

287/8711

Wednesday, September 28, 2022  
12:42 PM

पावती

Original/Duplicate

नोटरी क्र.: 39M

Regn.: 39M

पावती क्र.: 13355 दिनांक: 28/09/2022

ग्राहक नाम: जैताला

दस्तावेजनामा अनुक्रमांक: नमन4-8711-2022

दस्तावेजनामा प्रकार: जमिहस्तांतरणपत्र

माघार करग्राहकाचे नाव: मे पावोनियर सुप्रीम ठळे भागीदार पावोनियर इन्फ्रास्ट्रक्चर कंपनी प्रा लि ठळे संचालक  
श्री श्रेयस अनिल नायर

नोदणी की

रु. 100.00

दस्ता हस्ताळणी की

रु. 900.00

पुढाची संख्या: 45

एकूण:

रु. 1000.00

अपणान मूळ दस्त, अवेनेस प्रिंट, मूची-२ अंदाजे  
12:56 PM ह्या वेळी मिळाले.

साह दुष्यंत निबंधक वर्ग-२  
नागपूर सहकार

माघार मुल्य: रु. 41807253/-

मोबदला रु. 42500000/-

परलेले मुद्रांक शुल्क: रु. 100/-

**DELIVERED**

1) देवताचा प्रकार: DHC रकम: रु. 900/-

डीटी/घनादेश/पि ऑर्डर क्रमांक: 2809202202527 दिनांक: 28/09/2022

देवतेचे नाव व पत्ता:

2) देवताचा प्रकार: eChallan रकम: रु. 100/-

डीटी/घनादेश/पि ऑर्डर क्रमांक: MH008323342202223E दिनांक: 28/09/2022

देवतेचे नाव व पत्ता:

नोदणी की माफी असल्याचा नपविलेला -


1) Fee Adjusted : Old Doc.No6097-2022 Amt. 30000

*C. S. N.*



CHALLAN  
MTR Form Number-6



SRN	MH06323342302223E	BARCODE			Date	27/09/2022-08:47:59		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)		ABDFP4740J			
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR					Full Name		Pioneer Supreme through Partner			
Location NAGPUR					Flat/Block No.		Plot No 17, 7			
Year 2022-2023 One Time					Premises/BUILDING					
Account Head Details				Amount In Rs.		Road/Street		Mouza-Jahala		
0030046401 Stamp Duty				100.00		Area/Locality		Nagpur		
0030063301 Registration Fee				100.00		Town/City/District				
						PIN		4 4 0 0 2 2		
						Remarks (If Any)				
						PAN2=AEMPR6265A-SecondPartyName=Sandhya P Raj through POA				
						Pioneer Supreme-				
Total				200.00		Amount in Words		Two Hundred Rupees Only		
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		02901792022092754284 512915747	
Cheque/DD No.					Bank Date		RBI Date		27/09/2022-08:46:31 Not Verified with RBI	
Name of Bank					Bank Branch		UNION BANK OF INDIA			
Name of Branch					Scroll No.		Date		Not Verified with Scroll	

Department ID : Mobile No. : 7500132622  
NOTE:- This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दस्तावेज न्यायालय कार्यालय में ही दर्ज होना चाहिए। अनियमित रूप से दर्ज न होने वाले दस्तावेजों के लिए यह चालन लागू नहीं है।

Page 1/3

Print Date 28-05-2022 09:50:10

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**DEED OF SALE**

**VALUED AT RS.4,25,00,000/- ONLY**

**(RUPEES FOUR CRORE TWENTY FIVE LAKH ONLY)**

**VALUATION AS PER ANNUAL STATEMENT OF**

**RATES (ASR) RS.4,18,07,253/- ONLY)**

THIS DEED OF SALE is made at NAGPUR on this 28<sup>th</sup> Day of September, 2022,

**BETWEEN**

**MRS. SANDHYA W/O PRASHANT RAJ,**

Aged about 55 Years, Occupation - Business,

Income Tax Permanent Account No. AEMPR6265A,

Resident of Trimurty Nagar, Nagpur-440022, Tah. & Dist.-Nagpur;

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 and assigns.

**AND**

**M/s. PIONEER SUPREME**, A Partnership Firm having its registered office at Plot No.263, Pioneer House, WHC Road, Bajaj Nagar, Nagpur Tahsil and Dist:-Nagpur-440010, Income Tax Permanent Account No:ABBFP4740J represented by its Partner;

**PIONEER INFRASTRUCTURES COMPANY PVT. LTD.** through its director; and Power Of Attorney holder of Mrs. Sandhya Prashant Raj.

**SREYAS S/O ANIL NAIR,**

Aged about 26 Years, Occupation Business,

Income Tax Permanent Account No.AZQPN3927J,

Resident of Plot No.239/B2, Bajaj Nagar, Nagpur Tahsil and Dist:-Nagpur-440010.

hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the

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said COMPANY and its DIRECTORS, as well as, its liquidators, administrators, successors and assigns of the OTHER PART.

WHEREAS the Vendor herein above named own and possess the properties comprising (1) ALL THAT piece and parcel of land bearing Plot No.17, containing by admeasurement Length 18.28 Mtrs (60 ft.) x Breadth 15.24 Mtrs (50 ft.) equal to 289.44 Sq. Mtrs. (OR 3000 Sq. Ft.) being a portion of the entire land bearing Kh. No. 15 of MOUZA-JAITALA, P.S.K. 37/44 City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District - NAGPUR, (2) ALL THAT piece and parcel of land admeasuring 334.57 Sq. Mtrs. (OR 3600 Sq. Ft.) being a portion of the entire land bearing Kh. No.15 of MOUZA - JAITALA, P.S.K. 44, City Survey No.21/2, Sheet No.187/a/14 of Mouza-Jaitala, TOGETHER WITH old Residential house standing thereon covering a built up area of 200 Sq. Ft. bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 (New Ward No.16) in Tahsil and District - NAGPUR and (3) ALL THAT piece and parcel of land admeasuring 374.60 Sq. Mtrs. (OR 4000 Sq. Ft.) being a portion of the entire land bearing Kh. No.15/01 of MOUZA-JAITALA, P.S.K.44 City Survey No.21/2, Sheet No.187/a/14 of Mouza-Jaitala, TOGETHER WITH old Residential house standing thereon bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District-NAGPUR, and all the three properties are more particularly described in the Schedule-1, 2 and 3 hereunder written;

AND WHEREAS ALL THAT piece and parcel of land bearing Plot No.17, containing by admeasurement Length 18.28 Mtrs (60 ft.) x Breadth 15.24 Mtrs (50 ft.) equal to 289.44 Sq. Mtrs. (OR 3000 Sq. Ft.) being a portion of the entire land bearing Kh. No. 15 of MOUZA-JAITALA, P.S.K. 37/44 City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District - NAGPUR, hereinafter referred to as Property No.1, originally owned by Shri. Shivmangal Khushalprasad Dubey;

7-8
699/2022
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AND WHEREAS, said Shri. Shivmangal Khushalprasad Dubey by a Sale Deed dated 30/01/1975 transferred/sold the above said property in favour of Shri. Vithal Raghunath Dule and Smt. Parvatibai Wd/o Pandhari Dule which is duly registered in the office of Joint Sub-Registrar, Nagpur -3 in Book No. 1 at Sr. No. 346, on even date;

AND WHEREAS, during her life time the aforesaid Smt. Parvatibai Wd/o Pandhari Dule executed her LAST WILL, AND TESTAMENT on 03/02/2000 and thereby she bequeathed her share the aforesaid property to Shri. Vithal Raghunath Dule absolutely forever with heritable and transferable rights therein;

AND WHEREAS said Smt. Parvatibai Wd/o Pandhari Dule left for heavenly abode on 18/06/2000 and consequent upon her demise Shri. Vithal Raghunath Dule, the Vendor herein above named become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid LAST WILL and TESTAMENT dated 03/02/2000;

AND WHEREAS, said Shri. Vithal Raghunath Dule later on by a Sale Deed dated 10/09/2007 transferred/sold ALL THAT piece and parcel of land bearing Plot No.17, containing by admeasurement Length 18.28 Mtrs (60 ft.) x Breadth 15.24 Mtrs (50 ft.) equal to 289.44 Sq. Mtrs. (OR 3000 Sq. Ft.) being a portion of the entire land bearing Kh. No. 15 of MOUZA-JAITALA, P.S.K. 37/44 City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District - NAGPUR, in favour of Smt. Sandhya W/o Prashant Raj, which is duly registered at the office of Sub-Registrar, Nagpur-1 in book No.1 at Sr. No. 5429 on even date. As result therefore the Vendor has become an exclusive, absolute and full Owner of the aforesaid Property No. 1 with heritable and transferable rights therein and the same is also mutated in his name in all relevant records;

AND WHEREAS ALL THAT piece and parcel of land admeasuring 334.57 Sq. Mtrs. (OR 3600 Sq. Ft.) being a portion of the entire land bearing Kh. No.15 of MOUZA-JAITALA, P.S.K. 44 City Survey

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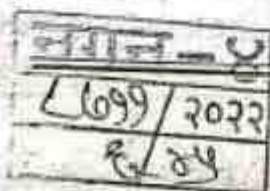


No.21/2, Sheet No.187/a/14 of Mouza - Jaitala, TOGETHERWITH old Residential house standing thereon covering a built up area of 200 Sq. Ft. bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 (New Ward No.16) in Tehsil and District-NAGPUR, hereinafter referred to as Property No.2, originally owned by (i) Smt. Anjanabai Wd/o GanpatThul, (ii) Deepak S/o GanpatThul, (iii) Shri Shivshanker S/o GanpatThul and (iv) Shri Vinod S/o GanpatThul;

AND WHEREAS, said (i) Smt. Anjanabai Wd/o GanpatThul, (ii) Deepak S/o GanpatThul, (iii) Shri Shivshanker S/o GanpatThul and (iv) Shri Vinod S/o GanpatThul by a Sale Deed dated 10/04/2001 transferred/sold the above said property in favour of Shri Vijay S/o Kailashchandra Agrawal and Smt. Ruchi W/o Vijay Agrawal, which is duly registered in the office of Joint Sub-Registrar, Nagpur -9 in Additional Book No.1, Volume 1276 on pages 153 to 163 at Sr. No.2713, on even date;

AND WHEREAS, said Shri Vijay S/o Kailashchandra Agrawal and Smt. Ruchi W/o Vijay Agrawal, lateron by a Sale Deed dated 10/09/2007 transferred/transferred/sold the above said property in favour of Smt. Sandhya W/o Prashant Raj, which is duly registered in the office of Joint Registrar, Nagpur-1 in Book No.1 at Sr. No.5437, on even date; As result therefore the Vendor has become an exclusive, absolute and full Owner of the aforesaid Property No.2 with heritable and transferable rights therein and the same is also mutated in his name in all relevant records;

AND WHEREAS ALL THAT piece and parcel of land admeasuring 371.60 Sq. Mtrs. (OR 4000 Sq. Ft.) being a portion of the entire land bearing Kh. No.15/01 of MOUZA-JAITALA, P.S.K. 44 City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, TOGETHERWITH old Residential house standing thereon bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tehsil and District-NAGPUR, within the limits of the Nagpur Municipal Corporation Ward No.74 in Tehsil and District-NAGPUR, hereinafter referred to as Property No.3, originally owned by Shri Ganpat S/o TukduThul;



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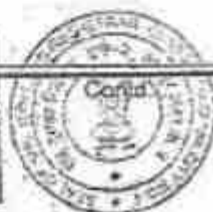
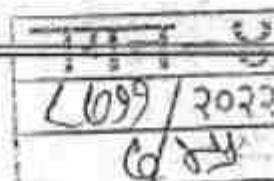


AND WHEREAS said Shri Ganpat S/o TukduThul left for his heavenly abode on 16/08/1995 and consequent upon his demise the aforesaid property devolved upon his sons namely (i) Shri Deepak S/o GanpatraoThul, (ii) Shri. Shivshankar @ Pradeep S/o GanpatraoThul and daughter in law namely Smt. Surekha W/o Vinod Thul and granddaughter Ku. Anuja d/o Vinod Thul, by intestate succession being the only heirs of the deceased;

AND WHEREAS the aforesaid (i)Shri. Deepak S/o GanpatraoThul, (ii) Shri. Shivshankar @ Pradeep S/o GanpatraoThul, (iii) Smt.SurekhaW/o Vinod Thul and (iv) Ku. Anuja d/o Vinod thool lateron transferred the said property by way of Sale to Smt. Sandhya W/o Prashant Raj, by a Sale Deed Dated 31/10/2009, which is also duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in Book No.1, at Sr. No.5204 on even date. As a result therefore Smt. Sandhya W/o Prashant Raj has now become an absolute and exclusive Owner of the aforesaid Property No.3 with heritable and transferable rights therein and the same is also mutated in her name in all relevant records;

AND WHEREAS ALL THAT piece and parcel of land admeasuring 167.224 Sq. Mtrs. (OR 1800 Sq. Ft.) being a portion of the entire land bearing Kh. No.15/2 of MOUZA - JAITALA, P.S.K. 44 including all other easementary rights appurtenant and belonging thereto, City Survey No.21/2, Sheet No.187/A/14 situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tehsil and District-NAGPUR, hereinafter referred to as Property No.4, Originally belonged to (i) Shri. DamdujiNitnaware, (ii) Smt. TukabaiNitnaware, (iii) Shri. HiranmanjiNitnaware, (iv) Shri. YashwantNitnaware, (v) Shri. ShreeramNitnaware and (vi) Shri. ParasramNitnaware, being their separate property;

AND WHEREAS the aforesaid namely (i) Shri. DamdujiNitnaware, (ii) Smt. TukabaiNitnaware, (iii) Shri. HiranmanjiNitnaware, (iv) Shri. YashwantNitnaware, (v) Shri. ShreeramNitnaware and (vi) Shri. ParasramNitnawarelateron transferred the said property by way of Sale to Shri Shivmangal S/o Khusalprasad Dubey, by a Sale Deed Dated 01-12-





1971, which is also duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No.1, at Sr. No.4745 on even date; AND

AND WHEREAS the aforesaid Shri. Nandkishore S/o Shivmangal Dubey & Shri. Shivmangal S/o Khushalprasad Dubey lateron transferred the said property by way of Sale to Smt. Sandhya W/o Prashant Raj, by a Sale Deed Dated 02/12/2021, which is also duly registered in the Office of the Joint Sub Registrar, Nagpur -6 in Book No. 1, at Sr. No. 7538 on even date. As a result therefore Smt. Sandhya W/o Prashant Raj has now become an absolute and exclusive Owner of the aforesaid Property No.4 with heritable and transferable rights therein and the same is also mutated in her name in all relevant records;

AND WHEREAS ALL THAT piece and parcel of land bearing Plot No.7, containing by admeasurement 142.419 Sq. Mtrs. (OR 1533 Sq. Ft.) being a portion of the entire land bearing Khasra No.15/2 of MOUZA - JAITALA, P.S.K.44 TOGETHERWITH old Residential House standing thereon covering a Built-up area of 13.93 Sq. Mtrs. (OR 150 Sq. Ft.) including all easementary rights appurtenant and belonging to bearing Corporation House No.504-E, City Survey No.21/1, Sheet No.187/7/A/14 of Mouza - Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, hereinafter referred to as Property No.5, Originally belonged to Shri. ShivmangalKhushalprasad Dubey being his separate property;

AND WHEREAS aforesaid Shri. ShivmangalKhushalprasad Dubey lateron transferred the said property by way of Sale to Smt. AnusayabaiGunderaoBankar, by a Sale Deed Dated 19-01-1987, which is also duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in Book No.1, at Sr. No. 229 on even date;

AND WHEREAS the aforesaid Smt. AnusayabaiGunderaoBankarlateron transferred the said property by way of Sale to Smt. Sandhya W/o Prashant Raj, by a Sale Deed Dated 18/11/2021, which is also duly registered in the Office of the Joint Sub Registrar, Nagpur -1 in Book No.1, at Sr. No. 7520 on even date. As a result therefore Smt. Sandhya

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W/o Prashant Raj has now become an absolute and exclusive Owner of the aforesaid Property No.5 with heritable and transferable rights therein and the same is also mutated in her name in all relevant records;

AND WHEREAS according as details above Smt. Sandhya W/o Prashant Raj became the exclusive owner of property No.1, 2, 3, 4, and 5 as per Schedule and she has amalgamated all five plots into a single plot and demarcated it into a Final Layout Plan from Nagpur Municipal Corporation, vide Proposal Code : NMO-22-50002, Permit No. – 15958, Approval No.: NMO/LF/2022/APL/00017, and has received the final Approval on 28/07/2022.

As per the new demarcation, the new sanctioned area is 1173.43 sq mt.

The certificate of Approval from NMC and the submitted Layout Drawing have been attached here with in Annexure – A.

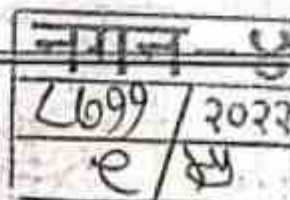
The Vendor is now willing to sale the above mentioned property for cogent reason and good cause to any interested buyer and to utilize the sale proceeds thereof in their best interest and for the benefits of her family members;

AND WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations agreed to sell the same to the Purchaser for a total valuable consideration of RS.4,25,00,000/- (Rupees Four Crore Twenty Five Lakh Only) Only upon the following terms and conditions.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS**

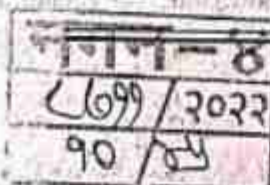
**FOLLOWS:-**

1. THAT in pursuance of the said Sale Deed and in consideration of a total sum of RS.4,25,00,000/- (Rupees Four Crore Twenty Five Lakh Only) out of which Rs.1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor in the manner appearing herein below, the receipt whereof the Vendor does hereby acknowledge, the Vendor as





the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER (1) ALL THAT piece and parcel of land bearing Plot No. 17, containing by admeasurement Length 18.28 Mtrs (60 ft.) x Breadth 15.24 Mtrs (50 ft.) equal to 278.44 Sq. Mtrs. (OR 3000 Sq. Ft.) being a portion of the entire land bearing Kh. No. 15 of MOUZA - JAITALA, P.S.K. 37/44 City Survey No.21/2, Sheet No.187/7/a/14 of Mouza - Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District-NAGPUR, (2) ALL THAT piece and parcel of land admeasuring 334.57 Sq. Mtrs. (OR 3600 Sq. Ft.) being a portion of the entire land bearing Kh. No.15 of MOUZA-JAITALA, P.S.K. 44, City Survey No.21/2, Sheet No.187/a/14 of Mouza-Jaitala, TOGETHERWITH old Residential house standing thereon covering a built up area of 200 Sq.Ft. bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 (New Ward No.16) in Tahsil and District - NAGPUR and (3) ALL THAT piece and parcel of land admeasuring 374.60 Sq. Mtrs. (OR 4000 Sq. Ft.) being a portion of the entire land bearing Kh. No.15/01 of MOUZA-JAITALA, P.S.K. 44 City Survey No.21/2, Sheet No.187/a/14 of Mouza - Jaitala, TOGETHERWITH old Residential house standing thereon bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, (4) ALL THAT piece and parcel of land admeasuring 167.224 Sq. Mtrs. (OR 1800 Sq. Ft.) being a portion of the entire land bearing Kh. No.15/2 of MOUZA - JAITALA, P.S.K. 44 including all other easementary rights appurtenant and belonging thereto, City Survey No.21/2, Sheet No.187/A/14 situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District - NAGPUR, and (5) ALL THAT piece and parcel of land bearing Plot No.7, containing by admeasurement 142.419 Sq. Mtrs. (OR 1533 Sq. Ft.) being a portion of the entire land bearing Khasra No.15/2 of MOUZA-JAITALA, P.S.K. 44 TOGETHERWITH old Residential House standing thereon covering a Built-up area of 13.93 Sq. Mtrs. (OR 150 Sq. Ft.) including



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all easementary rights appurtenant and belonging to bearing Corporation House No.504-E, City Survey No.21/1, Sheet No.187/7/A/14 of Mouza - Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District-NAGPUR and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Dues, Electricity and Water Charges, outstanding Dues/Penalties and all other outgoings etc, levied thereon and payable by the Vendor upto date or upto the date of possession, whichever is earlier.

2. The purchaser hereby commits to the vendor for creating a Apartment building on the aforesaid lands as per the Maharashtra Apartment Ownership Act 1970. In the proposed buildup the purchaser shall provide flats for the vendor which are named as Flat No.102,202,503 and 603 in the proposed building to be sanctioned on 1<sup>st</sup>, 2<sup>nd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floor.

**MANNER OF PAYMENT :-**

1.	Rs.15,00,000/-	(Rupees Fifteen Lakhs Only) paid by the Purchaser to the Vendor by NEFT No.000117518164, dated 08/11/2021, the receipt whereof is hereby acknowledged by the Vendor.
2.	Rs.15,00,000/-	(Rupees Fifteen Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.UBINH21319044048, dated 15/11/2021, the receipt whereof is hereby acknowledged by the Vendor.
3.	Rs.11,00,000/-	(Rupees Eleven Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.UBINH22019007929, dated 20/01/2022, the receipt whereof is acknowledged by the Vendor.

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4.	Rs.11,00,000/-	(Rupees Eleven Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.ICICR52022020400486432, dated 04/02/2022, the receipt whereof is hereby acknowledged by the Vendor.
5.	Rs.10,00,000/-	(Rupees Ten Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.UBINH22045766916, dated 14/02/2022, the receipt whereof is hereby acknowledged by the Vendor.
6.	Rs.2,00,000/-	(Rupees Two Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.ICICR42022032900527463, dated 29/03/2022, the receipt whereof is hereby acknowledged by the Vendor.
7.	Rs.31,00,000/-	(Rupees Thirty One Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.ICICR42022032900527464, dated 29/03/2022, the receipt whereof is hereby acknowledged by the Vendor.
8.	Rs.9,00,000/-	(Rupees Nine Lakhs Only) paid by the Purchaser to the Vendor by RTGS No.ICICR42022032900527465, dated 29/03/2022, the receipt whereof is hereby acknowledged by the Vendor.
9.	Rs.10,00,000/-	(Rupees Ten Lakhs Only) paid by the Purchaser to the Vendor by Post Dated 01/07/2022 bearing Cheque No.000186, the receipt whereof is hereby acknowledged by the Vendor.
10.	3,06,75,000/-	(Rupees Three Crore Six lakhs Seventy Five thousand only) (Rs. 3,06,75,000/-) is adjusted by the Purchaser to the Vendor in terms of providing on ownership basis the Residential Units covering a Built-up area of 6200 Sq.Ft. on the 1 <sup>st</sup> , 2 <sup>nd</sup> , 5 <sup>th</sup> and 6 <sup>th</sup> Floor of the building proposed to be constructed on the said plot of land, the receipt whereof is hereby acknowledged by the Vendor.
11.	4,25,000/-	(Rupees Four Lakhs Twenty Five Thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source

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	(TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
RS.4,25,00,000/-	(RUPEES FOUR CRORETWENTY FIVE LAKH ONLY).

3. THAT the VENDOR do hereby covenant with the PURCHASER as follows:-

i) THAT the Vendor undertake and assure the Purchaser that he has a good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendor and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendor do hereby assures the Purchaser that the property hereby sold to the Purchaser is separate and self-acquired property belonging to it alone, having purchased the same by it exclusively from and out of his own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendor undertakes, agree and assures that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

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iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for the Vendor and without any lawful interruption or disturbance by any other person who-so-ever.

v) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any way or whereby the Vendor are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. The Vendor hereby assures the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by her in favour of the Purchaser.

vi) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and legal heirs, legal representatives, executors, successors and assigns etc. of the Purchaser as may reasonably be required.

vii) THAT the Vendor has paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Cesses, Electricity and Water Charges, Dues, charges, rents, demands, claims, revenue, cesses, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments and the Vendor shall continue to pay the same till handing over the possession of the said Property to the Purchaser.

viii) THAT the Vendor hereby declares that they are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendor has this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant

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condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

ix) THAT the Vendor has delivered all the relevant documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed, along with a necessary possession letter and keys of the premises handed over the Purchaser.

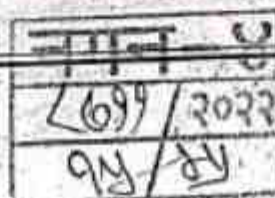
x) THAT the Vendor will support any application made by the Purchaser for mutation of names in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favor of the Purchaser in all relevant records if and when needed.

xi) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

xii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason 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 will keep and hold the Purchaser indemnified.

4. THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

5. THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and





vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

6. 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 the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Vendor, the same being the specifically agreed condition while finalizing the deal/transaction.

### SCHEDULE REFERRED TO ABOVE

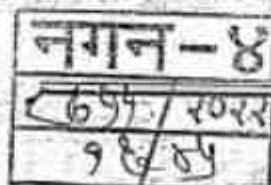
(1)

ALL THAT piece and parcel of land bearing previously marked as Plot No.17, containing by admeasurement Length 18.28 Mtrs (60 ft.) x Breadth 15.24 Mtrs (50 ft.) equal to 278.44 Sq. Mtrs. (OR 3000 Sq. Ft.) being a portion of the entire land bearing Kh. No. 15 of MOUZA-JAITALA, P.S.K. 37/44 City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District - NAGPUR, and bounded as under :-

ON THE EAST- PLOT NO.18,  
ON THE WEST- PLOT NO.16,  
ON THE NORTH- PLOT NO.7 & 8,  
ON THE SOUTH- ROAD AND NEMAD  
SABHAGRUH.

(2)

ALL THAT piece and parcel of land admeasuring 334.57 Sq. Mtrs. (OR 3600 Sq. Ft.) previously marked as a portion of the entire land bearing Kh. No.15 of MOUZA-JAITALA, P.H. 44, City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, TOGETHERWITH old Residential house standing thereon covering a built up area of 200 Sq.Ft. bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No.74 (New Ward No.16) in Tahsil and District - NAGPUR and bounded as under :-



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ON THE EAST- MANGALCGABD DUBEY'S  
LAND,  
ON THE WEST- SHARMA'S HOUSE,  
ON THE NORTH- HINGNA ROAD,  
ON THE SOUTH- ANJANIBAI'S LAND.

(3)

ALL THAT piece and parcel of land admeasuring 371.60 Sq. Mtrs. (OR 4000 Sq. Ft.) previously marked as a portion of the entire land bearing Kh. No.15/01 of MOUZA-JAITALA, P.S.K. 44 City Survey No.21/2, Sheet No.187/A/14 of Mouza-Jaitala, TOGETHERWITH old Residential house standing thereon bearing Corporation House No.504-F situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District-NAGPUR, and bounded as under :-

ON THE EAST- PLOT OF SMT. SANDHYA  
PRASHANT RAJ,  
ON THE WEST- PLOT OF SHRI DEVRAO  
HIRAMANNITNAWARE,  
ON THE NORTH- PLOT OF PLOT OF SMT.  
SANDHYA  
PRASHANT RAJ AND SHARMA,  
ON THE SOUTH- PLOT OF DEVRAO NEMAD.

(4)

ALL THAT piece and parcel of land admeasuring 167.224 Sq. Mtrs. (OR 1800 Sq. Ft.) previously marked as a portion of the entire land bearing Kh. No. 15/2 of MOUZA-JAITALA, P.S.K. 44 including all other easementary rights appurtenant and belonging thereto, City Survey No.21/2, Sheet No.187/A/14 situated at Hingna Road, Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District-NAGPUR, and bounded as under :-

