

271/2674

Wednesday, May 18, 2022

5:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

दाखले नाव: Somalwada

दस्तावेजाचा अनुक्रमांक: नगत8-2874-2022

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करघान्याच नाव: मसर्स आयरा इन्फ्रास्ट्रक्चर तर्फे अधिकृत भार्यादार मुक्त निरवजत कराळे. --

दाखली क्र.: 5110 दिनांक: 18/05/2022

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 600.00

पृष्ठांनी संख्या: 30

एकूण: ₹. 700.00

आपणाम मूळ दस्त, धंबनेल पिट, सूची-२ अंदाजे

5:53 PM ह्या वेळेस मिळेल.

सह दुय्यम विक्रीकरी, वर्ग-२,
नागपूर शहर क्र. ८.

बाजार मूल्य: ₹. 5474000/-

मोलदला ₹. 6000000/-

भरलेले मुद्रांक शुल्क: ₹. 100/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: ₹. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1805202212834 दिनांक: 18/05/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002009822202223E दिनांक: 18/05/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No6324-2021 Amt. 30000

18/05/2022



CHALLAN
MTR Form Number-6



GRN	WH002009822202223E	BARCODE	[Barcode]		Date	18/05/2022-12:32:26	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				NGP8_JT NAGPUR NO 8 SUB REGISTRAR				
Location				NAGPUR				
Year				2022-2023 One Time				
Account Head Details			Amount in Rs.	Premises/Bu liding				
0030046401	Stamp Duty		100.00	Road/Street				
0030063301	Registration Fee		100.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (if Any)				
				SecondPartyName=Sharad K Chandak-				
				Amount In				
				Two Hundred Rupees Only				
Total			200.00	Words				
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	00040572022061854802	IK0BRMYZU8	
Cheque/DD No.				Bank Date	RBI Date	18/05/2022-12:24:34	Not Verified with RBI	
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

Mobile No. : 8888111444

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

सादर चालन फॉर्मल दुर्यम निबंधक कार्यालय नोंदणी करवावयाच्या दस्तावासी लागू आहे. नोंदणी न करवावयाच्या दस्तावासी सादर चालन लागू नाही.

नगण-८
२८६४/२०२२
१/३०



SALE-DEED

(Mouza-Somalwada)

(Consideration Amount of Rs.60,00,000/-)

(Rupees Sixty Lakh Only)

City Survey No.585, Sheet No.725/99

Item No. 20.330/725, Rate 20,200/- Per Square Mts.

Market Value Rs.54,74,000/-

("Agreement for Sale" is duly registered in book number one at Serial No.6342/2021, before Joint Sub-Registrar, Class-2, Nagpur City No.8 on 23/11/2021 and Stamp Duty of Rs.3,60,000/- Only & Registration Fees of Rs.30,000/-is already paid upon the said document.)

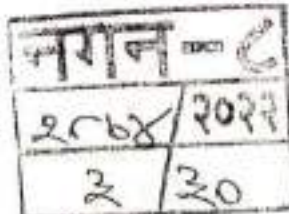
This SALE-DEED is made and executed at Nagpur on this 18th day of May 2022

BETWEEN

M/S, AAYRA INFRASTRUCTURE, a partnership firm, having its registered Office at C/o, Rajendra Krushnarao Dandekar, Plot No.6, Cusmo Society, Somalwada Wardha Road, Nagpur-440009 acting through it's partners :- (Pan No.ABWFA3737D)

- (1) **SHRI. MUKESH NIRANJAN TARALE**, Aged about-45 Years Occupation-Business, Residing at Plot No.32,Vasant Nagar, Nagpur-440027
(Pan No.AASPT8742N)
- (2) **SHRI. NITESH LALITKUMAR MUNOT**, Aged about-41 Years, Occupation-Business, Residing at Plot No.166, Shree Nagar, Near NIT Garden, Hanuman Mandir Road, Post Vivekandand Nagar, Nagpur-440015
(Pan No.AFOPM6263Q)

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, liquidators, administrators and assigns of the **FIRST PARTY**.



- (1) **SHRI. SHARAD KASTURCHAND CHANDAK**, Aged about-67, Occupation-Business, (PAN No. AAZPC1189P) Residing at Plot No.83/84, Gangasagar Apartment, Canal Road, Near Panchasheel Cinema, Ramdaspath Nagpur-440010
- (2) **DR. VIJAY KASTURCHAND CHANDAK**, Aged about-63, Occupation-Business, (PAN No. ABEP4447L) Residing at Plot No.19/A, Jashna, Nawabpura, Opposite Trikonl Park, Tilak Nagar, Post Shankar Nagar, Nagpur-440010

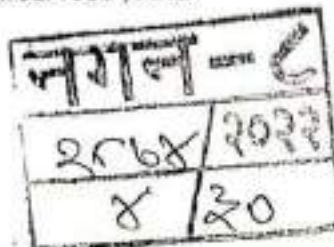
hereinafter called as the "VENDORS" which expression shall, unless repugnant to the context or meaning thereof always mean and include the said "VENDORS" as well as their respective, legal representatives, heirs, executors, administrators, successors, assignees liquidators, receiver of **SECOND PARTY**.

WHEREAS, Vendor are joint legal owners and possessor of All THAT Piece and Parcel of Land bearing Plot No.64, admeasuring area 270.986 Sq.Mts. being a portion of entire land bearing Khasra No.93/1-2 of **MOUZA-SOMALWADA**, P.H No.44, situated in the Layout of **Shri. Guruchhaya Co-operative Housing Society, Nagpur**, City Survey No.585, Sheet No.725/99, Corporation House No.3527/84, within limit of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tah-Dist.-Nagpur ; AND

WHEREAS, initially ALL THAT Piece and Parcel of land bearing Khasra No.93/1-2 of **MOUZA-SOMALWADA**, P.H.No.44, Ward No.15, situated at Somalwada, Nagpur in Tahsil and District-Nagpur belonged to **Shri. Guruchhaya Co-operative Housing Society, Nagpur** (Registration No.CTY/HSC/GTO/446/86); AND

WHEREAS, the **Shri. Guruchhaya Co-operative Housing Society, Nagpur** carved a Layout in the said land by demarcating it into various plots of different sizes; AND

WHEREAS, later on **Shri. Guruchhaya Co-operative Housing Society, Nagpur** executed sale-deed through its president **Shri.Rambhau Gendraoji Salunke** in favour of **Shri. Bholabhai Morarji Patel** in respect of Plot No.64, admeasuring area 278.70 Sq.Mts., Which is duly registered in the office of Joint Sub-Registrar, Nagpur in Additional book No.1, Volume No.909, Page No.25 to 27, Register No. 2743 (P)at Serial No.2779 on 01/03/1989 ; AND



WHEREAS, aforesaid plot No.64 admeasuring area 270.986 Sq.Mts. out of 278.700 Sq.Mts. regularized by Nagpur Improvement Trust under the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control Act 2001) through Building Engineer vide its permit No.BE(W)572/395/84/7083, Case No.20030908103, Layout No.572/Som/4587 on 27/10/2004; **AND**

WHEREAS, Shri. Bholabhai Morarji Patel later on executed sale-deed in favour of Shri. Raju Gulabrao Gawate in respect of Plot No.64, admeasuring area 270.986 Sq.Mts., Which is duly registered in the office of Joint Sub-Registrar, Nagpur-9, in book No.1 at Serial No.191/2005 on 25-01-2005; **AND**

WHEREAS, said plot of land bearing No.64 has been permitted for Non-agricultural used vide an order dated 25/05/2011 passed by Tahaldar, Nagpur in Revenue Case No.4565/NAP-34/2010-2011; **AND**

WHEREAS, Shri. Raju Gulabrao Gawate later on executed sale-deed in favour of above Vendors in respect of Plot No.64, admeasuring area 270.986 Sq.Mts., Which is duly registered in the office of Joint Sub-Registrar, Class-2, Nagpur City No.3 in book No.1 at Serial No.5777/2012 on 13/09/2012; **AND**

WHEREAS, as a result, the Vendor herein above named has now become an exclusive, absolute and full owner of the **Plot No.64**, admeasuring area **270.986 Sq.Mts.** with heritable and transferable right therein and accordingly mutated his name in all relevant records; **AND**

WHEREAS, for cogent reasons and good causes the Vendors have now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds, thereof in their best interest and for the benefits of theirs family members ; **AND**

WHEREAS, the Purchaser hereinabove named has satisfied himself in respect of the Vendor title to the said property as good, valid and marketable ; **AND**

WHEREAS, The Purchaser and Vendors are entered into "Agreement for Sale" in respect of Plot No.64 situated in the layout of **Shri. Guruchhaya Co-operative Housing Society, Nagpur**. Which is duly registered in the office of Joint Sub-Registrar, Class No.2, Nagpur in book No.1 at Serial No.6342/2021 in the office

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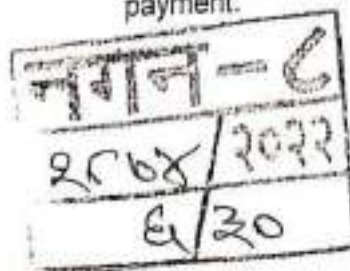
of Joint Sub-Registrar, Class No.2, Nagpur City No.8 on 23/11/2021 and Purchaser has paid the entire sale consideration amount as per the Clause No.2 to the Vendors.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

1. THAT in pursuance of this **AGREEMENT FOR SALE** total consideration amount of Rs. 60,00,000/- (Rupees Sixty Lakh Only) paid by the Purchaser to the Vendors in the manner appearing herein below, and a receipt whereof the Vendors do hereby acknowledge the same. The Vendors do hereby grant, convey, assign and transfer by way of sale to purchaser in All THAT Piece and Parcel of Land bearing Plot No.64, admeasuring area 270.988 Sq.Mts. being a portion of entire land bearing Khasra No.93/1-2 of **MOUZA-SOMALWADA**, P.H No.44, situated in the Layout of **Shri. Guruchhaya Co-operative Housing Society, Nagpur**, City Survey No.585, Sheet No.725/99, Corporation House No.3527/64, within limit of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tah-Dist.-Nagpur 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 Corporation Taxes, Cesses, Electricity and all other outgoings etc., levied thereon and payable by the Vendors up-to the date.

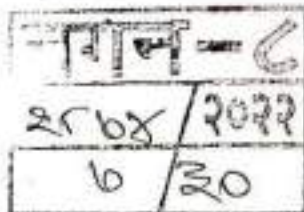
2. **MANNER OF PAYMENT :**
Mode of Payment made by Purchaser to the Vendors as follows :-
 - (i) Rs. 10,00,000/- (Rupees Ten Lakh Only) paid through Cheque bearing No.000194, Drawn on ICICI Bank dated 25/06/2021 in Nagpur by purchaser in the account of Meera Infrastructure through Mukesh Tarale to Vendor **Shri. Sharad Kasturchand Chandak** as a part payment.

 - (ii) Rs. 10,00,000/- (Rupees Ten Lakh Only) paid through Cheque bearing No.000194 Drawn on ICICI Bank dated 25/06/2021 in Nagpur by purchaser in the account of Meera Infrastructure through Mukesh Tarale to Vendor **Dr. Vijay Kasturchand Chandak** as a part payment.



- (iii) Rs. 15,00,000/- (Rupees Fifteen Lakh Only) paid through RTGS bearing No.ICICR52021111500269861, Drawn on ICICI Bank, Nagpur dated 15/11/2021 by purchaser to Vendor Shri. Sharad Kasturchand Chandak as a part payment.
- (iv) Rs. 15,00,000/- (Rupees Fifteen Lakh Only) paid through RTGS bearing No.ICICR52021111500270111, Drawn on ICICI Bank Nagpur dated 15/11/2021 by purchaser to Vendor Dr. Vijay Kasturchand Chandak as a part payment.
- (v) Rs. 30,000/- (Rupees Thirty Thousand Only) 1 % TDS deducted in the consideration amount of Vendor Shri. Sharad Kasturchand Chandak & Purchaser deposited before the competent authority on 18/05/2022.
- (vi) Rs. 30,000/- (Rupees Thirty Thousand Only) 1 % TDS deducted in the consideration amount of Vendor Dr. Vijay Kasturchand Chandak and Purchaser deposited before the competent authority on 18/05/2022.
- (vii) Rs. 4,70,000/- (Rupees Four Lakh Seventy Thousand Only) Paid through Cheque bearing No.000784 Drawn on ICICI Bank dated 30/12/2021 in Nagpur by purchaser to Vendor Shri. Sharad Kasturchand Chandak as a full and final consideration amount.
- (viii) Rs. 4,70,000/- (Rupees Four Lakh Seventy Thousand Only) Paid through Cheque bearing No.000785 Drawn on ICICI Bank dated 30/12/2021 in Nagpur by purchaser to Vendor Shri. Vijay Kasturchand Chandak as a full and final consideration amount.

Rs. 60,00,000/- TOTAL CONSIDERATION AMOUNT.
(Rupees Sixty Lakh Only)



of sale price or such part of it, as shall bear the same proportion to the whole property, as the case may be.

8. THAT, Vendors declared that aforesaid property is free from all encumbrances and there is no other outstanding, encumbrance, mortgages, charges, liens, notices for acquisition or any kinds of reservations and there is no pendency of any litigation or attachment before any Court or Forum.
9. THAT, all expenses on account of preparation of this sale-deed including the cost of stamp duty and registration fees payable thereon has been borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

All THAT Piece and Parcel of Land bearing Plot No.64, admeasuring area 270.986 Sq.Mts. being a portion of entire land bearing Khasra No.93/1-2 of MOUZA-SOMALWADA, P.H No.44, situated in the Layout of Shri. Guruchhaya Co-Operative Housing Society, Nagpur, City Survey No.585, Sheet No.725/99, Corporation House No.3527/64, within limit of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tah-Dist.-Nagpur

Dimension :

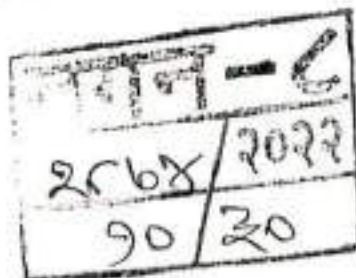
Length toward East-West 18.288 Mt. and Breadth toward North-South 15.24 Mt. (-)
Tangent deducted = Therefore total admeasuring 270.986 Sq.Mts.



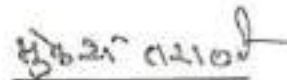


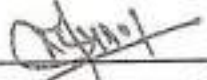





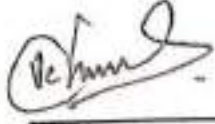
Plot bounded as under :-

Towards East	:	Road,
Towards West	:	Plot No.63
Towards North	:	Plot No.65-A
Towards South	:	Road.

IN WITNESS Whereof the Vendor and the Purchaser hereinabove named have set their respective hands and signed this "SALE-DEED" at Nagpur in presence of the attesting witnesses signing as such on the day first above written.

Drafted by P.V.Wankar, advocate as per the instructions & information's given by both the parties hereto.



Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
1.			M/S, AAYRA INFRASTRUCTURE through it's partner No.1 :-  Mukesh Niranjana Tarale (Purchaser)
2.			M/S, AAYRA INFRASTRUCTURE through it's partner No.2 :-  Nitesh Lalitkumar Munot (Purchaser)
3.			 Sharad Kasturchand Chandak (Vendor No.1)
4.			 Vijay Kasturchand Chandak (Vendor No.2)

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