Wamanrao Pitale in the said Property, as his Legal Heirs

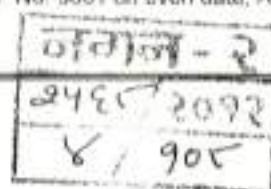
AND WHEREAS elder son Shri Rajiv s/o Krishnarao Pitale & a daughter Sou. Vidya w/o Arvind Joshi have relinquished all their rights, title and interest in respect of their respective share in the 25% share of the said Late Shri Krishnarao Wamanrao Pitale in favour of Shri Dattatray S/o Krishnarao Pitale vide Deed of Relinquishment dated 09/08/2011; which was registered at Sr.No.3715/2011 with the Office of Jt. Sub-Registrar Nagpur No.5. As such the vendor No.1 Shri Dattatray S/o Krishnarao Pitale became the owner to the extent of 50% share in the aforesaid entire land. So far the Vendors No. 2 & 3 are the owners to the extent of their respective share of 25 % each.

AND WHEREAS Shri Rajiv Krishnarao Pitale has transferred 135 Sq. Mtrs. land out of the land adm. 8100.00 Sq. Mtrs. of Kh. No. 119-121/2 of Mouza – Jaitala by way of Sale to Shri. Kishor Jagannath Kulkarni, the Vendor No.4 hereinabovenamed, by a Sale Deed dated 31-08-2002, which is duly registered at the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 3599 on even date; AND

AND WHEREAS Shri Rajiv Krishnarao Pitale has transferred 135 Sq. Mtrs. land out of the land adm. 8100.00 Sq. Mtrs. of Kh. No. 119-121/2 of Mouza – Jaitala by way of Sale to Shri. Vivek Jagannath Kulkarni, the Vendor No.5 hereinabovenamed, by a Sale Deed dated 31-08-2002, which is duly registered at the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 3602 on even date; AND

AND WHEREAS Shri Rajiv Krishnarao Pitale has transferred 135 Sq. Mtrs. land out of the land adm. 8100.00 Sq. Mtrs. of Kh. No. 119-121/2 of Mouza – Jaitala by way of Sale to Shri. Nikanath Gopalrao Kulkarni, the Vendor No.6 hereinabovenamed, by a Sale Deed dated 31-08-2002, which is duly registered at the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 3603 on even date; AND

AND WHEREAS Shri Rajiv Krishnarao Pitale has transferred 135 Sq. Mtrs. land out of the land adm. 8100.00 Sq. Mtrs. of Kh. No. 119-121/2 of Mouza – Jaitala by way of Sale to Shri. Wasudeo Anandrao Dhobake, the Vendor No.7 hereinabovenamed, by a Sale Deed dated 31-08-2002, which is duly registered at the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 3601 on even date; AND



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AND WHEREAS Shri Rajiv Krishnarao Pitale has transferred 135 Sq. Mtrs. land out of the land adm. 8100.00 Sq. Mtrs. of Kh. No. 119-121/2 of Mouza - Jaitala by way of Sale to Mrs. Rohini Ashok Pandit, the Vendor No.8 hereinabovenamed, by a Sale Deed dated 31-08-2002, which is duly registered at the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 3804 on even date. AND

AND WHEREAS as a result of the aforesaid 5 sale deeds, the Vendors No. 4 to 8 have become owners of their respective 135 Sq. Mtrs. land and in total they all are became the owners of total 675 Sq. Mtrs. (135 X 5 =675) land out of the land adm. 8100.00 Sq. Mtrs. of Kh. No. 119-121/2 of Mouza - Jaitala with heritable and transferable rights therein. AND

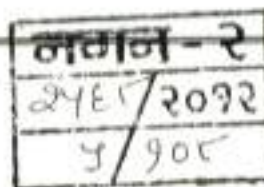
AND WHEREAS the Vendors No. 4 to 8 for their respective legal necessities and for some or the other reasons have decided to dispose of their respective 135 Sqr. Mtrs. Land (Total 675 Sqr. Mtrs.) and as such they have entered into an agreements of sale of their respective plots of land to with the (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke, (3) Mrs. Sonali Manoj Gatlewar.

WHEREAS the Vendors No. 4 to 8 being thus desirous of selling the said property comprising Plot Nos. 19, 20, 20-A, 21 and 22 and (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke, (3) Mrs. Sonali Manoj Gatlewar having also offered a fairly good price for them, the Vendor Nos. 4 to 8 after detailed negotiations have agreed to sell the same to the (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke, (3) Mrs. Sonali Manoj Gatlewar for a valuable considerations by Five separate Agreement of Sale and the Vendors No. 4 to 8 have further specifically agreed to execute a proper Sale Deed relating to the said property in favour of the (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke, (3) Mrs. Sonali Manoj Gatlewar or the Nominee(s) appointed by them; AND

AND WHEREAS after having discussions, negotiations and due deliberations between Vendor No. 4 to 8, (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke, (3) Mrs. Sonali Manoj Gatlewar and Vendor No. 1 to 3, the Vendors No. 4 to 8 and (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke, (3) Mrs. Sonali Manoj Gatlewar have agreed to sell their respective 135 Sq. Mtrs. Land (Total 675 Sq. Mtrs.) in favour of the Purchaser for a total Consideration of Rs. 21,00,000/- (Rupees Twenty One Lac) Only, AND

AND WHEREAS the Vendors No. 1 prepared a Plan of the layout for the said Kh. No. 119-121/2 of Mouza - Jaitala and the said layout is due for sanction and the same would be approved by the Assistant Director, Town Planning, Nagpur Municipal Corporation, AND

AND WHEREAS in view of the above, the Vendors No. 1 to 3 have decided to sell their 5938.00 Square Meters land out of their 7425 Sq. Mtrs. land and Vendors No.4 to 8 with the consent of (1) Shri. Prashant Bhagwatrao Irkhede, (2) Shri. Atul Nilkanthrao Tidke,



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(3) Mrs. Sonali Manoj Gafewar herein have decided to sell their aforesaid total 675 Sq Mtrs. (135 X 5 = 675) land and as such the Vendors have now jointly decided to sell the aforesaid property admeasuring 7613.00 Sq. Mtrs. (6938.00 + 675.00=7613.00) out of the aforesaid 8100.00 Sq. Mtrs. land out of the land bearing Kh. No. 119/121/2 of Mouza - Jaitala.

AND the aforesaid 8100.00 Sq. Mtrs. (Adm. 0.81 Hectors) Northern portion of the land together old structure of about 9.29 Square Meters thereon out of the land bearing Khassra No. 119-121/2, Class I, P. H. No 44 of Mouza - Jaitala, Tq. & Dist. - Nagpur has been mutated in the names of Vendors No.1 to 3 only in the revenue records and more specifically in T/12 extract as a owners thereof and they are the absolute owners in possession of the land adm. 7425.00 Sq. Mtrs. aforesaid land and they are legally competent to deal with the aforesaid land in any manner and similarly the Vendors No. 4 to 8 are the owner to the extent of land adm.675 Sq. Mtrs.

AND WHEREAS the Vendors finds it difficult to keep and maintain their respective aforesaid land more profitably and also they are in need of money for the legal necessity of their family and therefore, Vendors No. 1 to 3 have decided to sell their 6938.00 Square Meters land out of their 7425.00 Sq. Mtrs land and Vendors No. 4 to 8 have decided to sell their aforesaid total 675 Sq. Mtrs (135 X 5 = 675) land and as such the Vendors have now jointly decided to sell the aforesaid property admeasuring 7613.00 Sq. Mtrs. (6938.00 + 675.00=7613.00) out of the aforesaid 8100.00 Sq. Mtrs. land (Adm. 0.81 Hectors) of the land together with old structure of about 9.29 Sq. Mtrs. thereon out of the land bearing Khassra No. 119-121/2, Class I, P. H. No 44 of Mouza - Jaitala, Tq. & Dist. - Nagpur & more particularly described in schedule hereunder and delineated in red in the map annexed herewith.

AND WHEREAS Purchaser after coming to know the desire of the Vendors, has approached to Vendors and expressed his willingness to buy the land admeasuring 7613.00 Sq. Mtrs. (6938.00 + 675 = 7613.00) out of the admeasuring 8100 Square Meters (Adm. 0.81 Hectors) Northern portion of the land together with old structure of about 9.29 Square Meters thereon out of the land bearing Khassra No. 119-121/2, Class I, P. H. No 44 of Mouza - Jaitala, Tq. & Dist. - Nagpur and after having negotiations and due deliberations between the parties, vide agreement of sale dated 17.11.2011, the vendors No.1 to 3 have agreed to convey and transfer their land admeasuring 6938.00 Sq. Mtrs out of their aforesaid 7425.00 Sq. Mtrs land for a consideration of Rs. 4,00,00,000/- (Rupees Four Crores Only) and Vendors No. 4 to 8 and (1) Shri. Prashant Bhagwantrao Injade, (2) Shri. Atul Nilkanthrao Tode, (3) Mrs. Sonali Manoj Gafewar have agreed to sell their total 675 Sq. Mtrs. land for a total consideration of Rs. 21,00,000/- (Rupees Twenty One Lac) only and the Purchaser after verified the title and relevant documents and also going through the government Schemaparinirupures has agrees to purchase the aforesaid properties for a consideration of Rs. 4,00,00,000/- (Rupee Four Crores Only) to Vendor No. 1 to 3 and Rs. 21,00,000/- (Rupees Twenty One Lac only) to Vendor Nos. 4 to 8 of which total comes to Rs. 4,21,00,000/- (Rupees Four Crores Twenty One Lac only).

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AND WHEREAS it has been decided between the Vendors No 1 to 3 and Purchaser that after sell out the land adm 6938.00 Sq. Mtrs. by this conveyance out of their land adm 7425.00 Sq. Mtrs. remaining land adm 487.00 Square meters which is more particularly described in Schedule B is retain by the Vendors No. 1 to 3 forever and use the same as per their own choice and the Purchaser agreed to develop the said 487.00 Square meters out of their own expenses for Vendors No. 1 to 3.

AND WHEREAS in view of the terms decided between Vendors No. 4 to 8 and Purchaser, the Vendors No. 4 to 8 have received their entire consideration of Rs. 21,00,000/- from the Purchaser time to time and therefore executing this deed in favour of the Purchaser in respect of their land adm 675.00 Sq. Mtrs.

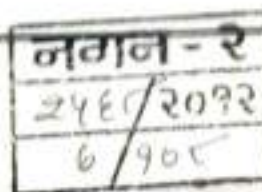
AND WHEREAS after having received the total consideration of a sum of Rs. 4,00,00,000/- by the Vendors No 1 to 3 in following manner and Rs. 21,00,000/- by the Vendors No. 4 to 8, the Vendors are now executing this conveyance.

**NOW THEREFORE THIS DEED OF SALE IS WITNESSETH AS UNDER:-**

(1) THAT in pursuance of the said agreement and in consideration of Rs. 21,00,000/- paid by the Purchaser to the Vendor Nos. 4 to 8 and in pursuance of the Agreement of sale dated 17.11.2011 and in consideration of Rs. 4,00,00,000/- agreed to be paid by the Purchaser to the Vendor Nos. 1 to 3 in the manner mentioned below out of which the receipt of paid amount of Rs. 3,10,11,250/- (Rupees Three Crore Ten Lac Eleven Thousand Two Hundred Fifty) Only is hereby acknowledged by the Vendor Nos. 1 to 3, the Vendors subject to realization of the Post dated Cheque which bears No. 012224 dated 14.07.2012 drawn on HDFC Bank Ltd., Shankar Nagar, Nagpur for Rs. 89,88,750/- (Rupees Eighty Nine Lac Eighty Eight Thousand Seven Hundred Fifty Only) do hereby grant, convey, assign & Transfer all his rights by way of sale to the Purchasers in the 6938.00 Sq. Mtrs. land more particularly described in the Schedule -A hereunder out of the admeasuring 8100 Sq. Meters (Admeasuring 0.81 Hectors) out of the land bearing Khassra No. 119-121/2, Class I, P.H. No. 44 Mouza - Jaitala, Tahsil and District - NAGPUR forever - TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owners thereof forever free from encumbrances.

**MANNER OF PAYMENT TO VENDORS NO. 1 TO 3 AND VENDORS NO. 4 TO 8**

Rs. 63,45,000/-00 (Rupees Sixty Three Lac Forty Five Thousand) Only paid by the Purchaser to the Vendors No. 1 to 3 by Cheque No. 012225 dated 17.11.2011 drawn on HDFC Bank, Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors No. 1 to 3.



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Rs. 25,00,000=00	(Rupees Twenty Five Lac) Only paid by the Purchaser to the Vendors No. 1 to 3 by Cheque No. 116627 dated 05-02-2012 drawn on HDFC Bank Ltd., Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors No. 1 to 3.
Rs. 89,88,750=00	(Rupees Eighty Nine Lac Eighty Eight Thousand Seven Hundred Fifty) Only paid by the Purchaser to the vendors No. 1 to 3 by Cheque No. 012222 dated 07-04-2012 drawn on HDFC Bank Ltd., Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors No. 1 to 3.
Rs. 1,31,77,500=00	(Rupees One Crore Thirty One Lac Seventy Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendors No. 1 to 3 by Demand Draft No. 056704 dated 19-06-2012 drawn on HDFC Bank Ltd., Branch Shankar Nagar, Nagpur, at the time of execution of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendors No. 1 to 3.
Rs. 89,88,750=00	(Rupees Eighty Nine Lac Eighty Eight Thousand Seven Hundred Fifty) Only paid by the Purchaser to the Vendors No. 1 by Post dated Cheque No. 012224 dated 14-07-2012 drawn on HDFC Bank Ltd., Branch Shankar Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendors No. 1.
Rs. 21,00,000=00	(Rupees Twenty One Lac) Only paid by the Purchaser to the Vendors No. 4 to 8 the receipt whereof is hereby acknowledged by the Vendors No. 4 to 8.
<u>Rs. 4,21,00,000=00</u>	<b>(RUPEES FOUR CRORE TWENTY ONE LAC ONLY)</b>

(2) That the purchaser has paid amount of Rs. 3,10,11,250/- (Rupees Three Crore Ten Lac Eleven Thousand Two Hundred Fifty Only) and for remaining amount of Rs. 89,88,750/- (Rupees Eighty Nine Lac Eighty Eight Thousand Seven Hundred Fifty Only) for which purchaser has given aforesaid Post dated cheque to the vendors No. 1 to 3 and therefore taking into consideration in respect of land in question more particularly described in the schedule A of property, it has been agreed between the parties that the purchaser would be put in possession of the property hereby sold after realization of aforesaid balance consideration upon realization of the aforesaid balance amount the Vendor Nos. 1 to 3 shall execute a Deed of Confirmation of Possession in favour of the Purchaser and get the same registered in accordance with the law in force.

(3) It has also been agreed between the parties that upon non-payment of the balance consideration of Rs. 89,88,750/- (Rupees Eighty Nine Lac Eighty Eight Thousand Seven

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Hundred Fifty Only) for which the aforesaid post dated cheque has been given by the purchaser to the vendors No. 1 to 3, the instance sale deed would become null, void and cancelled.

(4) THAT since the Vendors No. 1 to 3 has sold 6938 Sq. Mtrs land by this conveyance to the Purchasers out of their land admeasuring 7425 Sq. Mtrs. and the Vendors Nos. 4 to 8 have sold 675 Sq. Mtrs. land to the purchaser thus the total land area sold would be to the extent of 7613 Sq. Mtrs. land and the Vendors No. 1 to 3 would continue to be owners in respect of remaining land admeasuring 487 Sq. Mtrs. i.e. 6.012% land share & proportionate permissible FSI to the total land admeasuring 8100 Sq. Mtrs. and therefore, it has been made clear between the parties hereunder that as and when the Purchaser submit the development plan, and further the building plan would be restricted to the extent of their ownership i.e. land admeasuring 7613 Sq. Mtrs. (93.98% land share and proportionate permissible FSI) in the total land admeasuring 8100 Sq. Mtrs. and in future, in any case, all the developmental activities including the construction to be carried out by the Purchaser/s would be in accordance with the Building bylaws and D.C. rules of NMC applicable and in accordance with the Maharashtra Regional and Town Planning Act, 1966 so that the same would not affect the ownership of Vendors No. 1 to 3 to the extent of their land admeasuring 487 Sq. Mtrs. i.e. 6.012% share out of the total land admeasuring 8100 Sq. Mtrs. and in future the Vendors No. 1 to 3 would be in position to independently utilize the proportionate FSI i.e. in proportion to the allowable FSI for Residential purpose for 487 Sq. Mtrs. land with access way.

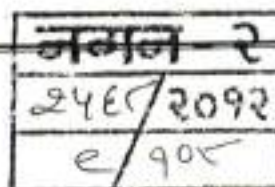
(5) The Vendors hereby assures the Purchaser that they have good, clear, Valid and marketable title and they are legally competent to transfer the ownership rights in the aforesaid land more particularly described in the schedule hereunder.

(6) That the Vendors hereby further declares and covenants that the said land is free from all charges, lien, charge, mortgages, easements, licenses and/or every type of other encumbrances whatsoever and they are legally competent to transfer the said land.

(7) That the Vendors hereby assures the Purchaser that in case of any loss or damages are sustained by the Purchasers in case of the title of the Vendors in respect of the property sold hereunder or their predecessors is found defective, the same shall be indemnified by the Vendors only to the extent of loss or damages actually suffered by the Purchaser.

(8) That the Vendors further declares and covenants that all rates, taxes, cesses and all other such outgoings have been duly paid by him from time to time to the concerned authorities till the date of agreement of sale dated 17.11.2011

(9) That whatever rights in the soil or sub-soil appurtenant to the property sold hereunder and hitherto enjoyed by the Vendors of which the Purchasers are not aware or to which the Vendor has otherwise entitled to as owners thereof beneficially enjoyed are



Contd. ...

hereby specifically sold, transferred, conveyed, demised and assigned unto and to the use of the Purchaser and his successors forever in amplification of any right that the Vendors may have acquired in law usage or custom and that hereafter the Purchaser shall be entitled to own the same as an absolute owner thereof.

(10) That the Purchaser shall pay proportionate share of the Land-Revenue, Non-Agricultural Assessment, Cesses, Taxes & all other dues whatsoever in respect of the land which is the subject matter of this deed accruing or payable from the date of Agreement of Sale dated 17.11.2011

(11) That the property hereby sold, shall be taken to be correctly described in the Schedule hereto and is sold, subject to the outgoing Agreements, Restrictive Covenants and Rights of the other owners & if any mis-statement, error or omission is discovered, the same SHALL NOT ANNUL this deed; nor shall the Vendees thereby become entitled to any compensation under any nomenclature whatsoever; but all the same; such mis-statement, error or omission shall always be subject to correction, by the Parties hereto.

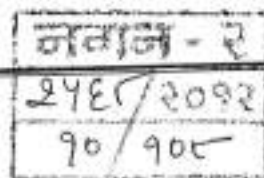
(12) That the parties hereunder covenant that the after the execution of agreement of sale dated 17.11.2011 whatever may be the charges levied or to be levies by any authority/government, in respect of the property sold hereunder. The property hereby sold, is a Non-Agricultural Property and the Purchaser shall have full rights to get the same duly converted into Non-agricultural property at his own expenses/costs and risk and the Vendors shall render the necessary co-operation for the same; viz. signing of applications, forms, declarations etc.

(13) That the property hereby sold is on "as is where is" basis and use and the Purchaser is in the know of the same and also know about its status in the Govt./Semi-Govt. and Revenue Records etc.

(14) That this deed is made in respect of the land adm.6938.00 Square Meters land and the land adm. 675.00 Sq. Mtrs. land (Total 7613.00 Sq. Mtrs.) out of the total 8100.00 Square meters land and therefore remaining land adm.487.00 Sq. Mtrs. of Vendors No.1 to 3 is being retained by the Vendors No. 1 to 3 and the boundary of the said portion of 487.00 Square Meters land is described in Schedule B hereunder and in view of the agreed terms between the parties hereunder and the Purchaser agreed to develop the said 487.00 Square meters out of their own expenses for Vendors and the same would be demarcated in the map so that after execution of these present the Vendors would smoothly enjoy their separated sanction land adm. 487.00 Sq. Mtrs.

(15) That the Vendors shall sign the necessary application form for mutation of the property hereby sold in the name of the Purchaser and give all other co-operation that may be necessary for the aforesaid purpose.

(16) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply to this Sale Deed.



Contd. ...

(17) That all the legal expenses including stamp duty and registration charges have been exclusively borne and paid by the Purchaser.

**SCHEDULE -A**  
**OF THE PROPERTY SOLD**

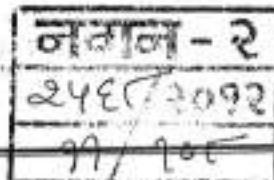
All that land admeasuring 7613.00 Sq. Mtrs. (6938.00 + 675.00 = 7613.00) land delineated in RED colour in the map out of the aforesaid aforesaid 8100.00 Sq. Mtrs. (Adm. 0.81 Hectors) Northern portion of the land together old structure of about 9.29 Square Meters thereon out of the land bearing Khasra No. 119-121/2, Class I, P. H. No.44, Sheet No.579/43, C.S. NO.640 of Mouza – Jaitala, Tq. & Dist. – Nagpur and bounded as follows:-

On or towards the North	:	1149.68 Sq. Mtrs remaining portion of the land sold hereunder & thereafter road and Kh.100.
On or towards the South	:	Remaining portion of the land bearing Khasra No. 119-121 & Nallah.
On or towards the East	:	land bearing Kh. No.163 & 164.
On or towards the West	:	Remaining portion of the land bearing Khasra No. 119-121

**SCHEDULE -B**  
**OF THE PROPERTY RETAIN BY THE VENDORS**

All that 487.00 Sq. Mtrs. land delineated in GREEN colour in the map out of the admeasuring 8100.00 Sq. Mtrs. (Adm. 0.81 Hectors) Northern portion of the land together old structure of about 9.29 Sq. Mtrs. thereon out of the land bearing Khasra No. 119-121/2, Class I, P. H. No.44, Sheet No. 579/43, C.S. No. 640 of Mouza – Jaitala, Tq. & Dist. – Nagpur Togetherwith right to consume proportionate FSI i.e. in proportion to the allowable FSI for residential group housing scheme for 487 Sq. Mtrs. land share out of 8100 Sq. Mtrs. and the said portion of land is bounded as follows:-

On or towards the North	:	Remaining Portion of land bearing Kh. No. 119, 121/2
On or towards the South	:	Boundary of entire land
On or towards the East	:	Remaining Portion of land bearing Kh. No. 119, 121/2
On or towards the West	:	Boundary of entire land



Contd. ....

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signed this Deed of Sale on this 20<sup>th</sup> day of JUNE, 2012 at Nagpur *Drafted By Adv. Sandeep Shastri.*

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (DATTATRAYA KRISHNARAO PITALE)
02			2)  (MRS. DHANSHREE DATTATRAYA PITALE)
03			3)  (MRS. RAJESHREE RAJIV PITALE)
04			4)  (KISHOR JAGANNATH KULKARNI)
05			5)  (VIVEK JAGANNATH KULKARNI)

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06



6)

*Nilkanth*

(NILKANTH GOPALRAO KULKARNI)

07



7)

*Wasudeo*

(WASUDEO ANANDRAO DHOBALE)

08



8)

*Rohini Ashok Pandit*  
(MRS. ROHINI ASHOK PANDIT)

VENDORS

09



FOR M/S. PIONEER GROUP

*Seema Mohite*

(MRS. SEEMA S. MOHITE)

Director of M/s. Indrajit Engineers Pvt. Ltd

PURCHASER

WITNESSES:

*RA*  
(1) Raushant B. Inshul

(2) *[Signature]*

तारिका - २  
२४६९/१०९२  
१३/१०८



20/06/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

नगन2

दस्त क 2568/2012









906/1905

16:59 pm

नागपूर 2

दस्त क्रमांक : 2568/2012

दस्ताचा प्रकार : अभिहरतांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
6	<p>नाव: विवेक जगन्नाथ कुळकर्णी - - पत्ता: घर/फ्लॅट नं. 37 गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेट/वसाहत: माधव नगर शहर/गाव: नागपूर तालुका: - पिन: - वेन नंबर: AIKPK7373G</p>	<p>लिहून देणार वय 48 सही <i>J. Kulkarni</i></p>		
7	<p>नाव: निळकंठ गोपाळराव कुळकर्णी - - पत्ता: घर/फ्लॅट नं. जे-2 गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेट/वसाहत: ज्येष्ठी नगर शहर/गाव: नागपूर तालुका: - पिन: - वेन नंबर: 0</p>	<p>लिहून देणार वय 63 सही <i>N. Kulkarni</i></p>		
8	<p>नाव: बासुदेव आनंदराव खोबळे - - पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेट/वसाहत: पाडे ले आऊट शहर/गाव: नागपूर तालुका: - पिन: - वेन नंबर: AAUPD2778G</p>	<p>लिहून देणार वय 62 सही <i>A. Khobale</i></p>		
9	<p>नाव: रोहिणी अशोक पंडित - - पत्ता: घर/फ्लॅट नं.: 41 गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं.: - पेट/वसाहत: शंकर नगर शहर/गाव: नागपूर तालुका: - पिन: - वेन नंबर: AGFPP7081B</p>	<p>लिहून देणार वय 57 सही <i>M. R. Patil</i></p>		

*M. R. Patil*  
अभिहरतांतरणपत्र, नगन 2  
नागपूर नगर जे. 2





दस्त गोपवारा भाग - 2

नगन2

दस्त क्रमांक (2568/2012)

905/905

दस्त क्र. [नगन2-2568-2012] चा गोपवारा  
बाजार मुल्य 101121000 गोबदला 42100000 मरलेले मुद्रांक शुल्क : 5561700

दस्त हजर केल्याचा दिनांक : 20/06/2012 03:04 PM  
निष्पादनाचा दिनांक : 20/06/2012  
दस्त हजर करणा-याची सही :

*Handwritten signature*

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 20/06/2012 03:04 PM  
शिक्का क्र. 2 ची वेळ : (फ्री) 20/06/2012 03:12 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 20/06/2012 03:15 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 20/06/2012 03:16 PM

दस्त नोंद केल्याचा दिनांक : 20/06/2012 03:16 PM

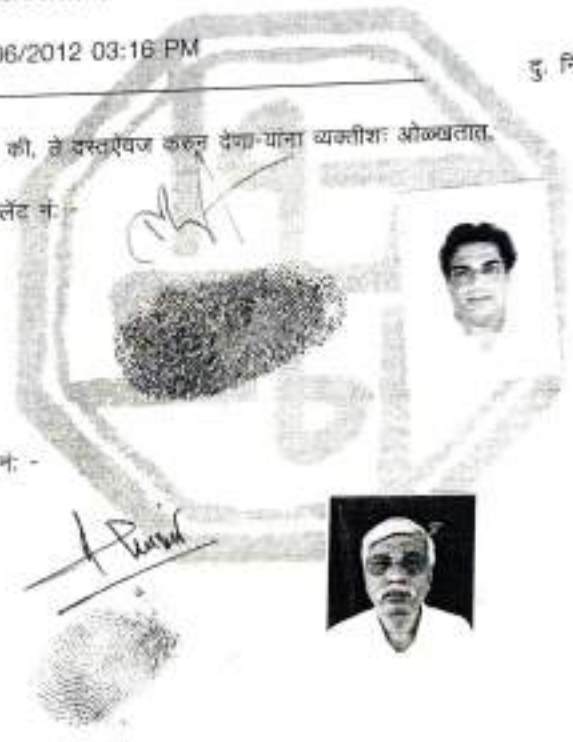
ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

1) प्रशांत भागवतराव इरखेडे , घर/फ्लॅट नं. -  
गल्ली/रस्ता : -

ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/बसाहत : पांडे ले आऊट  
शहर/गाव : नागपूर  
तालुका : -  
पिन : -

2) सुधीर बळवंत अलोणी , घर/फ्लॅट नं. -  
गल्ली/रस्ता : -

ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/बसाहत : काटोल रोड  
शहर/गाव : नागपूर  
तालुका : -  
पिन : -



पावली क्र. 2899 दिनांक 20/06/2012  
पावलीचे वर्णन  
नांव: पावॉनियर सुध लॉके भागीदार में इन्जिन  
इंजिनअर्स प्रा.लि. तर्फे संचालक सीमा सुबोध  
मोहिते - -

30000 नोंदणी फी  
2160 नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

32160: एकूण

दु. निबंधकाची सही, नागपूर 2

दु. निबंधकाची सही  
नागपूर 2

भविष्यत करण्यात येते कि या दस्ताऐवजात  
मूळ 905 वरचे आहे.

9 नंबराचे बुकाचे  
2468 मंथरी नोंदला

दु. निबंधक, वॉर्क-2,  
नागपूर शहर क्र. 2.

सह मुख्य निबंधक, वॉर्क-2,  
नागपूर शहर क्र. 2,  
दि. 20 जून 2012

