



Monday, July 19, 2004

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Original

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Regn. 39 M

पावती

पावती क्र. : 1252

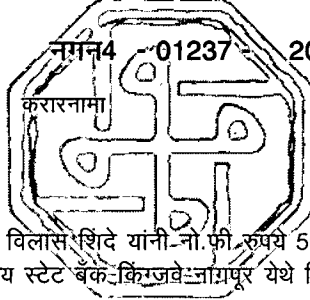
गावाचे नाव झिंगाबाई टाकली

दिनांक 19/07/2004

दस्तऐवजाचा अनुक्रमांक

नमून 4 01237 2004

दस्ता ऐवजाचा प्रकार



510

सादर करणाराचे नाव: एस्तेर विलास शिंदे यांनी नों. फी. रुपये 5000/- पे ऑर्डर नं. 478593
भारतीय स्टेट बँक किंगजवे नागपूर येथे दिनांक 17/7/2004 अन्वये

नोंदणी फी :- 5000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण रु. 5380.00

DELIVERED

आपण प्राप्त ह्या दस्तऐवजाचे 12:15PM ह्या वेळेस मिळेल

दुय्यम निबधक
नागपूर 4

बाजार मुल्य: 325000 रु. मोबदला: 500000 रु.

भरलेले मुद्रांक शुल्क: 11250 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक किंगजवे नागपूर;

डीडी/धनाकर्ष क्रमांक: 478593; रक्कम: 5000 रु.; दिनांक: 17/07/2004

11

11,250/-

Smt. Esther Vilas Ghinde

JOINT DISTRICT REGISTRAR
& COLLECTOR OF STAMPS
NAGPUR, DIST :- NAGPUR
MAH/CCRA/49/YEAR - 2000

भारत 31315 SPECIAL ADHESIVE महाराष्ट्र
168,368 JUL 17 2004
R.0011250 PB 0110
INDIA STAMP DUTY MAHARASHTRA

क. क. कर एम्प. दे. के. प. म. म.

दुय्यम निबंधक नागपूर-१

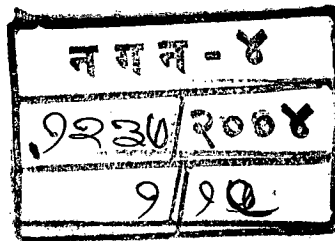
735 dmo
29/7/04
13/7/04

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आपत्ति पर किंवा
..... शाखा
डी.डी.वि आर्डर क्र. 478593
दिनांक 17/7/04 द्वारे नोंदणी
की रु 5000/- समाशोधनच्या
अधोन राहून जमा केलेली आहे.

Shinde

**AGREEMENT TO SELL FOR RS. 5,00,000.00 ONLY****(RUPEES FIVE LAC ONLY)****MARKET VALUE RS. 3,25,000.00 ONLY**

THIS AGREEMENT TO SELL is made on this 17th Day of JULY, 2004
BETWEEN SHRI. PRANAY S/o DEORAO RAUT, Aged 24 Years, Occupation -
Business, Resident of Gandhi Layout, Datta Mandir, Behind Police Line Takli, Katol
Road, Nagpur, 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

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(1) MRS. ESTHER W/o VILAS SHINDE, Aged 34 Years, Occupation - Service; AND (2) SHRI. VILAS S/o SHAMRAO SHINDE, Aged 48 Years, Occupation - Service, Both Residents of Tailor Line, Chhaoni, Nagpur, Tahsil and District - NAGPUR hereinafter both jointly called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

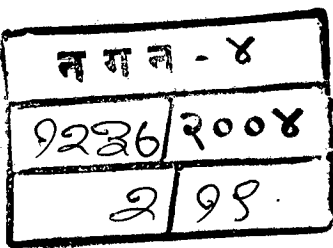
WHEREAS the Vendor hereinabovenamed is the Share Holder Member of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961) bearing Registration No. NGP/HSG/899/1980 Dated 18-1-1980 having its Registered Office at Nagpur; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the Layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admesurement 3325 Sq.Ft. (OR 307.34 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 97/3 of Mouza - ZINGABAI TAKLI, P.S.K. 11, bearing City Survey No. 131 and Sheet No. 56, situate at Zingabai Takli, Near Railway Crossing, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR, Originally belonged to Mrs. Shakuntalabai W/o Laxmanrao Gawande, Resident of Nagpur, having purchased the same by her from the aforesaid Society by a Sale Deed Dated 14-7-1983, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 589 on Pages 46 to 47 at Sr. No. 6009(P) on even date; AND

WHEREAS the aforesaid Mrs. Shakuntalabai W/o Laxmanrao Gawande lateron in her turn transferred the aforesaid Plot No. 1 by way of sale to (1) Shri. Prakash S/o Shaligram Tekade and (2) Shri. Gangadharrao S/o Pundlikrao Tekade by a Sale Deed Dated 17-1-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1915 on Pages 8 to 13 at Sr. No. 697(P) on even date; AND

WHEREAS the aforesaid (1) Shri. Prakash S/o Shaligram Tekade and (2) Shri. Gangadharrao S/o Pundlikrao Tekade lateron in their turn jointly transferred the aforesaid Plot No. 1 by way of sale to Shri. Pranay S/o Deorao Raut, the Vendor hereinabovenamed, by a Sale Deed Dated 3-7-1999, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Addl. Book No. 1, Volume No. 422 on Pages 104 to 108 at Sr. No. 1441 (P) even date; AND

WHEREAS the aforesaid Adiwasi Samaj Unnati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, lateron executed a Deed of Correction to the aforesaid Sale



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Deed Dated 3-7-1999 on 26-2-2004 and thereby corrected the area of the said Plot No. 1 as East-West 70 Ft. (21.336 Mtrs) North-South towards East 50 Ft. (15.240 Mtrs.) and West 48.54 Ft. (14.80 Mtrs.) equal to 3449.43 Sq.Ft. (OR 320.46 Sq.Mtrs.) and the said Deed of Correction is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 315 on 26-2-2004. As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid Plot No. 1 with heritable and transferable rights therein; AND

WHEREAS the aforesaid Plot No. 1 is converted for Non-Agricultural use vide Order Dated 23-9-2003 passed by the Additional Tahsildar, Nagpur in Revenue Case No. H/11445/NAP-34/2003-2004; AND

WHEREAS the Nagpur Improvement Trust has Regularised the aforesaid Plot No. 1 vide its Permit No. BE(W)/4396/461/4392/5504 Dated 25-3-2004. As per the said Permit the area of the said Plot No. 1 is confirmed and declared as 320.46 Sq.Mtrs.; AND

WHEREAS the Vendor lateron decided to develop the aforesaid Plot of land into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

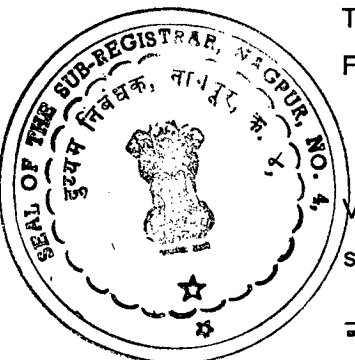
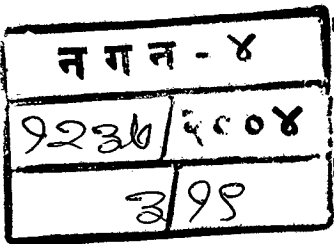
WHEREAS accordingly the Vendor has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "YASHWARDHAN APARTMENTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. 572/W/18435/4396/461/4392 Dated 29-3-2004; AND

WHEREAS the Purchaser hereinabovenamed has satisfied herself/himself in respect of the Vendor's title to the said property as good, valid and marketable; AND

WHEREAS the Purchaser has also seen and approved the Plan of the proposed Multistoreyed building; AND

WHEREAS the Purchaser being desirous of owning an Apartment in the said Multistoreyed building for her/his Residential Use with heritable and transferable rights therein has approached the Vendor and expressed her/his desire and willingness to purchase the Undivided proportionate share and interest in the said Plot No. 1 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 101 on FIRST FLOOR of "YASHWARDHAN APARTMENTS"; AND

WHEREAS considering her/his request and after detailed negotiations the Vendor has now agreed to sell the Undivided 14.650 Percent share and interest in the said Plot No. 1 Togetherwith the entire R.C.C. Superstructure comprising Apartment



No. 101 covering a Built-up area of 46.36 Sq. Mtrs. on the FIRST FLOOR of a Building proposed to be constructed thereon and to be known and styled as "YASHWARDHAN APARTMENTS" to the Purchaser for a total consideration of Rs. 5,00,000/- (Rupees Five Lac) Only upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the VENDOR will SELL and the PURCHASER will BUY THE UNDIVIDED 14.650 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the Layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admeasurement 3449.43 Sq.Ft. (OR 320.46 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 97/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 46.36 Sq.Mtrs. on the FIRST FLOOR of a building proposed to be constructed thereon and to be known and styled as "YASHWARDHAN APARTMENTS", bearing Corporation House No. 610/B/1, City Survey No. 131 and Sheet No. 56, situate at Zingabai Takli, Near Railway Crossing, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and more particularly described in the FIRST and SECOND Schedules hereunder written.

(2) THAT the total price agreed is Rs. 5,00,000/- (Rupees Five Lac) Only, out of which the price of the Undivided 14.650 Percent share in land is Rs. 32,970/- Only and the cost of construction of the said Apartment as agreed above is fixed at Rs. 4,67,030/- Only, which the Purchaser has specifically agreed to pay to the Vendor in the following manner. The cost so agreed is fixed and not subject to any increase inspite of rise in prices of various building materials.

MANNER OF PAYMENT :

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Rs. 85,000.00

(Rupees Eighty Five Thousand) Only paid by the Purchaser to the Vendor as Earnest Money, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 1,00,000.00

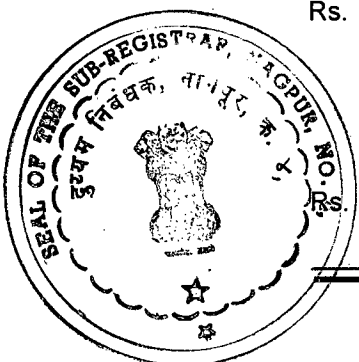
(Rupees One Lac) Only agreed to be paid by the Purchaser to the Vendor on or before completion of Plinth.

Rs. 85,000.00

(Rupees Eighty Five Thousand) Only agreed to be paid by the Purchaser to the Vendor on or before casting of Ground Floor Slab.

Rs. 65,000.00

(Rupees Sixty Five Thousand) Only agreed to be paid by the



Purchaser to the Vendor on or before casting of First Floor Slab.

Rs. 50,000.00 (Rupees Fifty Thousand) Only agreed to be paid by the Purchaser to the Vendor on or before casting of Second Floor Slab.

Rs. 45,000.00 (Rupees Forty Five Thousand) Only agreed to be paid by the Purchaser to the Vendor on or before casting of Third Floor Slab.

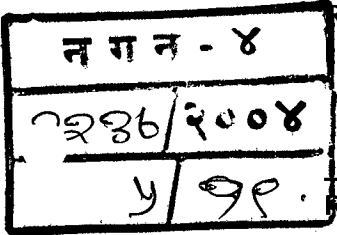
Rs. 20,000.00 (Rupees Twenty Thousand) Only agreed to be paid by the Purchaser to the Vendor on or before completion of individual Brick work.

Rs. 20,000.00 (Rupees Twenty Thousand) Only agreed to be paid by the Purchaser to the Vendor on or before completion of Plastering Work.

Rs. 20,000.00 (Rupees Twenty Thousand) Only agreed to be paid by the Purchaser to the Vendor on or before completion of Finishing Work.

Rs. 10,000.00 (Rupees Ten Thousand) Only agreed to be paid by the Purchaser to the Vendor before taking over actual possession of the chosen Apartment.

Rs. 5,00,000.00 (TOTAL RUPEES FIVE LAC ONLY).



THAT the Purchaser shall pay the respective installments as stipulated hereinabove strictly on the stages mentioned above. It is specifically understood and agreed by the Purchaser that the time so stipulated for payment of each installments is of the ESSENCE OF CONTRACT and consequentially therefore this Agreement shall automatically stand terminated and cancelled immediately on the Purchaser's failure to pay any of the above installments on due dates. It is specifically understood by the Purchaser that no extension of time for payment of any of the installments shall be granted to her/him by the Vendor. In the event of such termination/cancellation of this Agreement, the Vendor shall be at full liberty to resell the said Apartment Togetherwith the Undivided proportionate share and interest in the said Plot of land to any other intending buyer without any further intimation or notice to the Purchaser and in such event the Vendor shall within 3 (THREE) Months from the date of such cancellation return back the amounts till then received by him, to the Purchaser free of any interest thereon and also after deducting therefrom a fixed sum of Rs. 30,000/- (Rupees Thirty



Thousand) Only by way of liquidated damages. It is also specifically understood by the Purchaser that the delay in securing sanction to the Housing Loan, if any, applied for by her/him, shall not be a ground for non payment of any of the installments on due stages.

(3) THAT the Undivided 14.650 Percent share and interest in the said Plot of land hereby agreed to be sold is free from encumbrances of all kinds whatsoever.

(4) THAT the Purchaser has satisfied herself/himself with respect to the Vendor's title to the said property as good, valid and marketable and she/he has accepted the same without any further investigation.

(5) THAT the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to the outgoing agreements, restrictions and rights of the other co-owners of the remaining Undivided share in the said Plot of land and the Owners of the other Built-up spaces in the proposed building, affecting the same and if any mis-statement, error or omission shall be discovered, the same shall not annul this contract/Agreement nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

(6) THAT it is understood by the Purchaser that the Vendor shall remain exclusively incharge of the entire construction of the proposed building in all respects without any let, hindrance or interference by the Purchaser.

(7) THAT the Vendor shall erect and build the proposed Multistoreyed building consisting of various self contained separate Apartments therein strictly in accordance with the Plan sanctioned by the Building Engineer of the Nagpur Improvement Trust and the specifications mentioned in ANNEXURE-A appended hereto. No deviations shall be made in the sanctioned Plan. Extra/Additional facilities shall however be provided by the Vendor at the request of the Purchaser subject to extra payment thereof to be made by her/him in advance.

(8) THAT the Vendor has reserved his right to revise the sanctioned Plan subject to approval of the Nagpur Improvement Trust.

(9) THAT the Purchaser has finally chosen to own and possess Apartment No. 101 on the FIRST FLOOR of the proposed building more particularly described in the SECOND SCHEDULE hereunder written.

(10) THAT the Vendor shall complete the said Building and make the Apartment chosen by the Purchaser available for her/his occupation on or about 31-3-2005 failing which the Vendor shall pay a sum at the rate of Rs. 1500/- Only per month by way of liquidated damages to the Purchaser with effect from 1-4-2005 till the date of handing over actual possession of the said Apartment to her/him.

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(11) THAT the Vendor shall not deliver the actual possession of the said Apartment to the Purchaser until the entire cost of construction including also the charges for installation of Electric and Water Meters, Legal Expenses, Stamp Duty and Registration Fees and Sales Tax/Turn Over Tax etc. are paid by her/him in full to him.

(12) THAT the Vendor shall be exclusive incharge of the construction without any let or hindrance or interference by the Purchaser or any other contractor and under no circumstances the Purchaser shall enter into any building contract in respect of her/his Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by her/him shall be void and not at all binding upon the Vendor.

(13) THAT during the period of building construction the Purchaser with Two days' advance intimation to the Vendor, may enter upon the said Plot of land to inspect the Plans, specifications and the Building materials, if available at site.

(14) THAT for the purpose of giving clear title over the Apartment chosen by the Purchaser and each of the other buyers in the said building, the Vendor has executed a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 860 on 19-5-2004. The terms, conditions and provisions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser.

(15) THAT the Purchaser agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other Apartment Owners interse in accordance with the provisions of The Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder.

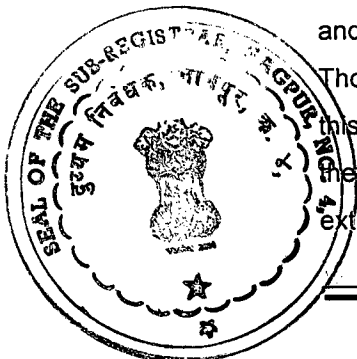
(16) THAT the available open space, the common areas and common facilities as may be provided in the said Building shall be of common use of all the Apartment Owners in the said building and shall always remain undivided and no partition or division of any part thereof will be effected or carried out by the Purchaser severally or jointly with any other Apartment Owner or Owners.

(17) THAT in the event of the Purchaser committing breach of any of the terms and conditions herein contained, this Agreement shall IPSO FACTO come to an end the amount till then subscribed by the Purchaser towards the cost of construction of the Apartment chosen by her/him shall be refunded to her/him free of any interest thereon and also after deducting therefrom a Fixed sum of Rs. 30,000/- (Rupees Thirty Thousand) Only by way of liquidated damages within 3 (THREE) Months from the date, this Agreement stands terminated/cancelled and in such event her/his right to purchase the Undivided 14.650 Percent share and interest in the said Plot of land shall also be extinguished and come to an end simultaneously as a matter of course. In such event

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the Vendor shall be at full liberty to sell the said Undivided share and interest in the said Plot of land and also the said Apartment to any prospective/intending buyer without any further notice or reference to the Purchaser.

(18) THAT the Purchaser hereby specifically agrees with the Vendor that even after her/his taking over the actual possession of the Apartment chosen by her/him, she/he will not object or prevent or obstruct the Vendor in any way in carrying on and completing the work of other Apartments in the said building and keeping building materials on the available open land.

(19) THAT the Vendor reserves his right to erect any additional construction on the available open space or on the top or terrace of the building if the F.S.I. in relation to the said Plot of land is increased at any future date and in such event the Purchaser shall not prevent or obstruct the Vendor in so utilising and dealing with such additional F.S.I. and in such event the prospective buyers of such additional Apartments shall also have all the rights of ingress, egress, right to use the staircase and to use all other common amenities and facilities etc. as may be provided to the said building. It is specifically agreed by the Purchaser that the percentage and proportion of Undivided share in the said Plot of land shall always be subject to proportionate reduction if some additional Apartments are constructed thereon by the Vendor and in such case the Purchaser shall not claim any proportionate refund of the cost price of land. The Purchaser also further agrees that she/he will not erect any structure either permanent or temporary on the available open space or on the top/terrace of the said building.

(20) THAT the Purchaser further agrees to pay to the Vendor the Sales Tax or Turn Over Tax, if any, levied by Government of Maharashtra or Union of India on the cost of construction of the said Apartment or on the cost of Building materials used or the cost of land as the case may be and shall always keep the Vendor indemnified against the same.

(21) THAT the Purchaser shall individually pay all Corporation Taxes and Cesses etc. as may be levied on the Apartment chosen by her/him with effect from the date of Registration of the Sale Deed or from the date of her/his taking over actual possession thereof whichever may be earlier.

(22) THAT the Vendor shall deliver the actual possession of the Undivided share and interest in the said Plot of land Togetherwith Apartment No. 101 on the FIRST FLOOR hereby agreed to be sold to the Purchaser or her/his nominee(s) at the time of Registration of the Sale Deed, which will be done after the entire building proposed to be constructed thereon is completed in all respects and made available for occupation. On Registration of the Sale Deed pursuant hereto, the Purchaser shall hold the said Plot of land jointly with the other co-owners thereof and the Apartment chosen by her/him absolutely with heritable and transferable rights therein.

(23) THAT the Purchaser hereby agrees not to occupy the said Apartment without prior written permission of the Vendor else she/he shall be treated as a trespasser.

(24) THAT the Vendor does hereby agree with the Purchaser that on receipt of the balance sale price and also upon the payment of Electricity and Water Meter Deposits, payment of Legal Charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other Taxes and Cesses that may be levied and payable at the time of Registration from her/him, he will execute a proper Sale Deed relating to the Undivided share and interest in the said Plot of land and also the entire R.C.C. Superstructure comprising Apartment No. 101 on the FIRST FLOOR in favour of the Purchaser or the nominee(s) appointed by her/him and get the same duly registered at her/his costs in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Apartment chosen by her/him to the Vendor.

(25) THAT the Vendor shall produce a Declaration Under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 in duplicate alongwith a Sworn Affidavit in the prescribed form at the time of Registration of the Sale Deed.

(26) THAT the Vendor shall obtain a No Objection Certificate Under Section 22-A of the Registration Act, 1908 from the Nagpur Improvement Trust and produce the same at the time of Registration of the Sale Deed, if considered necessary.

(27) THAT on obtaining the proper Sale Deed relating to the Undivided share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchaser jointly with the other Co-owners thereof. However the Apartment chosen by her/him in the proposed building shall be owned and possessed by her/him exclusively with heritable and transferable rights therein.

(28) THAT the Purchaser shall pay proportionate share of Non-Agricultural Assessments and all other dues whatsoever accruing payable in respect of her/his Undivided share in the said land to the concerned authorities with effect from the date of Registration of the Sale Deed or from the date of possession whichever is earlier onwards and shall always keep the Vendor indemnified against such payments.

(29) THAT it is understood by the Purchaser that the Vendor shall display any type of Board, signs, banners etc. on any exterior part of building and the Purchaser will neither object/disturb it, nor obstruct it's visibility in any way. The Vendor shall not pay nor the Purchaser shall demand any rent etc. for any signs displayed by him.

(30) THAT it is understood by the Purchaser that the proposed construction is heterogeneous in nature comprising R.C.C. and Brickwork and particularly described in specifications appended hereto as ANNEXURE-A. It is understood by the Purchaser

that shortcomings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion of unequal settlement of footings are likely to occur and will not be treated as defect. Further it is agreed by the Purchaser that on account of practical constraints there will be an allowance of plus or minus one percent variation in dimensions shown in sanctioned Plan or mentioned in this Agreement and no compensation shall be given to the Purchaser for such variations.

(31) THAT the Vendor shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the said Apartment and proper claim regarding this shall directly be made by the Purchaser to the manufacturer of such items keeping the Vendor indemnified against the same. However the Vendor shall use and install standard proprietary items in the said Apartment and he shall also see that they are properly working at the time of installation.

(32) THAT all notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been delivered and served if sent to the Purchaser by Registered Post or Under Certificate of Posting at her/his address as described above.

(33) THAT the Purchaser undertakes to notify in writing any change in her/his address to the Vendor.

(34) THAT it is agreed by and between the Parties hereto that any dispute arising between the parties hereto shall be referred to the Panel of Arbitrators one to be appointed by each of the Parties hereto. The Arbitrators will have the authority and power to - (A) Interpret the terms of this Agreement, (B) To settle the dispute in respect of any aspect regarding the construction and sale of Apartment, (C) To settle the Complaint regarding construction etc. The Parties hereto are also at liberty to refer any other matter between them to the panel of Arbitrators and the Panel of Arbitrators shall decide the same and the award of Arbitrators shall be final and conclusive and binding on the parties hereto. In view of this Agreement regarding Arbitration, the Parties hereto specifically agree not to approach any court of law or Consumer Dispute Redressal Forum/Commission etc. without first availing the Arbitration Proceedings.

(35) THAT all the provisions of The Maharashtra Apartment Ownership Act, 1970 shall be Applicable to this Agreement.

(36) THAT all expenses on account of preparation of all kinds of documents, cost of Stamp Duty, Registration Fees and other charges including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the PURCHASER.

(37) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

AS

FIRST SCHEDULE REFERRED TO ABOVE

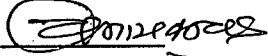
THE UNDIVIDED 14.650 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admesurement 3449.43 Sq.Ft. (OR 320.46 Sq.Mtrs.). being a portion of the entire land bearing Kh. No. 97/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11, bearing Corporation House No. 610/B/1, City Survey No. 131 and Sheet No. 56, situate at Zingabai Takli, Near Railway Crossing, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST - ROAD.
ON THE WEST - PLOT NO. 9.
ON THE NORTH - LOHAKARE LAYOUT IN
KH.NO. 97/4.
ON THE SOUTH - PLOT NO. 2.

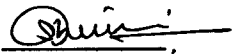
SECOND SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT R.C.C. Superstructure comprising Apartment No. 101 on the FIRST FLOOR of a Building proposed to be constructed on the aforesaid Plot No. 1 and to be known and styled as "YASHWARDHAN APARTMENTS" covering a Built-up area of about 46.36 Sq. Mtrs. including/excluding any share in staircase and balconies for Uppers Floors.

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

WITNESSES :(1) 

(PRANAY DEORAO RAUT)

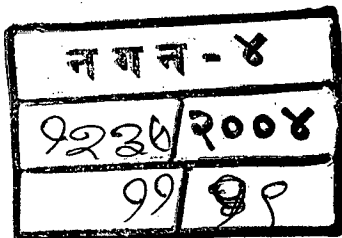
VENDOR(2) 

1)

(MRS. ESTHER VILAS SHINDE)

2)

(VILAS SHAMRAO SHINDE)

PURCHASER

RG

13

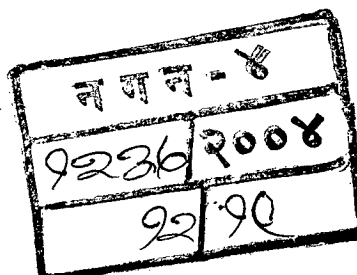
Sr No.		18984
भारतीय रिजर्व बैंक नागपुर RESERVE BANK OF INDIA - NAGPUR लोक लेखा विभाग PUBLIC ACCOUNTS DEPARTMENT चालान पावती CHALLAN ACKNOWLEDGEMENT		
चालान क्रमांक Challan Number	USER ID PKT TLR-NO 27 DATE : 17/07/2004	
खाता कूट Account code	27 6102002003	
खाता नाम Account Name	S.D. STAMPS AND REGISTRATION ESTHIR VILAS SHINDE NGP	
जमाकर्ता का नाम Name of Depositor	*****11,250.00 eleven thousand two hundred fifty only	
राशि-रुपयों में Amount (in rupees)		

वे.का.मु.-१०,००,०००-१०-२००३-पीएच.ए.वि (वाय) ७२२ (हिरवा) नमुना म. को. नि. ६ प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, [नियम ११२ महा]
महाराष्ट्र राज्य R.B.I. NGP चलन क्रमांक
या ठिकाणी कोषागारात उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याचे नाव/पदनाम आणि पत्ता Smt. ESTHIR VILAS Shinde. NGP.	विभागीय अधिकाऱ्याने किंवा कोषागाराने भरव्याने लेखाचे वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी उपप्रधानशीर्ष : ०२ मुद्रांक न्यायिकेतर गौणशीर्ष : १०३ दस्तऐवज ठसवण्यावरील शुल्क (एक) भारत मुद्रांक नियम, १९२५ च्या नियम ८ व ११ अन्वये वसूल झालेले शुल्क	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/ भारतीय स्टेट बँकेने/हेडक्वार्टर स्टेट बँकेने भरव्याने रकम पिठाली. रुपये (आकड्यात) रुपये (अक्षरी) कोषपाल लेखापाल कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक दिनांक लेनदेन नं. दिनांक
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश किंगडाठी जमा रक्कम	समाप्त संकेतांक 1180 0 0 3 0 0 0 8 1 0 2 ग्राहक आहे. पेमेंट स्वीकारावे व पावती करावी. दिनांक	भारतीय रिजर्व बँक, नागपुर काजकर व. 27 दिनांक 17/07/2004 लेनदेन नं. 1112 काजकर व. 17
भरणा केलेली रकम रुपये 11,250 (अक्षरी) रुपये Eleven Thousand two hundred & Fifty Rs. भरणा करणाऱ्याची स्वाक्षरी दिनांक 17.7.2004		

* येथे कोषागारात/बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचा खरी शिक्का ठसवावा.

क. मागे पहा.



An

सममूल्य पर देय स्थानिक / PAYABLE AT PAR LOCALLY

अहस्तांतरणीय / NOT TRANSFERABLE

SECURITY FEATURES OF SBICAT LTD. NAGPUR

बैंकर्स चेक BANKERS CHEQUE

व. नं. ४. महाना क. १९९९ व. नं. ४. महाना क. १९९९ VALID FOR 6 MONTHS ONLY INSTRUMENT FOR RS 50,000/- AND OVER IS VALID ONLY WHEN SIGNED BY TWO OFFICERS.

17 JUL 2004

PAY Sub Registrar No. 4, Nagpur

रुपये RUPEES five / thousands / only

को या उनके आदेशपर OR ORDER

रु. Rs. 5000/-

अदा करें

ब.प. LF. द.ह. INTLS.

भारतीय स्टेट बैंक
STATE BANK OF INDIA

किंग्सवे, नागपुर-440001
Kingsway, NAGPUR-440001 MBC 22

प्राधिकृत हस्ताक्षरकर्ता AUTHORISED SIGNATORY
(हस्ताक्षर नमूना क्र. / S.S. NO.)

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA
V. P. Bansod
शाखा प्रबंधक / BRANCH MANAGER
(हस्ताक्षर नमूना क्र. / S.S. NO.)

व. प. बनसोड
V. P. BANSOD
R-2547

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9236 2004
92 98



78

15

131

म. प्र. २००४
११.११.२००४

क्रमांक: १३१/२००४

संसाधन क्रमांक	क्षेत्र	संस्थापक	आसनाकडे नगरपालिका महामुखाच्या अंगर आडवाच्या रकमेचा वसुली व ती पुनरीवात करिता पाव आहे.
७३७	६७६००२	अलिने	

मुख्याधिकार

पारगमन (२०००)---
एकवर्षीय मुल (३००००)
आवक्याप्रमाणे)

पट्टादार---

इतर भार---

इतर भार---

दिनांक	वसुली	नोंदणी संख्या	नवीन धारक (धा) पट्टादार (प)	मासिक
२१/११/०४	गाव कोटि भिडगाव	६७६००२	को. व. ग.	१०८४
	हमिरीपुर्ण तालुका			
	जिल्हा २२ आकाराचा			
	चौक आकाराचा २१/११/०४			
	४/२३९००० ०.५१			
	६/२००२-२००३			
	वसुली २००३-०४			
	१९९५-९६			
	चौक आकाराचा २१/११/०४			
	परमाण्वीय आकाराचा			
	को. व. ग. कोटि			
	को. व. ग.			

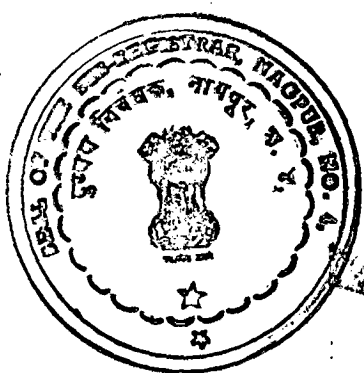
न ग न - ४
६६/२००४
१४/१५

मुख्याधिकार

मुख्याधिकार
मुख्याधिकार
मुख्याधिकार



न ग न - ४
१२३६/२००४
१४/१५



११९

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADOPR5969E

नाम /NAME

PRANAY DEORAOJI RAUT

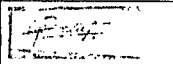
पिता का नाम /FATHER'S NAME

DEORAOJI GOVINDARAOJI RAUT

जन्म तिथि /DATE OF BIRTH

08-03-1980

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX, VIDARBH.

17

FORM 6
(See Rule 16(1))
Driving Licence
MH31/11232190
Date of Issue: 21/5/2004
Name of the Licence Holder: Vilas Shinde
Son/Wife/daughter of: Shyamshetti
NAGPUR
Name to be written across the photograph is inapplicable.

नगन-४
१२३६/२००४
१०/१९

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADOPR5970M

नाम /NAME

ASHWIN DEORAOJI RAUT

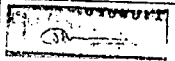
पिता का नाम /FATHER'S NAME

DEORAOJI GOVINDARAOJI RAUT

जन्म तिथि /DATE OF BIRTH

29-06-1978

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX, VIDARBH.

Form no. : 7 [See Rule 16 (2)]

MAHARASHTRA STATE

Driving Licence No. :

MH31/04/284075

Name & Address

Date of Issue: 07-JAN-2004

EASTHER SHINDE

TAILAR LINE CHHAONI,
NAGPUR.

Son/Wife/Daughter of

VILAS

is licensed to drive, throughout India, vehicle of the following

M. Cy.

Validity for Non-Transport Vehicle

From 07-01-2004 To

07-02-2020

Validity for Transport Vehicle

From

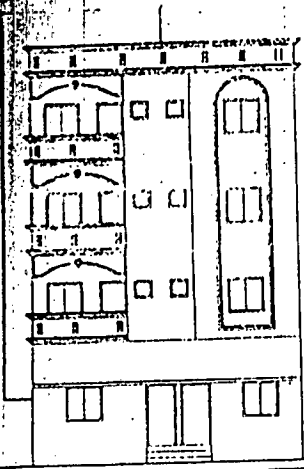
To

Signature of the licence holder

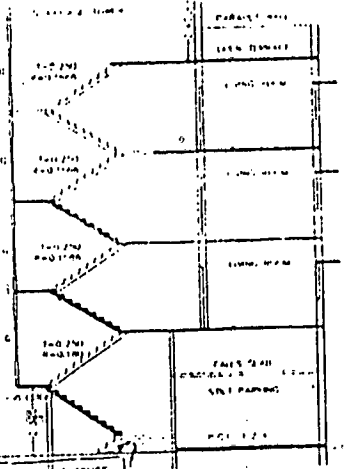


FORM 6
(See Rule 16(1))
Driving Licence
MH31/30193/90
Date of Issue: 19-1-02
Name of the Licence Holder: Tanzeem
Son/wife/daughter of: Sharf Kaur
Sharf Kaur

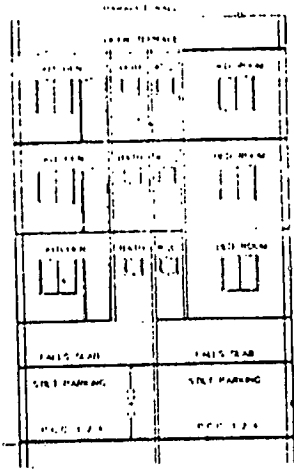




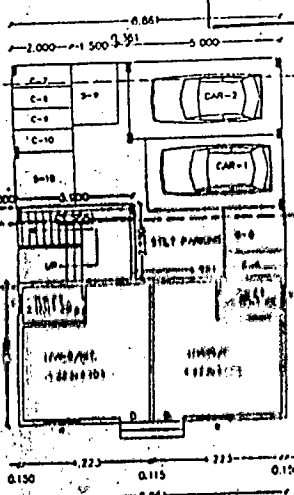
FRONT ELEVATION
SCALE 1:100



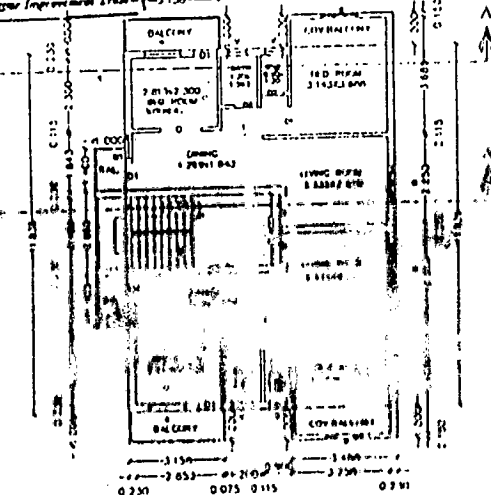
SECTION ON A-A
SCALE 1:100



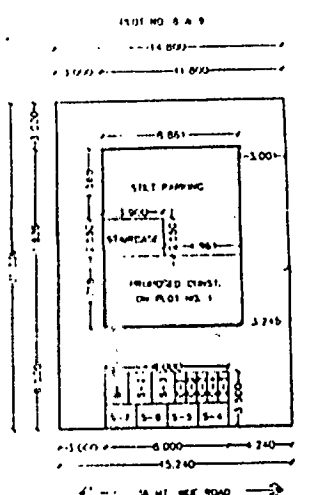
SECTION ON B-B
SCALE 1:100



GROUND FLOOR PLAN



TYPICAL FIRST, SECOND & THIRD FLOOR PLAN



SITE PLAN
SCALE 1:200

PROPOSED CONST. FOR A BUILDING ON PLOT NO. 97D, MOUZA- ZINGADAI TAKLI, DISTRICT SAMAJ UNNATI G. N. S. NAGPUR
ENGINEERING TO: SHRI. PRANAY DEORAO RAUT

AREA STATEMENT

FLOOR AREA	= 30 (15.240 + 14.760) = 30.000 SQ. MT.
COVERED B/P AREA AT GROUND FLOOR	8.961 x 1.715 = 15.274 SQ. MT.
COVERED B/P AREA AT FIRST FLOOR	8.961 x 11.836 = 106.879 SQ. MT.
LESS 5.004 x 2.400 = 12.156 SQ. MT.	
NET B/P AREA AT FIRST FLOOR	= 92.720 SQ. MT.
COVERED B/P AREA AT SECOND FLOOR	AS PER FIRST FLOOR = 92.720 SQ. MT.
COVERED B/P AREA AT THIRD FLOOR	AS PER FIRST FLOOR = 92.720 SQ. MT.

BALCONY AREA STATEMENT

TOTAL B/P AREA AT ALL FLOOR	41.004 x 92.720 + 92.720 + 92.720 = 318.948 SQ. MT.
PARKING AREA STATEMENT	
PROPOSED BALCONY AREA AT FIRST FLOOR	15.274 SQ. MT.
PROPOSED BALCONY AREA AT SECOND FLOOR	15.274 SQ. MT.
PROPOSED BALCONY AREA AT THIRD FLOOR	15.274 SQ. MT.
TOTAL PROPOSED BALCONY AREA	45.822 SQ. MT.
PROPOSED BALCONY AREA AT FIRST FLOOR	15.274 SQ. MT.
PROPOSED BALCONY AREA AT SECOND FLOOR	15.274 SQ. MT.
PROPOSED BALCONY AREA AT THIRD FLOOR	15.274 SQ. MT.
TOTAL PROPOSED BALCONY AREA	45.822 SQ. MT.
PROPOSED BALCONY AREA AT FIRST FLOOR	15.274 SQ. MT.
PROPOSED BALCONY AREA AT SECOND FLOOR	15.274 SQ. MT.
PROPOSED BALCONY AREA AT THIRD FLOOR	15.274 SQ. MT.
TOTAL PROPOSED BALCONY AREA	45.822 SQ. MT.

SCHEDULE OF OPENING

NO.	SIZE	TYPE	REMARKS
01	1.00 x 2.10	1. W. PANEL DOOR	
02	0.90 x 2.10	1. W. PANEL DOOR	
03	0.75 x 2.10	1. W. PANEL DOOR	
04	1.50 x 1.70	1. W. GLAZED WINDOW	
05	0.00 x 0.00	VENTILATOR	

INDEX

1) FLOOR PLAN	2) SECTION A-A
3) SECTION B-B	4) TYPICAL FLOOR PLAN
5) SITE PLAN	6) BALCONY AREA STATEMENT
7) PARKING AREA STATEMENT	8) SCHEDULE OF OPENING
9) INDEX	10) OWNER SIGN
11) ARCHITECT SIGN	12) SEAL OF THE SUB-REGISTRAR

OWNER SIGN

ARCHITECT SIGN

AMOL MUDDALWAR
VASTU SHILP
Engineer's Building & Planning
MIDC, L. NO. 111
PH. 255085

14/08/08
18/08/08
18/08/08

नमन-४
9230/2008
18/08/08





19/07/2004

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

12:04:44 pm

नागपूर 4

नगन4

दस्त क्र 1237/2004

9/9/92

दस्त क्रमंक : 1237/2004

दस्तांचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: एस्तेर विलास शिंदे यांनी नो.फी रुपये 5000/- पे
ऑर्डर नं. 478593 भारतीय स्टेट बँक किंगजवे नागपूर
येथे दिनांक 17/7/2004 अन्वये भरना केलेली आहे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे ना

लिहून घेणार

वय 34

सही



2 नाव: विलास, श्यामराव शिंदे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: टेलर लाईन छावणी A
शहर/गाव: नागपूर
तालुका: नागपूर
पिन: 0
पॅन नम्बर: 0

लिहून घेणार

वय 48

सही



3 नाव: प्रणय, देवराव राऊत
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: झिंगाबाई टाकळी
शहर/गाव: नागपूर
तालुका: नागपूर
पिन: 0
पॅन नम्बर: 0

लिहून घेणार

वय 24

सही



दुय्यम निबंधक
नागपूर, क्र. ४



दस्त गोषवारा भाग - 2

20

नगन4

दस्त क्रमांक (1237/2004)

१९-१९.

दस्त क्र. [नगन4-1237-2004] चा गोषवारा

बाजार मुल्य : 325000 मोबदला 500000 भरलेले मुद्रांक शुल्क : 11250

दस्त हजर केल्याचा दिनांक : 19/07/2004 11:55 AM

निष्पादनाचा दिनांक : 19/07/2004

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 19/07/2004 11:56 AM

शिवका क्र. 2 ची वेळ : (फ्री) 19/07/2004 12:03 PM

शिवका क्र. 3 ची वेळ : (कबुली) 19/07/2004 12:03 PM

शिवका क्र. 4 ची वेळ : (ओळख) 19/07/2004 12:04 PM

दस्त नोंद केल्याचा दिनांक : 19/07/2004 12:04 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) टारझनभास्कर गायकवाड , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: न्यु कैलास नगर

शहर/गाव: नागपूर

तालुका: -

पिन: 0

2) अश्वीन देवराव राऊत , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

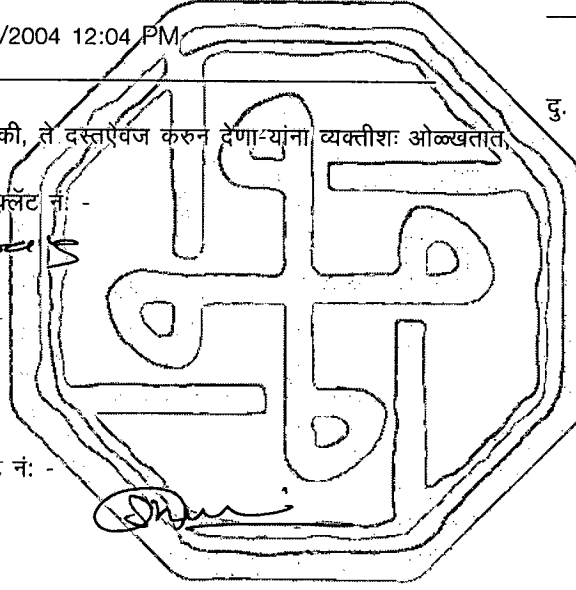
ईमारत नं. -

पेठ/वसाहत: झिंगाबाई टाकळी न

शहर/गाव: नागपूर

तालुका: -

पिन: 0



दु. निबंधकाची सही नागपूर 4

दुय्यम निबंधक
नागपूर, क्र. ४

१ नवराचे बुकाचे
१२३७ नंबरी नोंदला

दुय्यम निबंधक, नागपूर क्र. ४,
दि. १९ माहे ०७ जून २००४



दुय्यम निबंधक

नागपूर, क्र. ४

प्रमाणित करण्यांत येते कि या दस्ताऐवजात
एकूण.....१९...प ने आहेत.

दुय्यम निबंधक क्र. ४,
नागपूर शहर

21



Tuesday, November 04, 2008

4:48:55 PM

23

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 6211

गावाचे नाव झिंगाबाई टाकळी

दिनांक 04/11/2008

दस्तऐवजाचा अनुक्रमांक नगन1 - 06212 - 2008

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: श्रीमती एस्तेर जवजे विलास शिंदे - -

नोंदणी फी	:	-	100.00
नक्कल (अ. 11(1)), एस्टाकनाची नक्कल (अ. 11(2)),	:	-	300.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	:	-	
एकूण	रु.		400.00

आपणास हा दस्त अंदाजे 5:03PM ह्या वेळेस मिळेल

Signature
दुय्यम निबंधक
नागपूर 1

बाजार मुल्य: 325000 रु. मोबदला: 500000 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

22

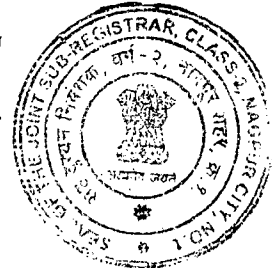


महाराष्ट्र MAHARASHTRA

No. 24962 Date 8/9/02 Y S. Path
 Name इश्वर वि. त्रिंद L. 230/86
 Nagpur

NAGPUR TREASURY
 BC 325797
 23 OCT 2008
 ATO/Stamp HC/Sr. Clerk

न ग न - १
 ६२९२/२००८
 १/१५



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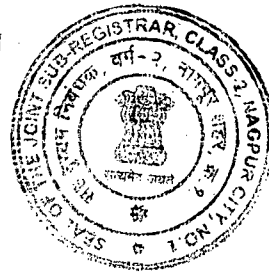
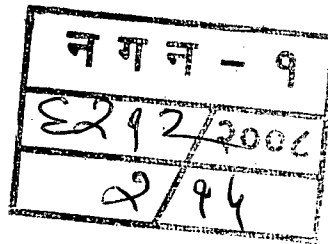
SALE DEED

Shinde

Prant

Shinde

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SALE DEED FOR RS. 5,00,000.00 ONLY

(RUPEES FIVE LAC ONLY)

MARKET VALUE RS. 3,25,000.00 ONLY

THIS DEED OF SALE is made on this 5th Day of NOVEMBER, 2008
BETWEEN SHRI. PRANAY S/o DEORAO RAUT, Aged 28 Years, Occupation –
Business, Resident of Gandhi Layout, Datta Mandir, Behind Police Line Takli, Katol
Road, Nagpur, 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

Contd.

(1) MRS. ESTHER W/o VILAS SHINDE, Aged 38 Years, Occupation - Service; AND (2) SHRI. VILAS S/o SHAMRAO SHINDE, Aged 52 Years, Occupation - Service, Both Residents of Tailor Line, Chhaoni, Nagpur, Tahsil and District - NAGPUR hereinafter both jointly called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS the Vendor hereinabovenamed is the Share Holder Member of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961) bearing Registration No. NGP/HSG/899/1980 Dated 18-1-1980 having its Registered Office at Nagpur; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the Layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admesurement 3325 Sq.Ft. (OR 307.34 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 97/3 of Mouza - ZINGABAI TAKLI, P.S.K. 11, bearing City Survey No. 131 and Sheet No. 56, situate at Zingabai Takli, Near Railway Crossing, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR, Originally belonged to Mrs. Shakuntalabai W/o Laxmanrao Gawande, Resident of Nagpur, having purchased the same by her from the aforesaid Society by a Sale Deed Dated 14-7-1983, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 589 on Pages 46 to 47 at Sr. No. 6009(P) on even date; AND

WHEREAS the aforesaid Mrs. Shakuntalabai W/o Laxmanrao Gawande lateron in her turn transferred the aforesaid Plot No. 1 by way of sale to (1) Shri. Prakash S/o Shaligram Tekade and (2) Shri. Gangadharrao S/o Pundlikrao Tekade by a Sale Deed Dated 17-1-1991, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 1915 on Pages 8 to 13 at Sr. No. 697(P) on even date; AND

WHEREAS the aforesaid (1) Shri. Prakash S/o Shaligram Tekade and (2) Shri. Gangadharrao S/o Pundlikrao Tekade lateron in their turn jointly transferred the aforesaid Plot No. 1 by way of sale to Shri. Pranay S/o Deorao Raut, the Vendor hereinabovenamed, by a Sale Deed Dated 3-7-1999, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Addl. Book No. 1, Volume No. 422 on Pages 104 to 108 at Sr. No. 1441 (P) even date; AND

WHEREAS the aforesaid Adiwasi Samaj Unnati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, lateron executed a Deed of Correction to the aforesaid Sale Deed Dated 3-7-1999 on 26-2-2004 and thereby corrected the area of the said Plot No. 1 as East-West 70 Ft. (21.336 Mtrs) North-South towards East 50 Ft. (15.240 Mtrs.) and West 48.54 Ft. (14.80 Mtrs.) equal to 3449.43 Sq.Ft. (OR 320.46 Sq.Mtrs.) and the

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said Deed of Correction is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 315 on 26-2-2004. As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid Plot No. 1 with heritable and transferable rights therein; AND

WHEREAS the aforesaid Plot No. 1 is converted for Non-Agricultural use vide Order Dated 23-9-2003 passed by the Additional Tahsildar, Nagpur in Revenue Case No. H/11445/NAP-34/2003-2004; AND

WHEREAS the Nagpur Improvement Trust has Regularised the aforesaid Plot No. 1 vide its Permit No. BE(W)/4396/461/4392/5504 Dated 25-3-2004. As per the said Permit the area of the said Plot No. 1 is confirmed and declared as 320.46 Sq.Mtrs.; AND

WHEREAS the Vendor lateron decided to develop the aforesaid Plot of land into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein; AND

WHEREAS accordingly the Vendor has prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot of land and to be known and styled as "YASHWARDHAN APARTMENTS" and the same is duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. 572/W/18435/4396/461/4392 Dated 29-3-2004; AND

WHEREAS the Purchaser hereinabovenamed has satisfied herself/himself in respect of the Vendor's title to the said property as good, valid and marketable; AND

WHEREAS the Purchaser has also seen and approved the Plan of the said Multistoreyed building; AND

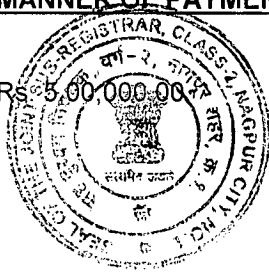
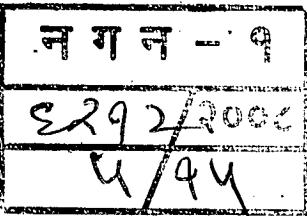
WHEREAS the Purchaser being desirous of owning an Apartment in the said Multistoreyed building for her/his Residential Use with heritable and transferable rights therein has approached the Vendor and expressed her/his desire and willingness to purchase the Undivided proportionate share and interest in the said Plot No. 1 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 101 on FIRST FLOOR of "YASHWARDHAN APARTMENTS"; AND

WHEREAS considering her/his request and after detailed negotiations the Vendor has now agreed to sell the Undivided 14.650 Percent share and interest in the said Plot No. 1 Togetherwith the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 46.36 Sq. Mtrs. on the FIRST FLOOR of a Building proposed to be constructed thereon and to be known and styled as "YASHWARDHAN APARTMENTS" to the Purchaser for a total consideration of Rs. 5,00,000/- (Rupees Five Lac) Only upon the following terms and conditions.

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NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 5,00,000/- (Rupees Five Lac) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER THE UNDIVIDED 14.650 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the Layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admesurement 3449.43 Sq.Ft. (OR 320.46 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 97/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 46.36 Sq.Mtrs. on the FIRST FLOOR of a building proposed to be constructed thereon and to be known and styled as "YASHWARDHAN APARTMENTS", bearing Corporation House No. 610/B/1, City Survey No. 131 and Sheet No. 56, situate at Zingabai Takli, Near Railway Crossing, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and 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 Water Charges, Maintenance Charges and all other outgoings etc. levied thereon and payable upto date of sale deed.

MANNER OF PAYMENT :-

Rs. 5,00,000.00

(Rupees Five Lac) Only paid by the Purchaser to the Vendor from time to time by various Cheques and in Cash, being the agreed cost of the Apartment chosen by her/him, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 5,00,000.00**(TOTAL RUPEES FIVE LAC) ONLY.**

(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-

i) THAT the Undivided 14.650 Percent share and interest in the said Plot No. 1 Togetherwith Apartment No. 101 on the FIRST FLOOR of a building standing thereon hereby sold shall be subject to the terms and conditions appearing hereinbelow, be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or intrust for him and without any lawful disturbance or interruption by any other person whosoever.

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ii) THAT the interest hereby transferred to the Purchaser subsists and the Vendor has absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.

iii) THAT the Vendor has done no act whereby the property hereby transferred is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the Purchaser absolutely forever.

iv) THAT the Vendor has paid all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event, if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same to the Purchaser accruing payable only upto the date of this Sale Deed or upto the date of possession, whichever is earlier.

v) THAT the Vendor has this day delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition.

vi) THAT the Vendor will upon every reasonable request of the Purchaser and at the cost of the person making the request produce all or any of the documents of title relating to the said Plot of land and furnish such true copies or extracts therefrom as the Purchaser may require and will in the mean time keep the said documents safe unless prevented from so doing by one or other unavoidable accident.

viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and is subject to outgoings agreements, restrictions and rights of the other individual Purchasers of the remaining Undivided share and interest in the said Plot of land and the Built-up spaces in the said Building, affecting the same and if any mis-statement, 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 correction by the parties hereto.

ix) THAT the No Objection Certificate from the Nagpur Improvement Trust is not required at the time of Registration of this Sale Deed.

x) THAT if 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 to the Vendor will pay to the Purchaser 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 the PURCHASER does hereby covenant with the VENDOR as follows :-

i) THAT the Purchaser shall from the date hereof or from the date of possession, whichever is earlier, always pay regularly proportionate share of Non-

Agricultural Assessment levied on her/his Undivided 14.650 Percent share and interest in the said Plot of land and shall keep the Vendor and the other co-owners/buyers thereof always indemnified against the same.

ii) THAT the Purchaser shall abstain from doing any act or thing which would cause annoyance, inconvenience or obstruction to the Vendor and/or the other Purchasers of Undivided share and interest in the said Plot of land and the Owners of the Apartments in the said building and shall always abide by the Rules and Zonal Regulations of the Nagpur Improvement Trust/Nagpur Municipal Corporation, as the case may be.

iii) THAT although the Purchaser will be the joint owner of the said Plot of land having the Undivided 14.650 Percent share and interest therein it will be accessible to the other joint owners thereof.

iv) THAT the Purchaser having, paid, provided and contributed the entire cost of construction of the said Apartment No. 101 on the FIRST FLOOR of the said building known and styled as "YASHWARDHAN APARTMENTS" standing on the said Plot No. 1 she/he has now become an exclusive, absolute and full Owner thereof with heritable and transferable rights therein. But she/he has full knowledge that the right, interest and ownership of the Undivided share in the said Plot is not divisible by metes and bounds and for all times it shall remain joint with the other co-owners thereof.

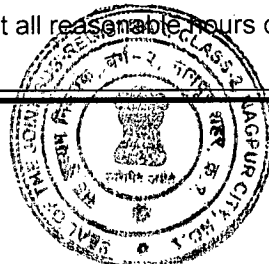
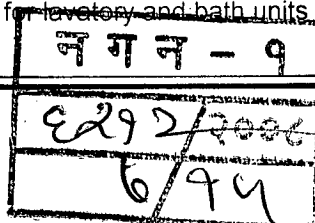
v) THAT the open space available in the said Plot No. 1 shall always be of common use for all the Apartment Owners in the said Estate/Building.

vi) THAT the gate provided to the compound will be accessible to all the Apartment Owners for their ingress and egress.

vii) THAT the responsibility of carrying out the repairs and maintenance of the Offices chosen by the Purchaser shall wholly rest on her/him and the cost of repairs of common facilities and amenities provided therein shall be borne proportionately by the Purchaser and other Apartment Owners.

viii) THAT the Purchaser shall individually pay the Corporation Taxes and Cesses etc. as may be levied on the Apartment chosen by her/him and she/he shall also pay electricity and water charges as per departmental bills from the date of this Sale Deed or from the date of possession, whichever is earlier.

ix) THAT the Purchaser shall use the Apartment chosen by her/him for Residential purposes only and shall not do or cause to be done any act or thing to the annoyance of the Vendor and the other Apartment Owners and shall give access to her/his Apartment for cleaning and repairing drainage water pipe line and inspection chambers provided for lavatory and bath units at all reasonable hours during the day.



Contd.

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x) THAT the Purchaser shall not use the open space on the said Plot and /or terrace on the top of the building for keeping cattle, poultry or other pet animals.

xi) THAT the cost of repairs of common services like electricity (from the pole to meter board) drainage and rain water pipes etc. shall be borne and paid by the Purchaser jointly with the other Apartment Owners proportionately.

xii) THAT it is expressly understood by the Purchaser that the cost of General Maintenance of the outer building and common portions including periodical paintings, white washing or colour washing and repairs etc. shall be the common responsibility of all Apartment owners and the expenses incurred therefor shall be borne and paid by all the Apartment owners in proportion to their share in land.

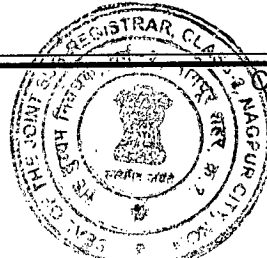
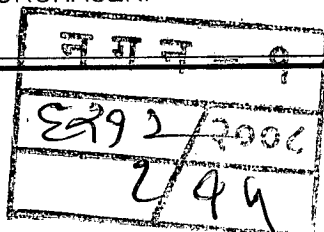
xiii) THAT it is also understood by the Purchaser that all charges incurred on the consumption of electricity over the common facilities and replacement of lights, fixtures and fittings in the common facilities and amenities shall be borne and paid jointly by the Purchaser and the other Apartment Owners in proportion to their share in land.

xiv) THAT the Purchaser shall not throw any garbage, dirt or water on the open space nor shall she/he use the Balconies for washing and/or urinating to the annoyance of the other Apartment Owners and a co-operation that is essential to maintain harmony and peaceful enjoyment of Offices shall without any reservations be extended by the Purchaser towards other Apartment Owners and she/he shall abstain from doing any act or thing which may cause inconvenience, nuisance or annoyance to the other Apartment Owners.

xv) THAT the Purchaser is fully aware that the said entire property is submitted to the provisions of The Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 860 on 19-5-2004 The said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser.

xvi) THAT the Purchaser has seen and inspected the property hereby sold to her/him and has also satisfied herself/himself with respect to the workmanship and the specifications and she/he discharges the Vendor from observing and fulfilling any of the obligations on his part in accordance with Agreement made between the Vendor and the Purchaser.

xvii) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been borne and paid by the PURCHASER.



Contd.

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(6) THAT full Stamp Duty of Rs. 11,250/- and full Registration Fees of Rs. 5,000/- Only is already paid by the Purchaser at the time of Registration of Agreement to Sell Dated 19-7-2004 Registered at Sr. No. 1237 in the Office of the Sub-Registrar Nagpur-4 on 19-7-2004.

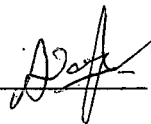
SECOND SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

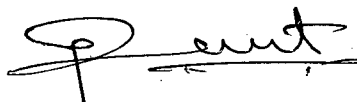
THE UNDIVIDED 14.650 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 1 out of the Layout of ADIWASI SAMAJ UNNATI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, containing by admeasurement 3449.43 Sq.Ft. (OR 320.46 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 97/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. 101 covering a Built-up area of 46.36 Sq.Mtrs. on the FIRST FLOOR of a building proposed to be constructed thereon and to be known and styled as "YASHWARDHAN APARTMENTS", bearing Corporation House No. 610/B/1, City Survey No. 131 and Sheet No. 56, situate at Zingabai Takli, Near Railway Crossing, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	ROAD.
ON THE WEST	-	PLOT NO. 9.
ON THE NORTH	-	LOHAKARE LAYOUT IN KH.NO. 97/4.
ON THE SOUTH	-	PLOT NO. 2.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed 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.

WITNESSES :

(1) 

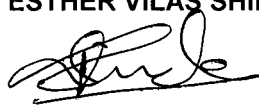

(PRANAY DEORAO RAUT)
VENDOR

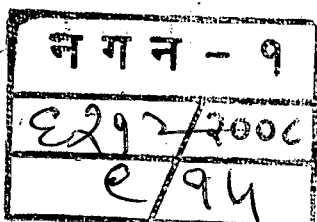
(2) 

1)


(MRS. ESTHER VILAS SHINDE)

2)


(VILAS SHAMRAO SHINDE)
PURCHASER



131

महाराष्ट्र शासनाच्या अधिनस्थ असलेल्या

भूमापन क्रमांक	धोरण	सुधारणा	शासनाकडे भरण्याच्या महसुलाच्या अन्तर
७३७	६७६७०२	पडवी	भाड्याच्या रकमेच्या तपशील व ती पुनरीक्षणार्थ केल्या पावत आहे.

मुख्याधिकार

धारक क्रम १९७७--
हयकाचे मूळ (उपलब्ध)
शासनाप्रमाणे)

पट्टाधार--

इतर भाद--

इतर धोर--

विनांक २१/१२/०४ गाव कोटि विभाग
दुर्गेश्वर तालुका
जिल्हा शासनाच्या
आदेशावर आदेशाची
८/२५/०४ रोजी
२५/१२/०४-२००४
तकालीन नोंद
१९५५-६३
सोळा टाक्याने
परमाण्वेधित
क. व. ग. गो.
नगरपालिका

नगर-४
२६/२००४
१४/१५

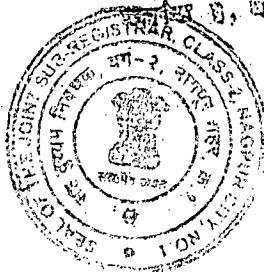
नगर-४
१२३४/२००४
१४/१५

नगरपालिका

नगरपालिका

नगरपालिका

नगर-९
६२१२/२००८
१०/१५



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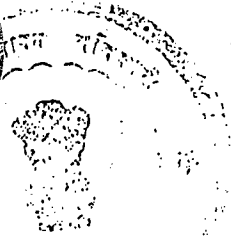
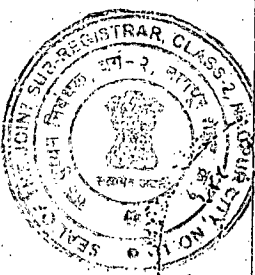
गौजा नली टाकली

3

११/११/१९९९

6151/2008	अपरेणने र द फ्र १८२७ दि ११-१-८३ अन्ये अपरे २०००-अपरे २००१ १८३ पेकी देव १५६ एकर केसिम	आपेवारी खगज अलानी अठ गिगीठा आपेवारी कोरवा नागपुर	फे.क्र. ८६० गौजा नली अपरे १८३ नागपुर
6151/2008	अपरेणने र द फ्र ६००९ (ला) १६५५ १४/०८/२००० अपरे १४५५ गुणे पाट फ्र १ कोर ३०० ३४ चौ गौ	चौ अपेवारी लहमन राव नागपुर	फे.क्र. ८६१ गौजा नली अपरे १८३ नागपुर
6151/2008	अपरेणने र द फ्र ६००९ (ला) १६५५ १४/०८/२००० अपरे १४५५ गुणे पाट फ्र १ कोर ३०० ३४ चौ गौ	१) श्री प्रकाश बालीशाग देवाडे २) श्री गंगाधर राव पुणेकराव देवाडे	फे.क्र. ८६२ गौजा नली अपरे १८३ नागपुर
6151/2008	अपरेणने र द फ्र (ला) १४४५५ ३०/०९/२००० अपरे २, ३५, ००० गुणे पाट फ्र १ कोर ३०० ३४ चौ गौ	श्री प्रकाश देवराव दांडन	फे.क्र. ८६३ गौजा नली अपरे १८३ नागपुर

नमन - १
६२९७/२००८
११/१५



नमन - ४
१२३५/२००४
१५/१९

प्रमाणित दस्तावेज पावता ०१/१२/०४
दि ०१/१२/०४
परी तद्वत दस्त ०१/१२/०४
०१/१२/०४
प्रमाणित दस्तावेज पावता ०१/१२/०४
दि ०१/१२/०४
परी तद्वत दस्त ०१/१२/०४
०१/१२/०४
प्रमाणित दस्तावेज पावता ०१/१२/०४
दि ०१/१२/०४
परी तद्वत दस्त ०१/१२/०४
०१/१२/०४

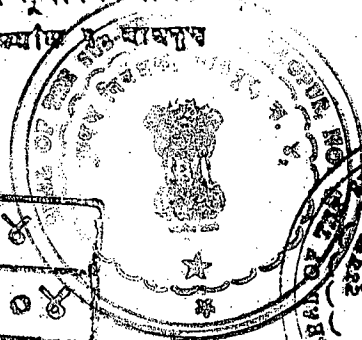
अपरेणने

अपरेणने

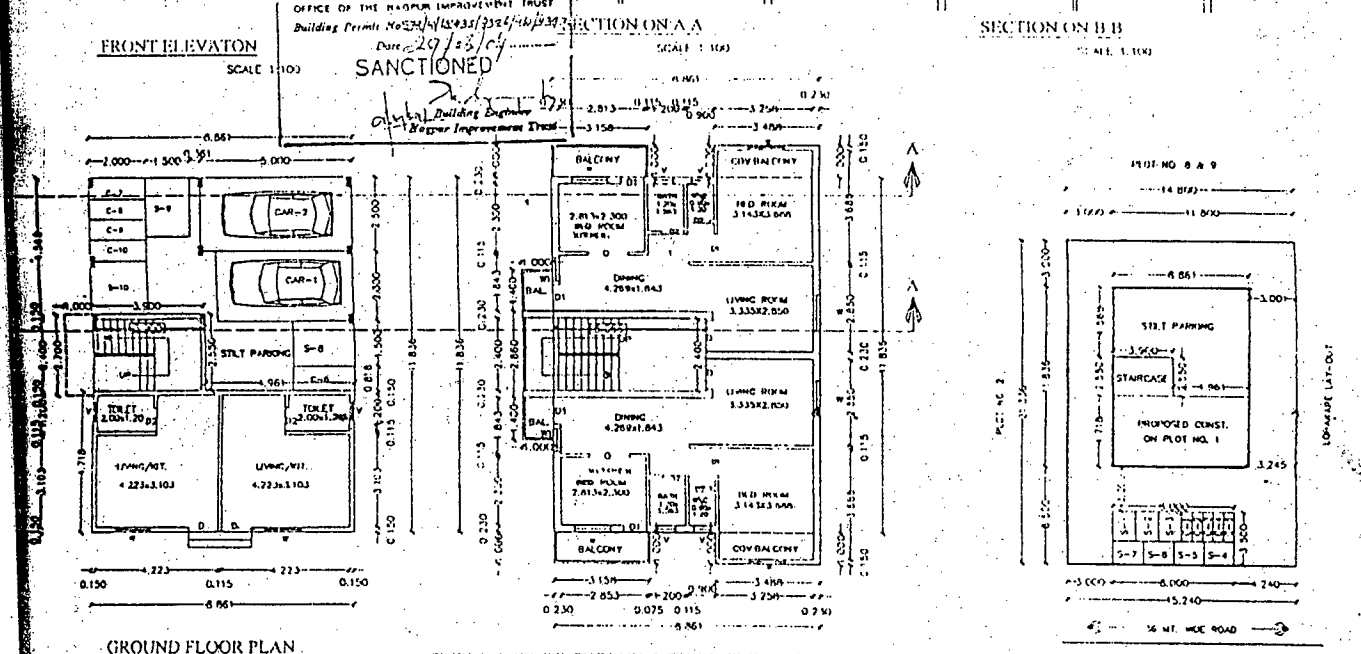
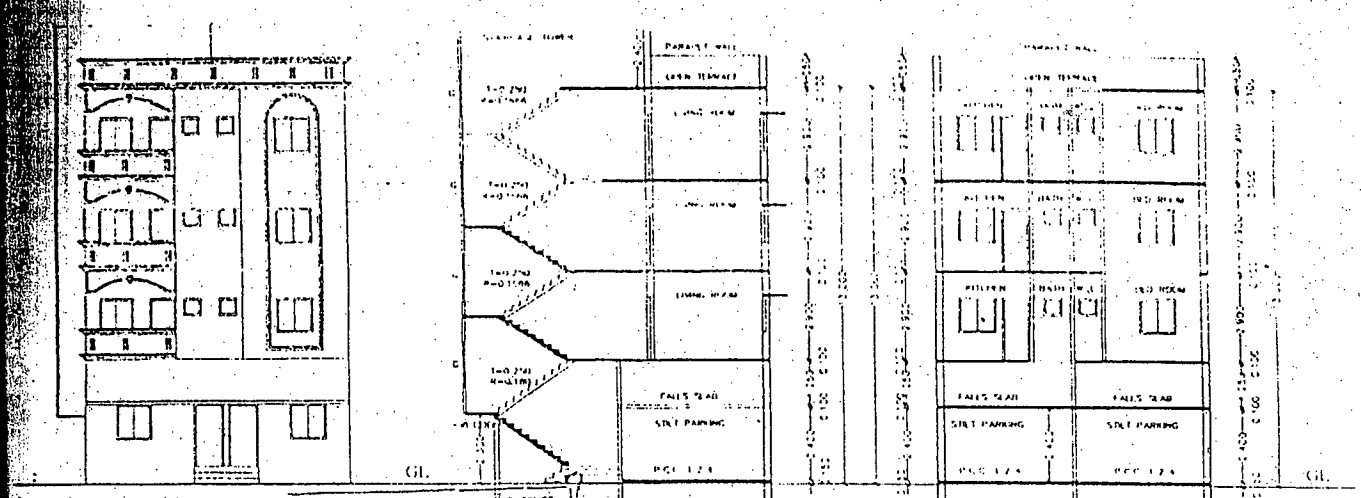
अपरेणने

गौजा नली टाकली
शिव १६
१२/११/१९९९
- दि नागपुर

नमन - ४
८६६/२००४
१५/१९

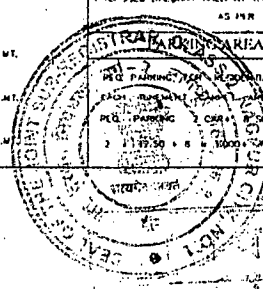


33



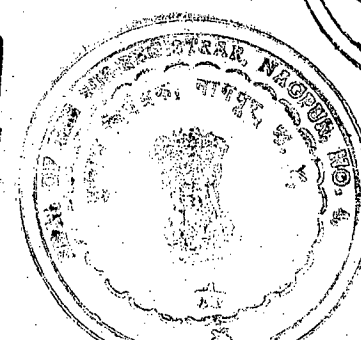
PROPOSED CONST. FOR A BUILDING ON PLOT NO. 97/3, MOUZA-ZINGADAI TAKLI, EAST SAMAJ UNNATI G. N. S. S. NAGPUR DESIGNED BY: SHRI. PRANAY DEORAO RAUT AREA STATEMENT AREA = 34 (15740+14640) = 21.38 = 320.44 SQ. MT. AREA AT GROUND FLOOR = 5.91 x 5.715 = 33.64 SQ. MT. AREA AT FIRST FLOOR = 8.81 x 11.836 = 104.878 SQ. MT. AREA AT SECOND FLOOR = 8.81 x 7.400 = 65.156 SQ. MT. NET G.P. AREA AT FIRST FLOOR = 92.720 SQ. MT. NET G.P. AREA AT SECOND FLOOR = 65.156 SQ. MT. NET G.P. AREA AT THIRD FLOOR = 65.156 SQ. MT.	TOTAL B.A.P. AREA AT ALL FLOOR 41.808 + 92.720 + 92.720 = 318.948 SQ. MT. BALCONY AREA STATEMENT PROPOSED BALCONY AREA AT FIRST FLOOR PROPOSED BALCONY AREA AT SECOND FLOOR PROPOSED BALCONY AREA AT THIRD FLOOR AREA STATEMENT PROPOSED BALCONY AREA AT FIRST FLOOR PROPOSED BALCONY AREA AT SECOND FLOOR PROPOSED BALCONY AREA AT THIRD FLOOR	PROPOSED OPEN PARKING 1) 5.181 x 4.544 = 23.547 SQ. MT. 2) 4.961 x 2.250 = 11.162 SQ. MT. TOTAL = 34.709 SQ. MT. PROPOSED OPEN PARKING 6.022 x 3.500 = 21.077 SQ. MT. TOTAL PARKING PROVIDED (STILT + OPEN) = 55.787 SQ. MT. AREA OF STAIRCASE, MIDLANDING FREE OF F.S.I. WITH PREMIUM PROPOSED PREMIUM AREA SIZE OF TOTAL FLOOR AREA = 10.144 SQ. MT. 1) GROUND FLOOR = 3.900 x 2.500 = 9.750 SQ. MT. 2) FIRST FLOOR = 5.066 x 2.400 = 12.156 SQ. MT. 3) SECOND FLOOR = 5.066 x 2.400 = 12.156 SQ. MT. 4) THIRD FLOOR = 5.066 x 2.400 = 12.156 SQ. MT. TOTAL = 36.018 SQ. MT.	SCHEDULE OF OPENING U 1.00 x 2.10 T. W. PANEL DOOR D1 0.40 x 2.10 T. W. PANEL DOOR D2 0.75 x 2.10 T. W. PANEL DOOR V 1.50 x 1.70 T. W. GLAZED WINDOW W 0.60 x 0.60 VENTILATOR INDEX 1) PLOT BOUNDARY SHOWN BY 2) PROPOSED CONST. SHOWN BY 3) ROAD CENTER TO BE SHOWN BY (OWNER SIGN) ARCHITECT SIGN AMOL MUGDALWAR Engineer's Building & Planning RELIVING L. No. 177 Ph. 255065
--	--	--	--

न.ग.न. - १
१२३८/२००८
१२/१५



१२३८/२००८
१२/१५

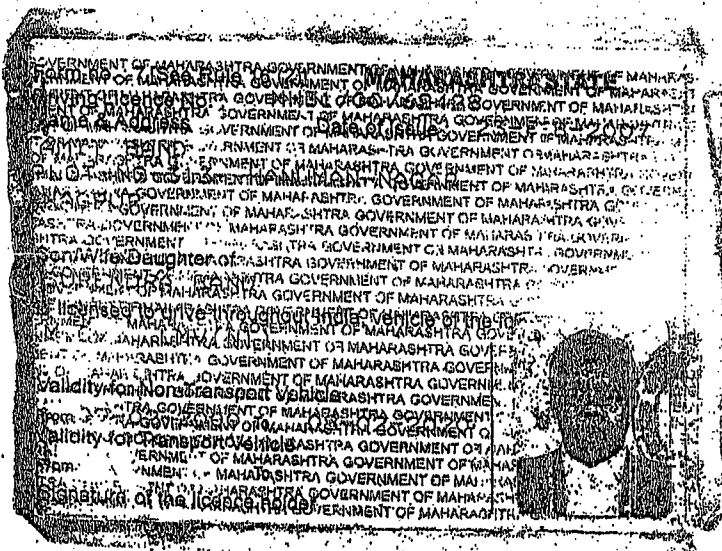
न.ग.न. - ४
१२३८/२००८
१२/१५



34



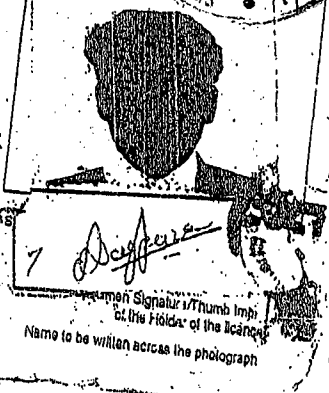
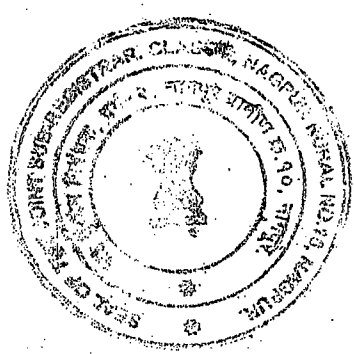
नगन-प्रा-१०
दस्त. क्र. (100)



नगन-प्रा-१०
दस्त. क्र. ४१५२० / १००
८१९०

Form No. : 7 (See Rule 16 (2))
Driving Licence No. : MH34/198/13738
Name & Address : NEELESH R. SHARMA
102 MRUNALINI APART,
VYANKATESH NAGAR
NAGPUR
Son/With Daughter of
RAMPRASAD
is licensed to drive, throughout India, vehicle of the
M. CV. L MV (NT)
Validity for Non Transport Vehicle
From 09-12-1998 to 08-12-2018
Validity for Transport Vehicle
From
Signature of the licence holder

नगन-१
६२९२/२००८
१३/१५



२१६-०-१
NAGPUR
Driving Licence
MH34/11846/5
Date of Issue
Name of the Licence Holder
Wife/daughter of
२१६-०-१



04/11/2008

दुय्यम निबंधक:

4:50:32 pm

नागपूर 1

दस्त गोषवारा भाग-1

नगन1

दस्त क्र 6212/2008

98-99

दस्ता क्रमांक : 6212/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: श्रीमती एस्तेर जवजे विलास शिंदे - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: टेलर लाईन छावणी
 शहर/गाव: नागपूर
 तालुका: नागपूर
 पिन: 0
 पॅन नम्बर

लिहून घेणार

वय 38

सही



2 नाव: श्री विलास शामराव शिंदे - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: टेलर लाईन छावणी
 शहर/गाव: नागपूर
 तालुका: नागपूर
 पिन: 0
 पॅन नम्बर: 0

लिहून घेणार

वय 52

सही

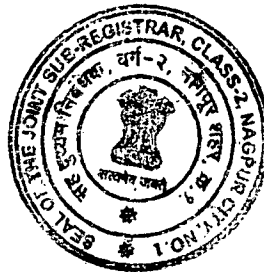


3 नाव: श्री प्रणय देवराव राऊत
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: दत्त मंदिर जवळ पोलीस लाईन
 टाकळी
 शहर/गाव: नागपूर
 तालुका: नागपूर
 पिन:

लिहून घेणार

वय 28

सही



सह दुय्यम निबंधक, वर्ग-२,
 नागपूर शहर क्र. १

36



दस्त गोषवारा भाग - 2

नगन1

दस्त क्रमांक (6212/2008)

१५-१५

दस्त क्र. [नगन1-6212-2008] चा गोषवारा
बाजार मुल्य : 325000 मोबदला 500000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 04/11/2008 04:45 PM

निष्पादनाचा दिनांक : 04/11/2008

दस्त हजर करणा-याची सही :

Sheinde

पावती क्र.: 6211 दिनांक: 04/11/2008
पावतीचे वर्णन
नांव: श्रीमती एस्तेर जवजे विलास शिंदे - -

100 : नोंदणी फी
300 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

400: एकूण

Sheinde
दु. निबंधकाची सही, नागपूर 1

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 04/11/2008 04:45 PM

शिवका क्र. 2 ची वेळ : (फी) 04/11/2008 04:48 PM

शिवका क्र. 3 ची वेळ : (कबुली) 04/11/2008 04:50 PM

शिवका क्र. 4 ची वेळ : (ओळख) 04/11/2008 04:50 PM

दस्त नोंद केल्याचा दिनांक : 04/11/2008 04:50 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) अँड आशिष मधुकर नागपूर, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: टिळक नगर

शहर/गाव: नागपूर

तालुका: नागपूर

पिन: 0

2) अँड अमित सुरेंद्र बंड , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: हनुमान नगर

शहर/गाव: नागपूर

तालुका: नागपूर

पिन: 0

मुद्रांक शुल्क: सवलत : करारनामा दस्त क्रमांक 1237/2004 दिनांक

19/7/2004 रोजी मुद्रांक शुल्क रु 11250/- व नोंदणी फी 5000/- रु

दुय्यम निबंध कार्यालय क्रमांक 4 नागपूर शहर नागपूर येथे वसूल करण्यात आली

Sheinde
दु. निबंधकाची सही
नागपूर 1

९ नंबराचे बुकाचे
६२९२ नंबरी नोंदला
प्रमाणित करण्यात येते की
या दस्ताला एकूण १५५ पाने आहेत.
Sheinde
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं. १
दिनांक ८ माहे ११ सन २००८



39

25

732



2017-18

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रशिद) 17 पासून 31/03/2018 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)
रसीद क्रमांक : 017-18/0160776 मोहल्याचे नांव : 610/B/1/FF/101, GOREWADA
घर क्रमांक : B/1/FF/101
इंडेक्स क्रमांक : 03705000 (Zone:10 Ward:61)
घर मालकाचे नांव : WESTHER W/O VILAS SHINDE & SHRI VILAS S/O SHYAMRAO SHINDE
वहिवाटदाराचे नांव :

तारीख पासून : 01-04-2017 ता 31-03-2018 पावेतो.
(If payment is made by cheque this receipt is valid subject to realization of cheque)

व	Details of Tax	बकाया / Arrears	चालू / Current	शेरा / Remarks
सामान्य कर	(x)	0.00	605.00	
पाणी कर (x)		0.00	0.00	
मलजल कर (x)		0.00	403.00	
प्रकाश कर		0.00	0.00	
अग्नी सेवा कर (x)		0.00	34.00	
मलजल लाभ कर (x)		0.00	34.00	
पाणी लाभ कर (x)		0.00	34.00	
पथ कर (x)		0.00	34.00	
विशेष सफाई कर (x)		0.00	0.00	
मनपा शिक्षण कर (x)		0.00	34.00	
सेवा शुल्क (x)		0.00	0.00	
नोटिस फी (x)			0.00	
वॉरंट फी (x)			0.00	
किरकोळ		0.00	0.00	
रा.स.शि.व. (x)		0.00	168.00	
रोजगार कर (x)		0.00	0.00	
मोठ्या नि (x)		0.00	0.00	
(Tax on Residential Properties)				
सुट (R)			0.00	
Grand Total)		0.00	1,346.00	1,346.00

एकूण र

(In words total Rs.) Rupees One Thousand Three Hundred Forty Six Only

Received

346

दिनांक :

2017

Generated

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

वसूल करणाराची पूर्ण सही

Full Signature of the Official



40



महाराष्ट्र MAHARASHTRA

© 2017 ©

NAGPUR TREASURY
AG 905130
24 SEP 2018
Stamp Head Clerk / Sr. Clerk

20

Hand

Shree

Hand

41

१. दस्तावेज प्रकार/अनुच्छेद क्रमांक	DMK
२. दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३. नोंदणी होणार असल्यास दुष्कृत निबंधक कार्यालयाचे नाव	दुष्कृत निबंधक क.
४. मिळकतीचे वर्णन -	
५. मालकी स्थान	
६. मालकी विवरण (प्लॉट/फ्लॉट/प्लॉट/फ्लॉट)	PNB HFL Nagpur
७. वसूल	
८. इतर	अन्य
९. मुद्रांक	
१०. मुद्रांक क्रमांक	37080
११. मुद्रांक दिनांक	26 SEP 2018



ना.गण ग. मोहाडीकर
 मुद्रांक विक्रेता, ला. क्र. २५/९१, कोड क्र ४६०१०३३
 जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

42
7

(20)

INDEMNITY-BOND

THIS Indemnity Bond is executed on this 28th day of September 2018 BY

EXECUTANT:

Mrs. Esther W/o. Vilas Shinde

Aged about _____ Years, Occ. _____

R/o, _____, Nagpur

That, the indemnifier/executant had availed the financial assistance from the PNB Housing Finance Ltd., Nagpur by way of creating the equitable mortgage over the scheduled property.

SCHEDULE OF PROPERTY

All that RCC Superstructure comprising of Apartment No. 101, Covering built up area of 46.36 Sq. Mt. situated on First Floor of the building known and styled as "YASHWERDHAN APARTMENT" together with 14.650% undivided share and interest in all that piece and parcel of land, bearing Plot No 1, admeasuring about 320.46 Sq. Mt. (i.e. 3449.43 Sq. Ft.), situated in the layout of Adiwasi Samaj Unnati Gruha Nirman Sahakari Sanstha, Ltd., Nagpur, being a portion of the entire land bearing Kh No. 97/3 of Mouza-Zingabai Takli, P.S.K. 11, bearing its City Survey No. 131, Sheet No. 56, Municipal Corporation House No. 610/B/1, situated in ward No.61, within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation, Nagpur Tahsil and District Nagpur and same is bounded as under:

On the East	:	Road,
On the West	:	Plot No.9,
On the North	:	Lohakare layout in Kh No.97/4,
On the South	:	Plot No.2

AND WHEREAS during the course of the said transaction and while its completion, the indemnifier/executants represented unto the PNB Housing Finance Ltd., Nagpur that the former had an absolute legal right and authority to sell, transfer and convey the said property;

NOW, THIS BOND WITNESSES as follows:-

1. That the indemnifier/ executants does hereby agree and undertake to indemnify the PNB Housing finance ltd, Nagpur for any loss or damage caused in respect of the said property.
2. That the indemnifier/executants has been executing this bond only as a part and by way of the promise given by they to indemnify the loss or damage, if caused, in respect of the said transaction or property.
3. That indemnifier/executants has been assured the PNB Housing finance Ltd., Nagpur that they will provide all the necessary post disbursement documents i.e. Registered Sale Deed of the scheduled property and required Property Card, Tax Receipt, No-objection Certificate to Sale etc OR as per the legal search report at the earliest to the PNB Housing Finance Ltd., Nagpur.

IN WITNESS WHEREOF the indemnifier/executants hereto have signed hereunder at Nagpur.


INDEMNIFIER/EXECUTANT