

266/2122

Monday, March 11, 2024

1:57 PM

पावती

Original/Duplicate

वीरगी ३, 39M

Regn. 39M

पावती नं. : 3578 दिनांक: 11/03/2024

पावतीचे नाव: बीरसांव

दस्तावेजाचा अचक्रमांक: नगन3-2122-2024

दस्तावेजाचा प्रकार : विक्रीपत्र

यादर करपाऱ्याचे नाव: ये. वेद कन्दुकभान तर्फे प्रोफा सी शोभा बाळम कोठार

नोंदणी फी

₹. 30000.00

दस्ताने हाताळणी फी

₹. 560.00

पुस्तानी संख्या: 28

**DELIVERED**

एकूण:

₹. 30560.00

आपणाम मूळ दस्ताने, धंबनेल त्रिट, मुंबी-२ अंदाजे

2:17 PM ह्या वेळेस मिळेल.

NGP3  
सह देयक निबंधक वर्ग-२  
भायपूर शहर क्र. ३

वाजार मूल्य: ₹. 10000000/-

मोबदला ₹. 12000000/-

धरलेले मुद्रांक शुल्क : ₹. 840000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324118804169 दिनांक: 11/03/2024

दिकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017032348202324E दिनांक: 11/03/2024

दिकेचे नाव व पत्ता:

*Solky*

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CHALLAN  
MTR Form Number-6



GRN- MH017032348202324E	BARCODE	Date 11/03/2024-11:38:55	Form ID 25.1
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No (If Applicable)	ALVPK8098E
Office Name NGP6_JT NAGPUR NO 6 SUB REGISTRAR		Full Name	VED CONSTRUCTIONS
Location NAGPUR		Flat/Block No.	PLOT NO 51-B
Year 2023-2024 One Time		Premises/Building	
Account Head Details		Road/Street	MOUZA - BORGAWN
0030046401 Stamp Duty	Amount In Rs. 640000.00	Area/Locality	NAGPUR
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	SecondPartyName=SISTA SUJATA-
		Amount In	Eight Lakh Seventy Thousand Rupees Only
Total	8,70,000.00	Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 02300042024031159181 240711604064
Cheque/DD No.		Bank Date / DD Date	11/03/2024-11:40:46 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम विभाक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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29/2/2024  
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## SALE - DEED

VALUED AT RS. 1,20,00,000/-  
(RS. ONE CRORE TWENTY LAKH ONLY)

Mouza : BORGAON, Item No. 14.250.2/64

City Survey No. 534, Sheet No. 164/64

Market Rate Rs. 24340/- Per Sq. Mtrs.

Market Value of Rs. 1,00,00,000/-

Stamp Duty paid of Rs. 8,40,000/- @7.00%

Registration Fee of Rs. 30,000/-

(Within the Jurisdiction of Sub Registrar, Nagpur)

THIS SALE DEED is made and executed at Nagpur on this 11<sup>th</sup>  
day of MARCH, 2024 BETWEEN :

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**SHRIMATI SISTA SUJATA**

**W/O LATE SHRI SISTA VENKATRAMAYYA,**

Aged about 66 years, Occupation: Retired,

R/o. Plot No. 51-B, Reserve Bank Housing Society, Near Friends Colony,

Katol Road, Nagpur- 440013,

**PAN : ADGPS 9002 D**

**AADHAAR : 937015729469**

**MOB : 99702 87063**

(Hereinafter called as the "VENDOR") which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR** as well as her respective legal heirs, legal representatives, executors, successors, administrators, and assigns of the **FIRST PART** :

**A N D**

**IN FAVOUR OF**

**M/S. VED CONSTRUCTIONS, acting through its Prop.**

**MRS. SHOBHA WAMAN KOHAD**

Aged about 58 years, Occupation - Business,

R/o Plot No. 22, Jagruti Colony, Near NIT Garden, Katol Road,

Nagpur -440013

**AADHAAR : 5274 2546 1457**

**PAN : ALVPK 6098 E**

**MOB : 93703 21254**

(Hereinafter called as the **PURCHASER**) which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER** as well as her respective legal heirs, legal representatives, executors, successors, administrators, and assigns of the **SECOND PART** :

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WHEREAS the Vendor is the sole and absolute owner and in possession of ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO. 51-B, containing by admeasuring Length North South 60 Feet & Breadth East West 40 Feet thus the total plot area 2400 Sq. Feet (222.965 Sq. Mtrs.) as per Sale Deed, being part & portion of entire land bearing Kh. No. 58/1 of Mouza - Borgaon, bearing Sheet No. 164/64, City Survey No. 534, situated at Reserve Bank Workers Housing Society Ltd., Nagpur, bearing Municipal Corporation House No. 563/51/B, Ward No. 62 & is situated within the limits of N.I.T. & N.M.C., Nagpur, Tah. & Dist. Nagpur & which is more specifically described in the schedule of property written hereunder.

AND WHEREAS the said property of MOUZA BORGAON, Bearing Khasra No. 58/1, land area 8.36 Acre has been converted into Non Agricultural Land by S.D.O. Nagpur vide Revenue Case No. 174/A-2 of 1966-67 on dated 31/01/1968.

AND WHEREAS the said Reserve Bank Workers Housing Society Ltd., Nagpur had carved a layout and obtained sanctioned Layout Plan from the Asst. Engineer, Corporation of City of Nagpur vide No. 230/EPR/62 dated 04/12/1969.

AND WHEREAS the land owner Reserve Bank Workers Housing Society Ltd., Nagpur has sold the said Plot No 51-B to vendor SHRIMATI SISTA SUJATA W/O LATE SHRI SISTA VENKATRAMAYYA by way of registered Sale Deed dated 19/09/1991 which is duly registered in the office of Sub Registrar, Nagpur at Serial No. 12057 in Book No.1, Volume No. 2195, Page No. 14 to 16 at registered No. 11037 on even date.

AND WHEREAS the name of the Vendor has recorded in the City Survey record, Corporation records and other relevant records as a sole and absolute owner thereof. As a result therefore the Vendor has absolute full right to sale said property to the Purchaser with heritable and transferable rights therein.

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AND WHEREAS for cogent reasons and good causes the vendor have now decided to sell the aforesaid property to the purchaser and to utilise the sale proceeds thereof in her best interest and for the benefits of her family.

AND WHEREAS the vendor being thus desirous of selling the said property and the Purchaser hereinabove named having expressed his desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations have now agreed to sell the same to the Purchaser for a total consideration of **Rs. 1,20,00,000/- (Rs. One Crore Twenty Lakh only)** upon the following terms and conditions.

**NOW THEREFORE THIS SALE DEED WITNESSES AS FOLLOWS :-**

1. That in pursuance of the said agreement and in consideration of a total sum of **Rs. 1,20,00,000/- (Rs. One Crore Twenty Lakh only)** paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof do hereby acknowledged by the Vendor. That the Vendor as absolute owner in respect of ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO. 51-B, containing by admeasuring Length North South 60 Feet & Breadth East West 40 Feet thus the total plot area **2400 Sq. Feet (222.965 Sq. Mtrs.)** as per Sale Deed, being part & portion of entire land bearing Kh. No. 58/1 of **Mouza - Borgaon**, bearing Sheet No. **164/64, City Survey No. 534**, situated at Reserve Bank Workers Housing Society Ltd., Nagpur, bearing Municipal Corporation House No. 563/51/B, Ward No. 62 & is situated within the limits of N.I.T. & N.M.C., Nagpur, Tah. & Dist. Nagpur & which is more specifically described in the schedule of property written hereunder **TO HOLD THE SAME TO AND UNTO THE PURCHASER** as a sole and absolute owner thereof forever and free from all encumbrances upto the date of registration of this Sale Deed.

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**:: MANNER OF PAYMENT ::**

- Rs. 40,00,000/- (Rs. Forty Lakh only)**  
Paid by the Purchaser to the Vendor by way of D.D. No. 476681, dated 11/03/2024 drawn on Uco Bank, Nagpur.
  - Rs. 38,80,000/- (Rs. Thirty Eight Lakh Eighty Thousand only)**  
Paid by the Purchaser to the Vendor by way of D.D. No. 476682, dated 11/03/2024 drawn on Uco Bank, Nagpur.
  - Rs. 40,00,000/- (Rs. Forty Lakh only)**  
Paid by the Purchaser to the Vendor by way of D.D. No. 476683, dated 11/03/2024 drawn on Uco Bank, Nagpur.
  - Rs. 1,20,000/- (Rs. One Lakh Twenty Thousand only)**  
To be paid by the Purchaser to the IT Dept. as TDS amount on behalf of Vendor.
- The receipt whereof do hereby acknowledged by the Vendor.

=====  
**Rs. 1,20,00,000/- (Rs. One Crore Twenty Lakh only)**  
=====

**2. THAT the VENDOR do hereby covenant with the PURCHASER AS FOLLOWS :-**

1. THAT the VENDOR assures to the Purchaser that the said property is self acquired by way of Sale Deed belonging to her and that therefore none except her has any manner of right, title or interest in respect of the same.
2. THAT the VENDOR has good, valid and marketable title to the property hereby sold and that vendor has absolute full right to sell the same to the PURCHASER absolutely and forever.





3. THAT the property hereby sold, shall be quietly entered into and upon, held and enjoyed and the rents, profits received from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or interest for them and without any lawful disturbance or interruption by any other person whatsoever.
4. THAT the vendor it is clearly understood the said property is not mortgaged, nor gifted, nor transferred or agreements in any other person whatsoever and the said property and also the said property is not attachment in any court of law and the said property is free from all encumbrances and is in our lawful possession.
5. THAT the Vendor has this day delivered the actual physical possession of the said property to the PURCHASER in vacant conditions and all original documents i.e. original sale deeds copy and other relating documents in respect of the said property all documents handed over to the purchaser at the time of registration of this sale deed.
6. THAT the vendor has paid all dues with respect to Non Agricultural Assessment, Corporation Taxes, or any other amount on the property hereby sold upto the date of registration of Sale Deed in respect of the said property and in the event if it is discovered that there remains any arrears to be paid the vendor will undertake to pay the same to the concerned authority.
7. THAT the vendor will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the PURCHASER as may be reasonable be required.
8. 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 corrections by the parties hereto.





9. THAT the vendor shall support any application for mutation in the name of the Purchaser in the concerned department and shall render necessary assistance for obtaining a mutation in the name of purchaser.

10. THAT in case the purchaser is deprived of the whole or any part of the property hereby sold reasons of any defect found in the title of the vendor or of any encumbrance or charge on the same to which this sale is not subject the vendor shall indemnify to the purchaser. **After this Sale Deed any heirs of the Vendor shall not arise any rights or claim for this Sale.**

3. **THAT THE PURCHASER DO HEREBY COVENANT WITH THE VENDOR AS FOLLOWS :-**

1. THAT the Purchaser shall pay regularly the corporation taxes, land revenue and all other outgoings charges etc. from the date of registration of sale deed in respect of the said property.

2. THAT the purchaser shall bind the terms and conditions mentioned in the Sale Deed.

3. THAT all expenses on account of preparation of this sale deed including the cost of stamp duty, registration fees, drafting fees, advocate fees etc. payable thereon have been borne and paid by the purchaser.

**:: SCHEDULE REFERRED TO ABOVE ::  
(DESCRIPTION OF THE PROPERTY HEREBY SOLD)**

ALL THAT piece and parcel of land bearing PLOT NO. 51-B, containing by admeasuring Length North South 60 Feet & Breadth East West 40 Feet thus the total plot area 2400 Sq. Feet (222.965 Sq. Mtrs.) as per Sale Deed, being part & portion of entire land bearing Kh. No. 58/1 of Mouza – Borgaon, bearing Sheet No. 164/64, City Survey No. 534, situated at Reserve Bank Workers Housing Society Ltd., Nagpur, bearing Municipal Corporation House No. 563/51/B, Ward No. 62 & is situated within the limits of N.I.T. & N.M.C., Nagpur, Tah. & Dist. Nagpur.

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The said plot is bounded as follows :-

East : Plot No. 51-A  
West : Plot of Jagruti Gruha Nirman Sah. Sanstha  
North : 30 Feet wide Road  
South : Plot No. 52

IN WITNESSES WHEREOF the VENDOR and the PURCHASER have hereto set their respective hands and signed this **SALE DEED** at Nagpur in the presence of the attesting witnesses signing as such on the day and year first above written.

Drafted By : Adv. Utpal Umathe, mob : 9881231220 *Utk*



*Sista Sujata*



SHRIMATI SISTA SUJATA  
W/O LATE SHRI SISTA VENKATRAMAYYA,  
(VENDOR)

M/S. VED CONSTRUCTIONS,  
acting through its Prop.



*Shobha Waman Kohad*



MRS. SHOBHA WAMAN KOHAD  
(PURCHASER)

WITNESSES:-



*Waman Hazi Kohad*



Waman Hazi Kohad



*Uddy R. Juneja*



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