

7/2348

पावती

Original/Duplicate

Monday, February 24, 2025

नोंदणी क्र.: 39M

1:19 PM

Regn.: 39M



25.1

गावाचे नाव: शंकरपूर

पावती क्र.: 3680 दिनांक: 24/02/2025

दस्तऐवजाचा अनुक्रमांक: नगन4-2348-2025

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: रोशन कृष्णराव गायकी

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 25800.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:39 PM ह्या वेळेस मिळेल.

मुख्य निबंधक, वर्ग-२, NGP4

नगण क्र. ४

बाजार मूल्य: रु. 1224000/-

मोबदला रु. 2500000/-

भरलेले मुद्रांक शुल्क: रु. 150000/-

1 0 8

CHANDRAKANT

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225225708552 दिनांक: 24/02/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016561434202425E दिनांक: 24/02/2025

बँकेचे नाव व पत्ता:

Only

JCJMD5

erified with RB

9511609

सादर चलन केवळ मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

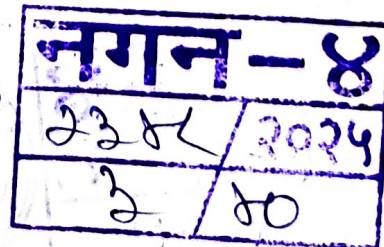
SALE DEED FOR ₹. 25,00,000/- ONLY
(RUPEES TWENTY FIVE LAKH ONLY)
MARKET VALUE ₹. 12,24,000/- ONLY

(Item No. 24.1.1 Page No. 1275 @ Rs. 10,200/- per Sq. Mtrs. of Mouza – Shankarpur)

THIS DEED OF SALE is made at NAGPUR on this 24th Day of FEBRUARY, 2025 BETWEEN :- **MR. PANKAJ S/o CHANDRAKANT WAGHMARE**, Aged About 41 years, (Date of Birth - 08-10-1979), Occupation – Proprietor of M/s. Waghmare Developer, (Income Tax PAN – AAOPW9314K) (Aadhaar Unique Identity No. 7827 6294 9767), (Mobile No. 9822471654), (Email Id - pankaj.waghmare79@gmail. Com) Resident of 201, Parijat Height, Plot No. 7, Gandhi Nagar, Nagpur, Pin Code No. 440010, Tahsil and District – 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 his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

(1) **MR. ROSHAN KRUSHANRAO GAIKI**, Aged about 28 years, (Date of Birth 28-01-1996), (Income Tax PAN – BTMPG3203K), (Aadhaar Unique Identity No. 6703 2748 6699) (Mobile No. 9511609215) (Email Id - roshangaiki@gmail.com), (2) **MR. DINESH KRUSHNARAO GAIKI**, Aged about 35 years, (Date of Birth 20-05-1990), (Income Tax PAN – DAEPG7764N), (Aadhaar Unique Identity No. 3770 0479 1798), (Mobile No. 9511609215) (Email Id – dineshgaiki26@gmail.com), Both Residents of Wardha Road, Shivangaon, Near Hanuman Mandir, Nagpur, Pin Code No. 440005, Tahsil and District - NAGPUR, hereinafter called the **PURCHASER(S)**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER(S)**, as well as her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.



WHEREAS, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 46 of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R., Land Revenue Rs. 4.87/-, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belongs to (1) Mrs. Mina Arunrao Sherekar, (2) Mrs. Suvama Satishrao Thosar, (3) Mr. Madan Bhaskarrao Manekar, (4) Mr. Mangesh Bhaskarrao Manekar, (5) Smt. Megha Mohanrao Manekar, (6) Mr. Raunak Mohanrao Manekar, (7) Mrs. Rashmi Swapnil Maske and (8) Smt. Chandraprabhabai Bhaskarrao Manekar in favour of Mr. Pankaj Chandrakant Waghmare, being their separate ancestral property having acquired the same by them by way of inheritance; AND

WHEREAS, the aforesaid Co-Owners (1) Mrs. Mina Arunrao Sherekar, (2) Mrs. Suvama Satishrao Thosar, (3) Mr. Madan Bhaskarrao Manekar, (4) Mr. Mangesh Bhaskarrao Manekar, (5) Smt. Megha Mohanrao Manekar, (6) Mr. Raunak Mohanrao Manekar, (7) Mrs. Rashmi Swapnil Maske and (8) Smt. Chandraprabhabai Bhaskarrao Manekar in favour of Mr. Pankaj Chandrakant Waghmare jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 46 of Mouza - SHANKARPUR, Patwari Halka No. 42, having an area of 1.52 Hectare R., Land Revenue Rs. 4.87/-, held in Occupancy Class - 1 Rights and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to Mr. Pankaj Chandrakant Waghmare, the Vendor named hereinabove, by a Sale Deed Dated 01.06.2021, which is duly registered in the Office of the Sub-Registrar Nagpur-Rural-10 in Book No. 1, at Registered Sr. No. 8911/2021 on 09.06.2021. As a result therefore the aforesaid Mr. Pankaj Chandrakant Waghmare, the Vendor named hereinabove has now become an exclusive, absolute and full Owner of the property comprising Khasra No. 46 with heritable and transferable rights therein and the same is mutated in his name in all relevant records; AND

WHEREAS, the aforesaid Mr. Pankaj Chandrakant Waghmare, the Vendor named hereinabove lateron decided to develop the said Piece of land bearing Khasra No. 46 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly he has prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as "ANANDAM ELITE PHASE-4" and the said layout is sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. E.E./NMRDA/8499 Dated 15.06.2023; AND



- (ix) THAT the property hereby sold is believed and shall be taken to be correct described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis statement, error or omission will always be subject to correction by the parties hereto.
- (x) THAT the Vendor has delivered all the true copies of Original documents relating to the property hereby sold to the Purchaser(s) at the time of Registration of this Sale Deed.
- (3) THAT the property hereby sold will be developed as per the development Agreement should be entered with NMRDA which includes : (1) R.C.C. road with both side Paver blocks, (2) R.C.C./HDPE Pipe Sewer line, (3) Storm drainage line, (4) C.I./D.I./HDPE water pipe line, (5) Open space compound wall , (6) Sewage Treatment plant, (7) Rain water harvesting Chamber, (8) Electric Network with Transformer (9) Common layout fencing with barbet wire & cement concrete poll, all expenses for these development work will be borne and paid by the Vendor.
- (4) THAT if the any GST tax liability arises from this transaction in future it will be paid by the Purchaser(s) only.
- (5) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Vendor.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 75** containing by admeasurements **120.00 Sq. Mtrs. (i.e. 1291.68 Sq. Ft.)** out of the sanctioned layout known and styled as "**ANANDAM ELITE PHASE-4**", being a part or portion of the entire land bearing Khasra No. 46 of **Mouza – SHANKARPUR**, Patwari Halka No. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat Shankarpur in Tahsil - Nagpur (Rural) and District – NAGPUR and bounded as under -

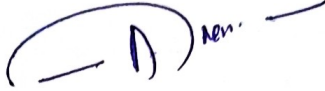
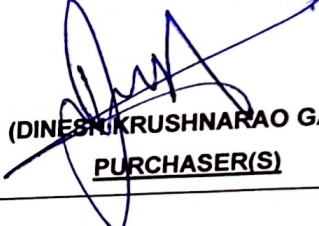
ON THE EAST	-	PLOT NO. 74,
ON THE WEST	-	PLOT NO. 76,
ON THE NORTH	-	9.00 MTRS WIDE ROAD,
ON THE SOUTH	-	KHASRA NO. 48.



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IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashwin Patil as per instructions of the parties hereto

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
01			 (PANKAJ CHANDRAKANT WAGHMARE) <u>VENDOR</u>
02			1)  (ROSHAN KRUSHANRAO GAIKI)
03			2)  (DINESH KRUSHNARA0 GAIKI) <u>PURCHASER(S)</u>
WITNESSES :-			SIGNATURE
01			
02			

नगन-४
०३/०८/२०२५
९/१०

