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गावनी के 3578 दिनाम 11/03/2024

गानाने नातः बोरगांव

यम्मीयनाचा अनुसमानः नगन3-2122-2024

दम्तान्य सामा प्रमार : विकीपत्र

मादर करणाऱ्याचे नाव: में, बेद कलटुक्शन तर्फे प्रोपा सी शोमा वामन कोहार

नॉरपी फी दस्त होताळणी फी पृष्ठांची संख्या: 28

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वाजार मुल्द: रु.10000000 /-मोबदला रु.12000000/-भरलेले मुद्रांक शुल्क: रु. 840000/- NGP3 निवंधक वर्ग-२

नामपूर शहर क्र. 3

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

दीवी/धनादेश/पे ऑर्डर क्रमांक: 0324118604169 दिनांक: 11/03/2024

वॅक्ने नाव व पताः

2) देयकाचा प्रकार: eChallan रक्कम: र.30000/-

दीवी/धनादेश/पे ऑर्डर कमांक: MH017032348202324E दिलांक: 11/03/2024

वैकेने नाव व पना:

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भ न करावकारता दस्तासाठी सदर चरान लागु



Page 1/1

Print Date 11-03-2024 11:41:00



CHALLAN MTR Form Number-6



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| Department Inspector General Of Registration | | Payer Details | | | | | | | |
| Stamp Duty Type of Payment Registration Fee | | TAX ID / TAN (II Any) | | | | | | | |
| | | | PAN No (# Applicable) ALVPK80988 | | | | | | |
| Office Name NGP6_JT NAGPUR NO 6 SUB (| REGISTRAR | Full Name | | VED CONSTRUCTIONS | | | | | |
| Location NAGPUR | | | | | | | | | |
| Year 2023-2024 One Time | | Flat/Bloc | k No. | PLOT NO 51-B | | | | -, | |
| Account Head Details | Amount in Rs. | Premises/Building | | Ne and other | | | | | |
| 0030046401 Stamp Duty | 840000.00 | Road/Str | et | MOUZA - BORGAON | | | | | |
| 0030063301 Registration Fee | 30000,00 | Area/Locality | | NAGPUR | | | | | |
| | | Town/City | District | | | | | | |
| | | PIN | | | 4 4 | 4 0 | 0 | 0 | 9 |
| | | Remarks (If Any) | | | | | | | |
| | | SecondPartyName=SISTA SUJATA~ | | | | | | | |
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| fi 50 | | | | | | | | | |
| | | Amount in | ount in Eight Lakh Seventy Thousand Rupees Only | | | | | | |
| otal 8,70,0 | | Words | | | | | | | |
| yment Details BANK OF MAHARASHTRA | | | FOR USE IN RECEIVING BANK | | | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 023000420240311 | 59181 | 2407 | 11604 | 064 | |
| eque/DO No. | | Bank Date | RBI Date | 11/03/2024-11:40:4 | 46 | Not 1 | Verified | with 8 | RBI |
| ne of Bank | | Bank-Branch BANK OF MAHARASHTRA | | | | | | | |
| ne of Branch | | Scroll No. , | Date Not Verified with Scroll | | | | | | |

Department ID : Mobile No. : Mobile No. : 00000000000 NoTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुव्यम निशंधक कार्यालयाच नोदणी करावयाच्या दस्तासाठी लागु आहे . नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु .



Page 1/1

Print Date 11-03-2024 11:41:00

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 11th day of MARCH, 2024 BETWEEN:



Cont. 2 ..

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:

AND

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:



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.



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:-

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.



:: MANNER OF PAYMENT ::

Rs. 40,00,000/- (R

(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)

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

- 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.
- 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 lawfull disturbance or interruption by any other person whosoever.
- 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 misstatement, 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.



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

The said plot is bounded as follows :-

East :

Plot No. 51-A

West :

Plot of Jagruti Gruha Nriman Sah. Sanstha

North:

30 Feet wide Road

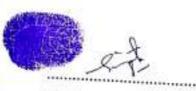
South:

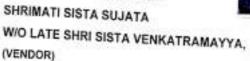
Plot No. 52

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







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



MRS. SHOBHA WAMAN KOHAD (PURCHASER)



WITNESSES:

(Waman Hari Kohood



(Uday R. Juneva)





मालमत्ता पत्रक

ULPIN 58552421962

मिहानाष्ट्र ज्यमीत सहसूत ह्यान, तमर व प्रहत मुमानक निवत, १९६९ जातील विकास च अपूना पडाने



| गाम/पेठ : बोरशांव | | | - | | परंद भागान स्वयं च अपूना : ब- | HR15242794 | |
|---------------------------|--------------------------------|--|---------------|-----------|--|-------------|--|
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| 140 | | | SERBE TO | * | | | |

| सुविवाधिकार : | विकासी आहेत हैं. स.म.म. १००८म. १/६८ रेड पुस्तर म.में. १८/१में ४. ३६६माओन विकास क्रमान विभावित हैं। स्थापन क्रमान क्रम क्रमान क् |
|---------------------------------|---|
| एकनमा पूळ बारक : वर्ष : १९७१ | |
| पहेचार : | |
| इतर पार : | |
| इसर और : | |

| fèrir | EMBEIA | संद्र क्रगांड | পৰিব দাংকংলা।, বহুঁহাৰ্য্য কিবা মাং (হ) | नामकिन | |
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| ONTEXTO(2 | दित किन पुरस्त है. ३०.९.४३ ता थे. सम्बद्धान पुरस्तीतात परद्वाच नया। सन्ताचे व पृत्युपुरीच्या लेखान्यचे . | | १६ और, मनबोहन प्राथमसङ्घ भाषद्वात | त में के के प्रांत होते. अस्त्री क्या के स्वाप्त के स्वाप्त के स्वाप्त के स्वाप्त के स्वाप्त के स्वाप्त के स्व के स्वाप्त के स्वाप्त क | |
| 11/0/2002 | सरेदीने पुढाब के 30 सेज २०००मी हुए ह | | न बी, अरिक मेंप्यची नकस | क्षेत्रकार के. ३०६ इन्हों- ११ (१३४) १९ पुज्ज के दुनागृह | |
| 11/00/2002 | सरेटीने मुळ, ५८ तंत्र २०००ची कुट | | थ की. गामक सामाजी नवटे | (\$ स्टब्स के. (1%) प्रसान सही। 11805/2002 २.सू.अ.(\$ 3,477) | |
| H 002002 | वर्ततमे पूर्वत है. ५००रो हेच २०००मी वृष्ट | | भ बी. क्रमेश्वर पापुनी धीरे | क्रेस्टानस के उत्तर इन्होंने सही- १९८३/2002 बाबु अ.के.के.चामकू | |
| 20172002 | धांदीरे रक्षण १. ठां००/- | | न भी. संदर्शिक प्रत्यक्षमधी धार्चादकर प्लॉट ने. ३४ में शेत्र २२२.५६औं मी. | केन्स्सर के. ३८६ ज्याने नहीं- 2067/2002 म. मू.स. के. इ. नहीं | |



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| 2016/05/0 | विशेषित . का हु विश्वपाप व स्थित तील र त के अन्य 2013 विश्वप 2013(अपने वार्षे पुरुष र राज्यात राज्यों सारी अपने विश्वपति सोती में बांबरी सारी देखार सोते कर सबी जाता आहें देखार पांचे ताब राज्यात हैंगी. | 14474503 14474503 | सम्बद्ध स्थापेशात स्थापिता . पृत्र पृत्रीत स्थापाती | वन्ते अर्थः स्ट्राह्मः स्ट्राह्मः स्ट्राह्मः स्ट्राह्मः स्ट्राह्मः |
| asirana | कोटो लेंड . कर पूर्णि अपपूर र स्टेक्सबीय प्रश्नेत अपन्त १५५४/३०३ दिगाँक १८/१८/३०३ काली अस्टीन्यत्वाम र स्वत्वाम केला संति स्त्रोति हिस्सते स्त्रोती संप्रतानी स्त्रेटी देगार सेंचे या करी अस्य स्त्रोदी निरम्प हर्वते नाम प्रयक्ति केली | #18#20123 6#29/20123 | भ । वेदेश साम्यास्त्र शहे पुत्र ४५ तेत अन्याभ प्रति | जनते सरी- १५८ मार्ग हराज जर्मकारी रू.। नगरि |
| 03/(02/E2) | ক্ষীৰে স্বীৰ্থ - বৰা বু দি, কাবনুৰ ২ আইকাৰ্যাকৈ হ'ছ ঠা। ২৮০৮/২০০২ টিপাৰ ০৬/৭৯০২০০ জনাই ইনীক কাকাৰৰ মানামে কাবী ২৯.২৯ খাঁ খাঁ, ঠাত বিবাজে ২৬/৭৯/২০০২ আৰুৰ ৬৮০ নাই আকৰ্ষাক কাকাৰ ঠা প্ৰস্তাপত আম্বী ব্যৱস্থান কৰাৰ বিচালি, সন্তালনাল কান্য উন্দান বাবি কৰা ব্যৱস্থা কান্য | ee gh. mrgra mesana meranaa | ह रोप्टूल वेंग और होरेस्ट परम् , नेहान १३ अर्थेटर्मेट परमा राजा, राजा के २०३, गार्थे र अर.स्ट पी.मी | WHATE # 2014. DESCRIPTION STORY STO |
| 06/10/2023 | दिशेष के राज्या प्रतिशिवोद - दु वि. सामपूर १ मोर्थकामीत २.२.म., १८५०/२०५५ दिग्रीक अ.१८८/२०५५ मध्यमे कारणों का १८८९ मार्थिक मुखंद का २८८२, शेष १९०८ १५ सी.मी. विज्ञकारीता विरोध केंब्र प्रतिश्री की. औषरेशीक कामसिंग मोरावारी चानपुर कडून धारेगीने चीर वर्ज. | 5/4 -449/ 1 301400/5 09/06/08/5 | भ कोषप्रकास प्रध्यत सुरेका | वितासन के अपन्तर व्यक्ति वर्गी- वर्गा- वर्णा- व- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- वर्णा- व् व् व् व् व् व् व् व् व् व् व् व् व् |
| 06/10/022 | दिर्शन केपनार करेती गीर - दुनि, चनकुर व वर्षिकामील एउ.अ. ३४०३/२००० दिग्रंख १९४१३/२००० जानारे कारण का १६८/१ सारील मुखंड क.घ. केप २८००,०० वर्र पुट निकरणीयर रिरोध पैक वर्षेत्रों को अंग्रेटीक स्रोतंत्री सम्बुद्ध काबून करेतीने गीर दर्श. | \$18, 319gr 1 34037090 01/12/2000 | भ [विद्वारा सरकारम्भ राज्येके | कर्या अस्त्रमं वि. २७३६६ अस्त्रमं व्याध्यास्त्र सङ्ग्रह्मं नगर सुराग्न अस्त्रिकामी अञ्च नगम् |
| 21272 | विश्वेष केराकार नारण चीर - की.विश्वास प्रस्तान राजदेति है दिश्वेष २०/१०/२००० होती प्रदान काम्याने वारस प्रतिकाश्य दा ,३२५/१८/१००८/६८२९८ हि. १९/००/२०४३ अन्यापे वारस गाँव वर्ज. | | া তেকী হিন্তুল বাদটাও ক্ষিত্র স্বাহাটিক ক্ষ্মিত্র বাহাটিক ক্ষ্মিত্র বাহাটিক | केटकार के. १४६५८ इमाने सड़ी- कार्यकारका च सूज्ज, मारा कुमस अधिकारी का.इ |
| PORTON | आदेशमें नीद - नार पूचार अधिकारी , स.३. नारपूर साथे काहील आहेत हो : बीजा संस्थाद में हुक आध्याचनामा १५/२० को हि. १६८/५५/२०३४ अन्यादे रहार चारपूर देशिल सीखा बीर पीट, में मुझ १५३५ सा निवासना प्रतिकेद रीत केनकार हा १९६८५ हि.२८/५५/२०५५ अन्यादे केनकार कार्य साम होने नार भी लेकिन प्रशास होना ऐपनी की संदिय कारपाय होना कार्य प्रहास होने आहे पुरुत्ती सम्बन्धात केन आहे थे कारपास माहिती कारपास केन आहे. | | শ বাহিন ভোগতে হ'বেই | #1907 #1907 #1, 2002 #1906 #150, 444 5900 #150, 444 5900 #150, 444 5900 |
| 708/2624 | विशेष केणकार खरेदी मेंद्र - दु.मि. नागपूर १ घोकेवसीत २.८.क. ११०३७/१९९५ दिगोड १४/४४/१९९५ अन्यये स्तामा कानुस्ता समील मुखेद कानुष्य होते २४०० घी कुट निरम्बनीता दिशेस कैंद्र वर्षणी को-जोलोटीक हो हो, तानपुर सम्बन्ध धरोदीने मोद दर्ज. | g/R: 107007 1102777891 1102777891 1570070001 | मिन्दा मुख्या | कामूर कामार के स्थाप कामे कारी- 16033034 चे पूरु काम पूरा बारेकार के क्र |

