

**SALE DEED FOR RS. 5,10,00,000.00 ONLY**  
**(RUPEES FIVE CRORE TEN LAKH) ONLY**  
**MARKET VALUATION AS PER ASR RS. 2,64,00,000.00 ONLY**

Item No. 27.406/24, Page No.0674, R.R. Open plot @ Rs.39100/- Per Sq. Mtr., Construction @ Rs. 26620/- Per Sq. Mtr., City Survey No. 1584 & Sheet No. 24 of Mouza - Khamla.

THIS DEED OF SALE is made at NAGPUR on this 18<sup>th</sup> Day of March 2024, BETWEEN:

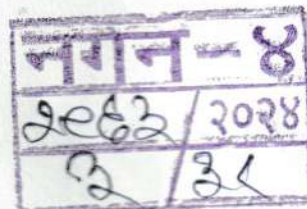
अमिताज किन्हिकर

**SMT. ANITA ARUN KINHIKAR**, Aged 78 Years, Occupation - Housewife, (Income Tax PAN AVAPK8008P & Adhar Unique Identity No. 6567 5393 9248 & Mobile No. 7875538734), Resident of C/o Amit Arun Kinhikar Baner Pashan Link Road C-17, Whispering Wind, Pashan Armament Pune-411021 (Maharashtra State), 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 her heirs, legal representatives, executors, administrators, successors & assigns of the **FIRST PART**.

**AND**

**M/s. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP** (LLPIN : AAR-4594), Limited Liability Partnership Firm, having its Registered Office at Chandrapur, Tahsil and District - CHANDRAPUR & Branch office at 78, Shri Om Sai Apartment, 1st Floor, Vidya Vihar, Pratap Nagar, Ring Road, Nagpur. (Income Tax PAN AARFV0835B) and acting through its designated Partners: **(1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE**, Aged about 65 Years, Occupation: Business, (Income Tax PAN AAFPW8292B, Aadhar Card No. 9451 1525 4702 & Mobile No. 9850338568), Resident of Plot No. 5, Chandranam, Near Dr. Dhande ENT Hospital, Civil Line, Chandrapur-442401, Tahsil and District - CHANDRAPUR (Maharashtra State); **(2) MRS. NEHA W/o ANIRUDDHA DAHULE**, Aged about 41 Years, Occupation: Business, (Income Tax PAN ALJPD5885E, Aadhar Card No. 6016 5189 1295), Resident of Apartment No. B-303, 3rd Floor, "Iris Apartments", Baner Road, Behind Syngenta, PUNE City, Pune-411045, Tahsil and District - PUNE (Maharashtra State) AND **(3) MRS. NAYANA W/o DHANANJAY TAJNE**, Aged about 49 Years, Occupation: Business, (Income Tax PAN AAFPW7784E, Aadhar Card No. 8393 8953 1365 & Mobile No. 9822369033), Resident of Pratap Nagar Square, Near Police Chowki, Ranapratap Nagar, Nagpur-440022, Tahsil and District - NAGPUR (Maharashtra State), the aforesaid Partner No. 2 is acting

Chandrapur





is not subject, the Vendor 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.

xiv) That the consentor hereinabove named accord his /their consent to the instant transaction of Sale. He declares that the vendor alone is competent enough and entitled to sell the aforesaid property to the purchaser. The consentor hereby confirms to the purchaser that the title of the property hereby sold as perfectly good, valid and marketable, and further confirm the absolute, exclusive right of the Vendor to convey by Sale the property to the Purchaser.

xv) That the Vendor and consentor specifically state and declare that they have sold to the purchaser all their rights, title and interest held by them in the said entire property without keeping any interest of any nature whatsoever. Thus they have transacted to sell their entire share in the said entire property without any reservation or restriction. Thus upon registration of this Sale Deed, the purchaser shall become full and absolute owner of the aforesaid property.

xvi) THAT all expenses on account of preparation of this Sale deed including the cost of Stamp Duty and Registration fees payable thereon and including also legal fees of advocate and Misc. expenses etc. has been agreed to be paid by the Purchaser.

#### **SCHEDULE OF PROPERTY REFERRED TO ABOVE**

ALL THAT Piece and Parcel of land bearing **Plot No. 41**, in the layout Thre Greater Nagpur Co-operative Development & Housing Society Ltd. Nagpur by total admeasurement **520.61 Sq. Mtrs.** (OR 5603.84 Sq. Ft.) TOGETHERWITH the entire R.C.C. Superstructure comprising a Built-up Area of **222.300 Sq. Mtrs.**, in civil Station expansion scheme and being a portion of the entire land bearing Kh. No. 22 of **MOUZA - KHAMLA**, P. H. No. 9, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2947/41, **City Survey No. 1584 & Sheet No. 24 of Mouza - Khamla**, situated at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR and bounded over as under:-

ON THE EAST	-	BY 80 FT. WIDE ROAD
ON THE WEST	-	BY PLOT NO. 21 & 22
ON THE NORTH	-	BY 30 FT. WIDE ROAD
ON THE SOUTH	-	BY PLOT NO. 40

अमिताअ. किशोर

Charan



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दस्त क्रमांक :नगन4/4905/2021

दस्ताचा प्रकार :-पाँवर ऑफ अटॉर्नी

- | अनु क्र. | पक्षकाराचे नाव व पत्ता   |
|----------|--|
| 1        | नाव:मे. व्यंकटेश इन्फ्रा अलायंस तर्फे भागीदार क्र. 1) श्री. चंद्रकांत नामदेवराव वामाडे<br>पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं.: प्लॉट नं. 5 चंद्रनम, डॉ. धांडे ईंग्रुटी ट्रॉम्पीटल जवळ, मिबील वार्ड नं चंद्रपुर, महाराष्ट्र, चंद्रपुर.<br>पिन नंबर:AAF PW8292B |
| 2        | नाव:मे. व्यंकटेश इन्फ्रा अलायंस तर्फे भागीदार क्र. 2) मी. नेहा अनिरुध्द डाहले<br>पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं.: प्लॉट नं. वी 303 इग्रीम अपार्टमेंट बनेर रोड मिनगेटा पुणे , महाराष्ट्र, PUNE<br>पिन नंबर:ALJPD5885E                                      |
| 3        | नाव:मे. व्यंकटेश इन्फ्रा अलायंस तर्फे भागीदार मी. नयना धनंजय नाजणे<br>पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं.: प्रताप नगर चौक, पोलिस चौकी जवळ राणाप्रताप नगर नागपूर, महाराष्ट्र, NAGPUR.<br>पिन नंबर:AAF PW7784E  |

पक्षकाराचा प्रकार

कुलमुखन्यार देणार  
वय :-63

स्वाक्षरी:-

*(Signature)*

छायाचित्र



अंगठ्याचा ठसा



कुलमुखन्यार देणार  
वय :-39

स्वाक्षरी:-

*(Signature)*



पाँवर ऑफ अटॉर्नी  
होल्डर

वय :-47

स्वाक्षरी:-

*(Signature)*



वरील दस्तगोबज करून देणार तथाकथीत पाँवर ऑफ अटॉर्नी चा दस्त एवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:05 / 07 / 2021 01 : 30 : 41 PM

ओळख:-

खालीलच दस्त असे निवेदीत करतात की ते दस्तगोबज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता  |
|----------|---|
| 1        | नाव:धनंजय दादाजी नाजणे ...<br>वय:48<br>पत्ता:राणाप्रताप नगर नागपूर,<br>पिन कोड:440022 |

*(Signature)*  
स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



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|---|---|
| 2 | नाव:श्री. इमंशु बाबाराव बदकी ...<br>वय:48<br>पत्ता:पांडे लेआऊट खामला नागपूर<br>पिन कोड:440015 |
|---|---|

*(Signature)*



शिकका क्र.4 ची वेळ:05 / 07 / 2021 01 : 32 : 12 PM

शिकका क्र.5 ची वेळ:05 / 07 / 2021 01 : 32 : 36 PM नोंदणी पुस्तक 4 मध्ये

शाहूकुट्यम निवेदीक वर्ग-२  
नागपूर शहर क्र. ४

