

273/9534

पावती

Original/Duplicate

Wednesday, September 30, 2026

नोंदणी क्र.: 39म

12:48 PM

Regn.: 39M

पावती क्र.: 11687 दिनांक: 30/09/2026

गावाचे नाव: हिंगणा त.सा.क्र.49

दस्तऐवजाचा अनुक्रमांक: हगन-9534-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: सुमन पदमसिंग सोयाम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 46

DELIVERED

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:07 PM ह्या वेळेस मिळेल.


साहू दुधमनसिबरावक
हिंगणा

वाजार मूल्य: रु. 1157000/-

मोबदला रु. 3164700/-

भरलेले मुद्रांक शुल्क : रु. 189900/-

1) देयकाचा प्रकार: DHC रकम: रु. 1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0926262306108 दिनांक: 30/09/2026

वैकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010908974202627E दिनांक: 30/09/2026

वैकेचे नाव व पत्ता:



SALE DEED FOR ₹. 31,64,700/- ONLY
(RUPEES THIRTY ONE LAKH SIXTY FOUR THOUSAND SEVEN
HUNDRED ONLY)

MARKET VALUE ₹. 11,57,000/- ONLY

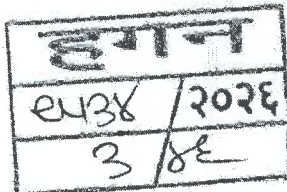
(Vibhag No. 1.1, Page No. 2215 @ ₹. 9,640/- per Sq. Mtrs.)

THIS DEED OF SALE is made and executed at HINGNA on this 30 Day of **SEPTEMBER, 2026** BETWEEN :- (1) **SMT. VEENA W/o RAJESH SARDA**, Aged about 54 Years (Date of Birth 01-07-1971), Occupation – Business, (Income Tax PAN – AHAPS4880R) (Aadhar No. 9077 4343 1864), Resident of Plot No. 14, Daga Layout, North Ambazari Road, University Campus, Nagpur, Pin Code No. 440033, Tahsil and District – NAGPUR and (2) **RAMSONS ISPAT LIMITED**, (Income Tax PAN – AAACR6144H) (Date of Incorporation – 06-09-1996), (Email Id – info@ramsons.co.in) A Company registered under the provisions of the Companies Act, 1956, bearing CIN U27200MH1996PLC102414 and having its registered Office at Ramsons, 1st Floor, Humpyard Road, Dhantoli, Nagpur, Pin Code No. 440012 and acting through its Director **MR. RAJESH S/o RAMSWARUP SARDA**, Aged about 55 Years (Date of Birth 25-02-1970), Occupation – Business, (Aadhar No. 4049 9387 6992), Resident of Plot No. 14, Daga Layout, North Ambazari Road, University Campus, Nagpur, Pin Code No. 440033, Tahsil and District – NAGPUR, hereinafter called 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 heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

MRS. SUMAN PADAMSINGH SOYAM, Aged about 56 Years (Date of Birth – 15.10.1970), Occupation – Service, (Income Tax PAN – BDPDB8984F), (Aadhar No. 3751 8200 4734), (Mobile No. 8806509326) (Email Id – sumanbais1970@gmail.com) Resident of Quarter No. E-80/1, CSTPS Colony, Urjanger, Chandrapur, Pin Code No. 442404, Tahsil and District – CHANDRAPUR, 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 & assigns of the **OTHER PART**.

WHEREAS, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 256 (Old), having an area of 5.73 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – HINGNA, Patwari Halka No. 49, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna, in Tahsil and District – NAGPUR, originally belonged to Mr. Ramkrushna Jairam Moon and Mr. Mahadeo Jalram Moon as a recorded joint owners thereof being their separate property and the same is mutated in their joint names in all relevant records; AND



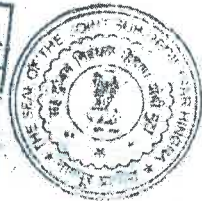
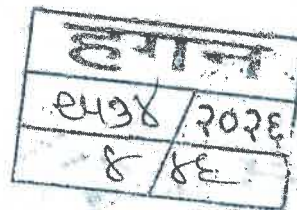
WHEREAS the aforesaid Mr. Ramkrushna Jairam Moon lateron transferred his undivided share in the aforesaid property bearing Khasra No. 256 (Old) having an area of 5.73 Hectare R., by way of Sale to Mr. Mahadeo Jairam Moon, by a registered Sale Deed Dated 29.05.1972 and the same is mutated in his name in all relevant records; AND

WHEREAS during the course of time the aforesaid Mr. Mahadeo Jairam Moon left for heavenly abode on 29.06.1972 and consequent upon his demise, his aforesaid property bearing Khasra No. 256 (Old) devolved upon his widow namely Smt. Gangubai Mahadeo Moon, four Sons (1) Mr. Harischandra Mahadeo Moon, (2) Mr. Ramdas Mahadeo Moon, (3) Mr. Tarachand Mahadeo Moon & (4) Mr. Gopichand Mahadeo Moon and two daughters namely Mrs. Nailin Dnyaneshwar Bhange & Mrs. Maya Arun Walke jointly by way of intestate succession being only heirs of the deceased; AND

WHEREAS, the Government of Maharashtra lateron carried out re-survey and re-measurement, under the Consolidation and Fragmentation Act and as per record of Bhumi Abhilekh renumbering Sheet (parcha), the aforesaid Khasra No. 256 (Old), having an area of 5.73 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza - HINGNA was renumbered as Khasra No. 356 (New), having an area of 5.73 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza - HINGNA. Thus the aforesaid (1) Smt. Gangubai Mahadeo Moon, (2) Mr. Harischandra Mahadeo Moon, (3) Mr. Ramdas Mahadeo Moon, (4) Mr. Tarachand Mahadeo Moon, (5) Mr. Gopichand Mahadeo Moon, (6) Mrs. Nailin Dnyaneshwar Bhange & (7) Mrs. Maya Arun Walke jointly have now become an absolute owner and occupier of the said Khasra No. 356; AND

WHEREAS the aforesaid Co-owner namely Mr. Ramdas Mahadeo Moon left for heavenly abode on 13.04.1998 and consequent upon his demise, his undivided share in the aforesaid property bearing Khasra No. 356 devolved upon his widow namely Smt. Prema Ramdas Moon, only Son Mr. Amol Ramdas Moon and three daughters namely (1) Miss. Kranti Ramdas Moon, (2) Miss. Snehal Ramdas Moon and (3) Miss. Reena Ramdas Moon jointly by way of intestate succession being only heirs of the deceased and the same is mutated in their joint names in all relevant records vide Mutation Entry No. 271 dated 02.05.1998; AND

WHEREAS during the life time of Smt. Gangubai Mahadeo Moon lateron partition the aforesaid property bearing Khasra No. 356 in between her Sons & Daughters namely (1) Mr. Harischandra Mahadeo Moon, (2) legal heirs of Mr. Ramdas Mahadeo Moon namely Smt. Prema Ramdas Moon, Mr. Amol Ramdas Moon, Miss. Kranti Ramdas Moon, Miss. Snehal Ramdas Moon & Miss. Reena Ramdas Moon, (3) Mr. Tarachand Mahadeo Moon, (4) Mr. Gopichand Mahadeo Moon, (5) Mrs. Nailin Dnyaneshwar Bhange & (6) Mrs. Maya Arun Walke by executing a Partition Deed Dated 02.11.2000; AND



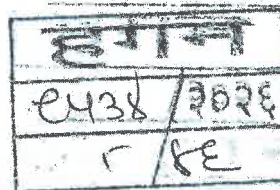
Plot No. 58 out of the aforesaid sanctioned layout to the Purchaser(s) for a total consideration of ₹. 31,64,700/- (Rupees Thirty One Lakh Sixty Four Thousand Seven Hundred Only) upon the following terms and conditions.

NOW, THEREFORE, THIS DEED OF SALE WITNESSTH AS FOLLOWS :-

(1) THAT in consideration of a total sum of ₹. 31,64,700/- (Rupees Thirty One Lakh Sixty Four Thousand Seven Hundred Only) paid by the Purchaser(s) to the Vendors in the manner appearing herein below, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Joint Owners in possession thereof do hereby grant, convey, assign and transfer by way of sale to the PURCHASER(S), the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 58 out of the sanctioned layout known and styled as "RAMNAGRI II", containing by admeasurements Breadth 8.00 Mtrs. and Length 15.00 Mtrs., thus total admeasurements 120.00 Sq. Mtrs. (i.e. 1291.68 Sq. Ft.) being a part or portion of the entire land bearing Khasra Nos. 356/1 and 356/4 of Mouza – HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Hingna, within the limits of the Nagar Panchayat, Hingna, in Tahsil – Hingna and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER(S) as the absolute and full thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Nagar Panchayat Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

- | | | |
|----|------------|---|
| ₹. | 9,000/- | (Rupees Nine Thousand Only) paid by the Purchaser(s) to the Vendors by UPI Transfer vide Reference No. 625011460571 on 07-09-2026, the receipt whereof is hereby acknowledged by the Vendors. |
| ₹. | 1,49,235/- | (Rupees One Lakh Forty Nine Thousand two Hundred Thirty Five Only) paid by the Purchaser(s) to the Vendors by IMPS Transfer vide Reference No. 626518210537 on 22.09.2026, the receipt whereof is hereby acknowledged by the Vendors. |
| ₹. | 58,235/- | (Rupees Fifty Eight Thousand Two Hundred Thirty Five Only) paid by the Purchaser(s) to the Vendors by UPI Transfer vide Reference No. 269984962487 on 23.09.2026, the receipt whereof is hereby acknowledged by the Vendors. |
| ₹. | 1,00,000/- | (Rupees One Lakh Only) paid by the Purchaser(s) to the Vendors by UPI Transfer vide Reference No. 097310470289 on 24.09.2026, the receipt whereof is hereby acknowledged by the Vendors. |



(vii) THAT the Vendors have this day delivered the actual and physical possession of the property comprising Plot No. 58 hereby sold to the Purchaser(s) in vacant condition at the time of Registration of this Sale Deed.

(viii) THAT the Vendors will support any application made by the Purchaser(s) for mutation of her/his/their name on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser(s) in all relevant records.

(ix) 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 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 Vendors have 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.

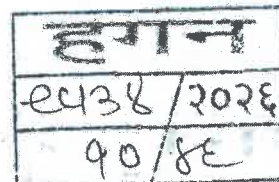
(xi) THAT in case if the Purchaser(s) is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchaser(s) by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

(3) 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 Purchaser(s).

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

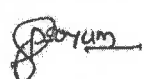
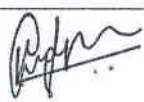
ALL THAT Piece and Parcel of land bearing Plot No. 58 out of the sanctioned layout known and styled as "RAMNAGRI II", containing by admeasurements Breadth 8.00 Mtrs. and Length 15.00 Mtrs., thus total admeasurements 120.00 Sq. Mtrs. (i.e. 1291.68 Sq. Ft.) being a part or portion of the entire land bearing Khasra Nos. 356/1 and 356/4 of Mouza - HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Hingna, within the limits of the Nagar Panchayat, Hingna, in Tahsil - Hingna and District - NAGPUR and bounded as under:-

ON THE EAST	-	9.00 MTRS WIDE ROAD.
ON THE WEST	-	PLOT NO. 43.
ON THE NORTH	-	PLOT NO. 57.
ON THE SOUTH	-	PLOT NO. 59.



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

Drafted by Adv. Ashwin Palil as per instructions of parties hereto.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
01			1)  (SMT. VEENA RAJESH SARDA)
02			2) FOR RAMSONS ISPAT LIMITED  (RAJESH RAMSWARUP SARDA) Director <u>VENDORS</u>
03			 (MRS. SUMAN PADAMSINGH SOYAM) <u>PURCHASER(S)</u>
WITNESSES :-			
SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE
01			 Akash Singh Soyam.
02			 Amol Bedekar

हंगन
२५३४/२०२६
११/८६

