

Receipt (payor)

270/17356

पावती

Original/Duplicate

Thursday, September 10, 2026

नोंदणी क्र. 39M

12:05 PM

Regn. 39M

पावती क्र. 20633 दिनांक 10/09/2026

नगरी मठ वेलतरोडी

दस्तऐवजाचा अनुक्रमांक: नगन7-17356-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

मांडर करणाऱ्याचे नाव: आशिष वसंतराव मख

नोंदणी फी

रु. 20490/-

दस्त हाताळणी फी

रु. 1680/-

पृष्ठांची संख्या: 42

एकूण:

रु. 22170/-

अप्पणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:24 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 2053411.27/-

मेबदला रु. 1840000/-

भरलेले मुद्रांक शुल्क: रु. 123000/-

DELIVERED

सह द. नि. नगपूर
सह दुय्यम निबंधक
नागपूर क्रं. ७,

1) देयकाचा प्रकार: DHC रक्कम: रु. 1680/-

डीडी/धनादेश पे ऑर्डर क्रमांक: 0926102204207 दिनांक: 10/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 20490/-

डीडी/धनादेश पे ऑर्डर क्रमांक: MH009848858202627E दिनांक: 10/09/2026

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

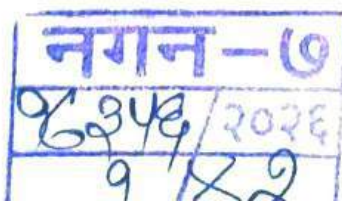
Ashtakal

CHALLAN
MTR Form Number-6



GRN	MH009848858202627E		BARCODE			Date	08/09/2026-15:23:05		Form ID	25.1					
Department				Inspector General Of Registration											
Type of Payment				Stamp Duty and Registration Fee together											
Office Name				NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name				Ashish Makh			
Location				NAGPUR				Flat/Block No.				Apart No F-208			
Year				2026-2027 One Time				Premises/Building							
Account Head Details				Amount In Rs.				Road/Street				Mouza-Beltarodi			
0030046401 Stamp Duty				123000.00				Area/Locality				Nagpur			
0030063301 Registration Fee				20490.00				Town/City/District							
								PIN				4 4 0 0 3 4			
								Remarks (If Any)				SecondPartyName=Girish Sharma~			
								Amount In				One Lakh Forty Three Thousand Four Hundred Ninety			
								Words				Rupees Only			
Total				1,43,490.00											
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN				Ref. No.				00040572026090871671 IK0DTUKUY5			
Cheque/DD No.				Bank Date				RBI Date				08/09/2026-15:24:23 Not Verified with RBI			
Name of Bank				Bank-Branch				STATE BANK OF INDIA							
Name of Branch				Scroll No. , Date				Not Verified with Scroll							

Department ID : XXXXXX0809
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चालन केवल दृश्यम निवाहक कार्यालयात नोंदणी करावयाच्या दस्तासाली लागू आहे. नोंदणी न करावयाच्या दस्तासाली सादर चालन लागू नाही.



नगन-७
७२५६/२०२६
२/५२



SALE DEED FOR RS. 18,40,000/- ONLY
(RUPEES EIGHTEEN LAKH FORTY THOUSAND ONLY)
MARKET VALUE RS. 20,49,000/- ONLY

THIS DEED OF SALE is made on this 09th Day of SEPTEMBER, 2026
BETWEEN (1) SHRI. GIRISH GANGAPRASAD SHARMA (PAN – BUUPS0667N)
(Aadhar No. 9095 3991 5474) (D.O.B. – 15-04-1982) Aged 43 Years, Occupation –
Service; AND (2) MRS. MEENAKSHI GIRISH SHARMA (PAN – DGTPS7277B)
(Aadhar No. 4785 3513 1227) (D.O.B. – 18-08-1983) Aged 39 Years, Occupation –
Service, Both Residents of Flat No. 602, Block – A, Wing - A2, Garden Court, Beltarodi,
Nagpur - 440037, Tahsil and District – NAGPUR, hereinafter both jointly 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



Contd.

(1) **SHRI. ASHISH VASANTRAO MAKH** (PAN – BBLPM3692P) (Aadhar No. 8739 5241 3723), Aged 36 Years, Occupation – Service, AND (2) **MRS. PALLAVI W/o ASHISH MAKH** (PAN – GUSPM7981L) (Aadhar No. 3173 9939 2441), Aged 33 Years, Occupation – Housewife, Both Residents of Plot No. 95, Beltarodi Road, Behind Gulmohor Bar and Restaurant, Gharkul Society, Nagpur-440037, Tahsil and District – SOLAPUR, hereinafter both jointly called the PURCHASERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and parcel of land bearing Kh. No. 43-A-2 admeasuring 3200 Sq.Mtrs., P.S.K. 38 of Mouza – BELTARODI, Village – Beltarodi, Nagpur (Rural) District – NAGPUR, Originally belonged to Shri. Pravin Brijvallabha Chandak and Shri. Krushnakumar Brijvallabha Chandak, being their separate property; AND

WHEREAS the said Shri. Pravin Brijvallabha Chandak and Shri. Krushnakumar Brijvallabha Chandak have demarcated a layout in the land by subdividing the land into various Plots of the different size thereon; AND

WHEREAS the said Shri. Pravin Brijvallabha Chandak and Shri. Krushnakumar Brijvallabha Chandak lateron sold the Plot No. 3 to M/s. Shiv Trupti Builders, Developers and Promoters, Nagpur by a Sale Deed Dated 23-08-2026, which is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4251 on even date; AND

WHEREAS the said M/s. Shiv Trupti Builders, Developers and Promoters, Nagpur has decided to develop the said property by constructing thereon a Multistoreyed building consisting of various Residential Apartments therein by utilizing and consuming the available permissible F.S.I. as per the sanctioned building plan. Therefore M/s. Shiv Trupti Builders, Developers and Promoters, Nagpur had prepared a plan of Multistoreyed building and to be known and styled as “**SHIV APARTMENTS**” and the same is duly sanctioned by the Grampanchayat Besa; AND

WHEREAS the said M/s. Shiv Trupti Builders, Developers and Promoters, Nagpur lateron transferred/sold THE UNDIVIDED **2.840 PERCENT** share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 3, containing by admeasurement 860.87 Sq.Mtrs., being a portion of the entire land bearing Kh. No. 43-A/2 of Mouza – BELTARODI, P.S.K. 38, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. F-208**, covering a Built-up area of **44.070 Sq. Mtrs.** on the **SECOND FLOOR** of a Building constructed thereon and known and styled as “**SHIV APARTMENT**”, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common area and facilities provided to the said building,



situate at Village – Beltarodi within the limits of Gram Panchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, to Shri. Alhad Ashok Wangalwar with the consent of Smt. Nanda Madhu Badhel and Shri. Madhu Prayag Badhel, by a Sale Deed Dated 06-01-2009, which is duly Registered in the Office of the Joint Sub-Registrar-7, Nagpur in Book No. 1 at Sr. No. 112 on even date; AND

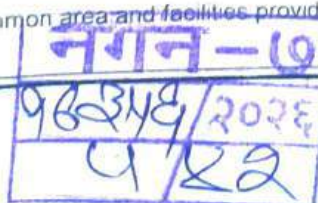
WHEREAS the said Shri. Alhad Ashok Wangalwar lateron transferred the aforesaid property by way of sale to 1) Shri. Girish Gangaprasad Shrama and 2) Mrs. Meenakshi Girish Sharma, the Vendors hereinabovenamed by a Sale Deed Dated 13-01-2010, which is duly Registered in the Office of the Sub-Registrar, Nagpur-7, in Book No. 1 at Sr. No. 433 on even date. As a result therefore the said Vendors have now jointly become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for cogent reasons and good causes the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefits of their family members; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchasers hereinabovenamed having expressed their desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has agreed to sell the same to the Purchasers for a total consideration of **Rs. 18,40,000/- (Rupees Eighteen Lakh Forty Thousand) Only** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

(1) THAT in pursuance of the said Agreement dated and in consideration of a total sum of **Rs. 18,40,000/- (Rupees Eighteen Lakh Forty Thousand) Only** paid by the Purchasers to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendors does hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASERS THE UNDIVIDED **2.840 PERCENT** share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 3, containing by admeasurement 860.87 Sq.Mtrs., being a portion of the entire land bearing Kh. No. 43-A/2 of Mouza – **BELTARODI**, P.S.K. 38, TOGETHERWITH the more than 15 years Old entire R.C.C. Superstructure comprising **Apartment No. F-208**, covering a Built-up area of **44.070 Sq. Mtrs.** and total Built-up Area of 56.412 Sq. Mtrs. on the **SECOND FLOOR** of a Building constructed thereon and known and styled as **"SHIV APARTMENT"**, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common area and facilities provided to the said building.



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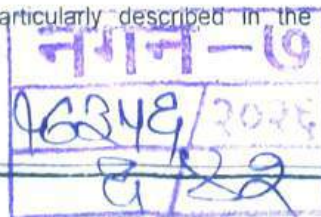
situate at Village – Beltarodi within the limits of Gram Panchayat Besa (Beltarodi) in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non -Agricultural Assessment, Nagar Panchayat Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT:-

Rs. 11,000/-	(Rupees Eleven Thousand) Only paid by the Purchasers to the Vendors by Online Transfer on 25-07-2026, vide Transaction Id. No. 62066621582, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,000/-	(Rupees One Thousand) Only paid by the Purchasers to the Vendors by Online Transfer on 04-08-2026, vide IMPS/621615934535, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 2,84,751/-	(Rupees Two Lakh Eighty Four Thousand Seven Hundred Fifty One) Only paid by the Purchasers to the Vendors by RTGS on 04-08-2026, vide UTR No. SBINR520260804377749110099110044305, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 15,43,249/-	(Rupees Fifteen Lakh Forty Three Thousand Two Hundred Forty Nine) Only paid by the Purchasers to the Vendors by Cheque No. 880930 Dated 31-07-2026 Drawn on State Bank of India and Financed by Hinduja Housing Finance Limited, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 18,40,000/-	(TOTAL RUPEES EIGHTEEN LAKH FORTY THOUSAND ONLY).

(2) THAT the VENDORS do hereby covenant with the PURCHASERS as follows :-

i) THAT the Vendors have good, valid and marketable title and absolute right and full authority to convey, assign and transfer to the Purchasers by way of sale the said property more particularly described in the Schedule hereunder written absolutely forever.



Contd

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

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the Purchasers absolutely forever.

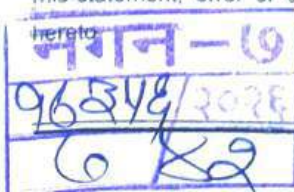
v) THAT the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Nagar Panchayat Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake to pay the same to the Purchasers.

vi) THAT the Vendors have this day delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition. That the Purchasers shall hold the said Undivided **2.840 Percent** share in land jointly with the other co-owners thereof and the Purchasers have now jointly become the exclusive, absolute and full Owners of the said **Apartment No. F-208** on the **SECOND FLOOR** with heritable and transferable rights therein.

vii) THAT the Vendors will support any application made by the Purchasers for mutation of name on the property hereby sold and shall render all necessary assistance to the Purchasers for obtaining the mutation thereof in their favour in all relevant records.

viii) THAT the Vendors will at the cost of the person requiring the same, execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers as may reasonably be required.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written 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



x) THAT if the Purchasers 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, the Vendors will pay to the Purchasers by way of damages the whole amount of sale price or such part of it, as the case may be

(3) THAT the PURCHASERS do hereby covenant with the VENDORS as follows:-

(i) THAT the Purchasers shall from the date hereof always pay regularly their share of common expenses such as Non-Agricultural Assessment and other outgoings etc. whatsoever assessed on their Undivided **2.840 Percent** share in the said Piece of land.

(ii) THAT the Purchasers shall hereafter individually pay the Nagarpanchayat Taxes and Cesses etc. as may be levied by the Grampanchayat upon the said **Apartment No. F-208** on the **SECOND FLOOR** and shall also pay the electricity and water charges as per Departmental Bills.

(iii) THAT the Purchasers shall always keep the said Apartment in good repairs and habitable condition and shall always use the same for Residential Purposes Only.

(iv) THAT the Vendors have delivered all the Original documents and Sale Deed relating to the property hereby sold to the Purchasers at the time of Registration of this Sale Deed.

(v) THAT the Purchasers are 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 – 7(Rural) in Book No. 1 at Sr. No. 5672 on 16-10-2006. The said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchasers and their successors-in-title.

(4) 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 PURCHASERS.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

THE UNDIVIDED **2.840 PERCENT** share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 3, containing by admeasurement 860.87 Sq.Mtrs., being a portion of the entire land bearing Kh. No. 43-A/2 of **Mouza – BELTARODI**, P.S.K. 38, TOGETHERWITH the more than 15 years Old entire R.C.C. Superstructure comprising **Apartment No. F-208**, covering a Built-up area of **44.070 Sq. Mtrs.** and total Built-up Area of 56.412 Sq. Mtrs on the **SECOND FLOOR** of a Building constructed thereon and known and styled as "**SHIV APARTMENT**", including



Contd.

all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common area and facilities provided to the said building, situate at Village – Beltarodi within the limits of Gram Panchayat Besa (Beltarodi) in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KH. NO. 57
ON THE WEST	-	PLOT NO. 2.
ON THE NORTH	-	KH. NO. 43/B
ON THE SOUTH	-	ROAD

And Apartment No. F-208 is bounded as under :-

ON THE EAST	-	OPEN MARGINAL SPACE THEN KH. NO. 57
ON THE WEST	-	FLAT NO. 205 AND STAIRCASE.
ON THE NORTH	-	FLAT NO. 207
ON THE SOUTH	-	FLAT NO. 203

IN WITNESS WHEREOF the VENDORS and the PURCHASERS 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.

Drafted by Adv. Ashish M. Nagpure – 9823630809

WITNESSES :



(1) 
G.M. Khobragade



(GIRISH GANGAPRASAD SHARMA)



(MRS. MEENAKSHI GIRISH SHARMA)

VENDORS



(2) 
R.P. Wale



(ASHISH VASANTRAO MAKH)



(MRS. PALLAVI ASHISH MAKH)

PURCHASERS





Wednesday, January 13, 2010

1:02:17 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 461

दिनांक 13/01/2010

गावाचे नाव बेलतरोडी

दस्तऐवजाचा अनुक्रमांक

नमन 7 - 00433 - 2010

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र



सादर करणाराचे नाव: श्री गिरीष गंगाप्रसाद शर्मा -

नोंदणी फी

:-

8500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

360.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

एकूण

रु.

8860.00

DELIVERED

आपणास हा दस्त अंदाजे 1:16PM ह्या वेळेस मिळेल

दुय्यम निबंधक

नागपूर 7

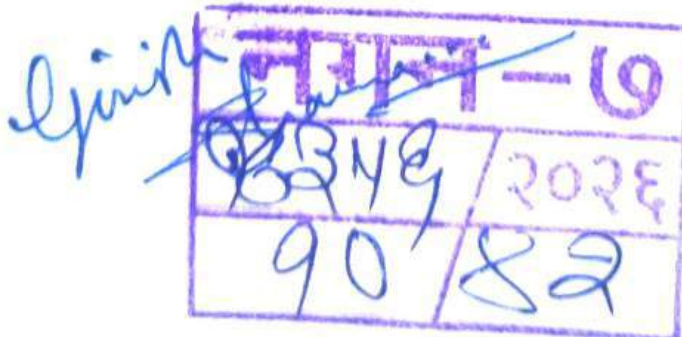
बाजार मुल्य: 625000 रु. मोबदला: 850000 रु.

भरलेले मुद्रांक शुल्क: 17000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: देना बँक नागपूर;

डीडी/धनाकर्ष क्रमांक: 241140; रक्कम: 8500 रु.; दिनांक: 04/01/2010



283/26
Satta Register No. 63875 Date 12/1/10
Mouza & Ahd. Of Prashasur Girish Sharma, San. Meenakshi V. Sharma
by whom Kishan Chavale
Rs. 1000/- Seandean Singh
Vendor-The Akola Urban Co-op. Bank Ltd. Sitabuldi Br. Nagpur
Authentication No. - D-22577, 1013/07/04/2268-71 dt. 28-09-04

The Akola Urban Co-Operative Bank
Ltd., Akola, Branch
Sitabuldi, Nagpur, Sagar
Tower, Pandharnalviya Road, Nagpur.
D-5/STP(V)/C.R.1013/07/04/2268-71

भारत 63875 Special Adhesive 161890 JAN 12 2010
15:17
Rs 0017000/-PB5085
MAHARASHTRA



SALE DEED

(Value at Rs. 8,50,000/-)
(Market Value Rs. 6,00,000/-)
Mouza: Beltarodi
Tahsil & Distt: Nagpur

THIS DEED OF SALE is made and executed on this 13th day of January 2010

BETWEEN

SHRI ALHAD ASHOK WANGALWAR, aged about 25 years, Occupation: Service R/o Plot No. 61, Paradise Society, Khamla, 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, legal heirs representatives, executors, administrators, successors and assigns etc. of the **FIRST PART. (PAN AAZPW 7967 R)**

AND

1) SHRI GIRISH GANGAPRASAD SHARMA, aged about 28 years, Occupation: Service **1) SAU. MEENAKSHI GIRISH SHARMA**, aged about 24 years, Occupation: Service, Both R/o Flat No. 2/2, Shree Complex Housing Society, Narendra Nagar, Nagpur, hereinafter called and referred to as the **PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASERS** as well as their, legal heirs representatives, executors, administrators, successors and assigns etc. of the **SECOND PART.**

AND



WHEREAS, the **VENDOR** is the sole and absolute owner of **Undivided 2.840 % Proportionate Share and Interest in ALL THAT** piece and parcel of land bearing **Plot No. 3** admeasuring about 860.87 Square meters equivalent to 9266.40 Square feet, situated at **Mouza : Beltarodi**, being a portion of the entire land bearing Khasra No. 43-A/2, Patwari Halka No. 38, situated at Mouza: Beltarodi, within the limits of Grampanchayat Besa, **TOGETHER WITH** entire ready built up R.C.C. Superstructure comprising Residential **APARTMENT NO. F-208**, situated on **SECOND FLOOR** of a building Known and Styled as **"SHIV APARTMENTS"**, having built up area **44.070 Square Meters** total Built up **56.412 Square Meters i.e. 607.21 Square feet**, within the limits of Grampanchayat Besa (Beltarodi), herein after referred to as the **"said Property"**. The said property is more particularly described in the Schedule hereunder written.

AND

WHEREAS, VENDOR has purchased the aforesaid property from M/s Shiv Trupti Builders, Developers And Promoters, Nagpur, a Partnership Firm, acting through it's Authorised Partner Shri Dnyaneshwar Jangaluji Kakde, vide registered Sale Deed dated 06-01-2009, which is duly registered in the office of Sub-Registrar Nagpur-7 at Serial No. 112. In view of this sale deed the **VENDOR** becomes the absolute owner of said Apartment, having heritable and transferable right therein.

Originally the entire land bearing Khasra No. 43/A, admeasuring about 2.33 Acres equivalent to 0.94 H. R., Rental Rs. 16.83 having Occupation Class-1 Rights, situated at Mouza: Beltarodi, P. S. K. No. 38, in Tahsil and District Nagpur, belonged to Shri Mahesh Narayandas Hemrajani, Mrs. Uma Sunil Dhammani & Shri Vijay Ramkisan Zanwar, having purchased by them from Shri Kesharao Ramchandra Banait, vide Registered sale deed dated 28-08-1998, which is duly registered in the office of Sub-Registrar Nagpur-1 at Serial No. 8127. That in view of this sale deed Mahesh Narayandas Hemrajani, Mrs. Uma Sunil Dhammani & Shri Vijay Ramkisan Zanwar becomes the joint & Co-owners of the said land, having heritable and transferable rights. That in view of Mutual Partition dated 05-03-2001 the aforesaid land divided into three parts. As per partition deed the Northern portion of land admeasuring about 0. 32 Hectare comes in the share of Shri Vijay Ramkisan Zanwar and middle portion of land admeasuring about 0. 32 Hectare comes in the share of Shri Mahesh Narayandas Hemrajani and remaining Southern portion of land admeasuring about 0. 31 Hectare comes in the share of Mrs. Uma Sunil Dhammani. They have mutated theirs names in revenue records in respect of their share, the Revenue



Department also issued separate Seven-Twelve extract in respect of their share. That in view of this partition deed Shri Mahesh Narayandas Hemrajani becomes the absolute of land bearing Khasra No. 43/A-2, admeasuring about 0.32 Hectare, equivalent to 3200 Square Meters, Rental Rs. 64 having Occupation Class-1 Rights, situated at Mouza: Beltarodi, P. S. K. No. 38, in Tahsil and District Nagpur,, having heritable and transferable rights. , having heritable and transferable rights.

Shri Mahesh Narayandas Hemrajani, therefore he sold the said land through his power of attorney to Shri Vijay Ramkisan Zawar to Shri Pravin Brijvallabha Chandak & Shri Krushnakumar Brijvallabha Chandak, vide Registered Sale deed dated 19-04-2005, which is duly registered in the office of Sub-Registrar Nagpur Gramin-10 at Serial No. 2752. That in view of this sale deed Shri Pravin Brijvallabha Chandak & Shri Krushnakumar Brijvallabha Chandak becomes the joint owners of the said land. Shri Pravin Brijvallabha Chandak & Shri Krushnakumar Brijvallabha Chandak have filed a return on 30-04-2005 under section 6 (2) of Urban Land (Ceiling & Regulation) Act 1976 for the total area admeasuring about 3200.00 Square Meters, bearing Khasra No. 43/A-2 of Village Beltarodi. That the Competent Authority U.L.C. vide order dated 15-06-2005 has allowed 3000 square meters retainable land and an area of land admeasuring about 200 square meters was declared as surplus vacant land. Also allowed the owner to submit a scheme in respect of surplus land under section 20 (1) (a) of Urban Land (Ceiling & Regulation) Act 1976 on the Pattern of Talegaon Dabhade Scheme.

The aforesaid land comprising Survey No. 43/A-2 admeasuring about 3200 Square Meters is converted for Non-Agricultural (Residential) Use by the Hon'ble Collector, Nagpur vide Order Dated 14-07-2003 passed in Revenue Case No. 241/NAP-34/2002-2003 of Mouza Beltarodi. Accordingly the Shri Pravin Brijvallabha Chandak & Shri Krushnakumar Brijvallabha Chandak have demarcated a layout in the land by subdividing the land into various pots of the different size and Vendor is in peaceful possession of the said Property, and they have every right to transfer the said property. Thereafter Shri Pravin Brijvallabha Chandak & Shri Krushnakumar Brijvallabha Chandak, through their power of attorney holder Shri Vijay Ramkisan Zanwar, sold the Plot No. 3 to the M/s Shiv Trupti Builders, Developers And Promoters, Nagpur, vide Sale Deed dated 23-08-2006, which is duly registered in the office of Sub-Registrar Nagpur-7 at Serial No. 4251.

AND



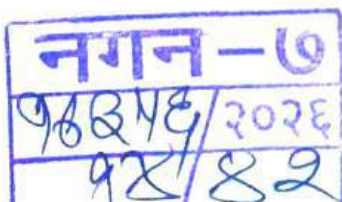
WHEREAS, M/s Shiv Trupti Builders, Developers And Promoters, Nagpur has decided to develop the said property, by constructing thereon a multistoried building consisting of various residential Apartments therein by utilising and consuming the available permissible F.S.I. as per the sanctioned building plan. Therefore M/s Shiv Trupti Builders, Developers And Promoters, Nagpur, had prepared a Plan of Multistoried Building and to be known and styled as "**SHIV APARTMENTS**" and the same is duly sanctioned by the Grampanchayat Besa.

AND

WHEREAS, the Smt. Nanda Madhu Badhel & Shri Madhu Prayag Badhel being desirous of owning an Apartment in the said Multistoried building for their Residential use with heritable and transferable rights therein, approached the M/s Shiv Trupti Builders, Developers And Promoters, Nagpur and expressed their desire to purchase **APARTMENT NO. F-208**, situated on **SECOND FLOOR** of a building Known and Styled as "**SHIV APARTMENTS**", having built up area **44.070 Square Meters** total Built up **56.412 Square Meters i.e. 607.21 Square feet**, alongwith undivided share and interest in plot of land, for the valuable consideration. Accordingly, Agreement to Sell dated 24-01-2007, executed between M/s Shiv Trupti Builders, Developers And Promoters, Nagpur and Smt. Nanda Madhu Badhel & Shri Madhu Prayag Badhel, which is duly registered before Sub-Registrar Nagpur- 7 at Serial No. 588. Smt. Nanda Madhu Badhel & Shri Madhu Prayag Badhel, finding difficulty to retain the aforesaid Apartment, for cogent reasons has agreed to transfer all the rights whatsoever in favour of the **VENDOR** hewrein. The Smt. Nanda Madhu Badhel & Shri Madhu Prayag Badhel approached to the M/s Shiv Trupti Builders, Developers And Promoters, Nagpur and requested to execute sale deed in respect of the aforesaid Apartment in favour of their nominee i.e. **VENDOR** as per clause No. 22 of agreement to sell dated 24-01-2007. Therefore, M/s Shiv Trupti Builders, Developers And Promoters, Nagpur with the consent of Smt. Nanda Madhu Badhel & Shri Madhu Prayag Badhel, executed Registered Sale Deed Dated 06-01-2009, in favour of **VENDOR**, which is duly registered in the office of sub-registrar Nagpur-7 at Serial No. 112. In view of this sale deed the **VENDOR** becomes the absolute owner of said Apartment, having heritable and transferable right therein.

AND

WHEREAS, the **PURCHASERS** being desirous of owning the residential Apartment, their approached to the **VENDOR** and expressed their desire and willingness to purchase the said property, fully described in schedule of the property, hereunder written and hereinafter. The **VENDOR** is also interested to



sell the said property. Both the parties therefore finalize the transaction by executing this Sale Deed on following terms and conditions.

1. **WHEREAS**, the **PURCHASERS** have paid the total consideration amount of **Rs. 8,50,000/- (Rupees Eight Lac Fifty Thousand only)** to the **VENDOR**, in following manner, which the **VENDOR** acknowledged to have received as full and final consideration amount from the **PURCHASERS** and today nothing has to be received from the **PURCHASERS**.

MANNER OF PAYMENT

Rs. 2,50,000/-

(Rupees Two Lac Fifty Thousand only) is paid by the Purchasers to the vendor by way of Cash at the time of execution of Agreement to Sell, and in receipt whereof is hereby acknowledged by the vendor.

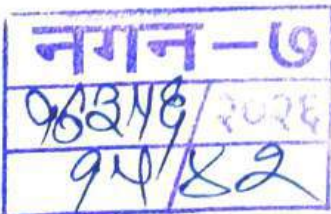
Rs. 6,00,000/-

(Rupees Six Lac only) is paid by the purchasers to the Vendor, by way of vide Pay Order issued in favour of Loan Account of Vendor in L. I. C. Housing Finance, Nagpur, bearing Pay Order No. 000599 dated 04/01/2010 drawn on Tirupati Urban Co-operative Bank, V.T.C. Patwar Nagar Branch, Nagpur by way of availing Housing Loan and in receipt whereof is hereby acknowledged by the vendor.

Rs. 8,50,000/-

Total (Rupees Eight Lac Fifty Thousand only)

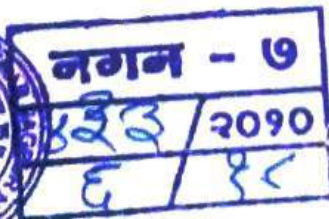
2. **THAT**, in view of full consideration amount of **Rs. 8,50,000/- (Rupees Eight Lac Fifty Thousand only)** the **VENDOR** hereby transferred to the **PURCHASERS** by way of sale, **Undivided 2.840 %** Proportionate Share and Interest in **ALL THAT** piece and parcel of land bearing **Plot No. 3** admeasuring about 860.87 Square meters equivalent to 9266.40 Square feet, situated at **Mouza : Beltarodi**, being a portion of the entire land bearing Khasra No. 43-A/2, Patwari Halka No. 38, situated at Mouza: Beltarodi, within the limits of Grampanchayat Besa, **TOGETHER WITH** entire ready built up R.C.C. Superstructure comprising Residential **APARTMENT NO. F-208**, situated on **SECOND FLOOR** of a building Known and Styled as **"SHIV APARTMENTS"**, having built up area **44.070 Square Meters** total Built up **56.412 Square Meters i.e. 607.21 Square feet**, within the limits of Grampanchayat Besa (Beltarodi), the said property is more particularly described in the Schedule hereunder written, absolutely free from all encumbrances and



with clear title to hold the same to the **PURCHASERS** as an absolutely owner thereof.

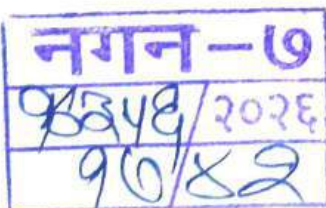
THE VENDOR HEREBY COVENANTS WITH THE PURCHASERS AS FOLLOWS:-

- a. **THAT**, the **VENDOR** has good valid and marketable title and absolute right and full authority to convey, assign and transfer to the **PURCHASERS** by way of sale, the said property more particularly described in the schedule of the property hereunder written.
- b. **THAT**, the **VENDOR** further assures to the **PURCHASERS** that, the property hereby sold is a self acquired property belonging to him alone, having purchased the same by him exclusively from and out of his own earning and saving and that none except him have acquired any manner of right, title or interest whatsoever in respect of the same.
- c. **THAT**, the property hereby sold shall be quietly entered into and upon and hold and enjoyed and the rents, profits received there from by the **PURCHASERS** without any interruption or disturbance by the **VENDOR** or by any person or persons claiming through, under or in trust for his and without any lawful disturbance or interruption by any other person whosoever.
- d. **THAT**, the **VENDOR** hereby covenants upto the purchaser that the said property is free from all sorts of encumbrances and the same is not mortgaged, transferred, conveyed, sold, gifted, charged or exchanged nor any easement of any kind is created or attached to the said property.
- e. **THAT**, the **PURCHASERS** shall bear all the taxes, Non-Agricultural assessments, revenue charges, cesses and all other outgoing etc. levied on the property hereby sold.
- f. **THAT**, the **VENDOR** shall support any application/s made by the **PURCHASERS** for cancellation the name of the **VENDOR** and get mutated the name of **PURCHASERS** in all the relevant records of rights maintained by the revenue Department, and with all concerned offices and authorities.
- g. **THAT**, the **VENDOR** has delivered the actual physical possession of the property hereby sold to the **PURCHASERS** in vacant condition so also the



entire original documents of the property at the time of execution of sale deed.

- h. **THAT**, the **VENDOR** hereby assures to the **PURCHASERS** that the property hereby sold is not subject to any dispute, legal claims or litigation pending before any court, tribunal, or any authority i.e. Urban Land Ceiling Department or Revenue Department.
- i. **THAT**, the property hereby sold is believed and shall be taken to be correctly described in the schedule of the property here-in -under written and if any misstatements, error, omission shall be discovered the same shall not annul this sale, but all the same, such misstatement, error or omission shall always be subject to the corrections by the parties hereto by way of deed of correction.
- j. **THAT**, the **PURCHASERS** have already paid the Stamp Duty as per the ready reckoner, on much higher value.
- k. **THAT**, all the expenses on account of preparation of this sale deed including the cost of Stamp Duty and Registration Fee payable thereon have been borne and paid by the **PURCHASER**.
- l. That the terms and conditions given in Sale Deed executed by M/s Shiv Trupti Builders, Developers And Promoters, Nagpur, a Partnership Firm, acting through it's authorized Partner Shri Dnyaneshwar Jangaluji Kakde in favour of the **VENDOR** shall be binding on the **PURCHASERS**.
- m. **THAT**, if the **PURCHASERS**, by any reason at the cost of **VENDOR**, 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 any encumbrances or charges on the same to which this sale is not subject, the **VENDOR** will pay to the **PURCHASERS** 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.
- n. **THAT**, for the purpose of giving clear title over the Apartment, the then Vendor has executed a Deed of Declaration dated **16-10-2006**, Under Section 2 of The Maharashtra Apartment Ownership Act, 1979, which is duly registered in the Office of Joint Sub-Registrar **Nagpur-7** at **Serial No. 5672** on **16-10-2006**. And the **PURCHASER** will abide by the provisions contained in the Deed of Declaration and the bye-laws appended thereto.



FIRST SCHEDULE
DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT piece and parcel of land bearing **ALL THAT** piece and parcel of land bearing **Plot No. 3** admeasuring about **860.87 Square Meters** equivalent to **9266.40 Square Feet**, being a portion of the entire land bearing Khasra No. 43-A/2, Patwari Halka No. 38, situated at **Mouza: Beltarodi**, within the limits of Grampanchayat Besa and bounded as under:-

ON THE EAST	:	Khasra No. 57
ON THE WEST	:	Plot No. 2
ON THE NORTH	:	Khasra No. 43/B
ON THE SOUTH	:	Road

SECOND SCHEDULE
DESCRIPTION OF RESIDENTIAL APARTMENT
Hereby sold

ALL THAT R.C.C. Superstructure comprising **Residential APARTMENT NO. F-208**, situated on **SECOND FLOOR** of a building Known and Styled as "**SHIV APARTMENTS**", having built up area **44.070 Square Meters** total Built up **56.412 Square Meters i.e. 607.21 Square feet**, within the limits of Grampanchayat Besa (Beltarodi) **TOGETHER WITH 2.840 %** Proportionate Undivided share and interest piece and parcel of land bearing Plot Nos. 3, admeasuring 860.87 Square meters.

HENCE IN WITNESSES WHEREOF the **VENDOR** and the **PURCHASER** in their full cautious and without force and coercion from anybody else and without having under any drug or medicine, on their own have set their hands and signed this Sale Deed in presence of witnesses signing as such this day above written.

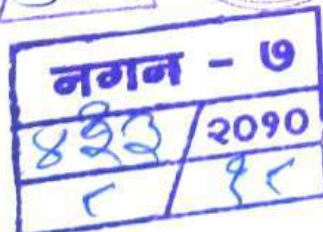
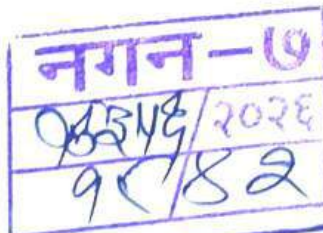
WITNESSES

1) 


(Shri Alhad Ashok Vangalwar)
VENDOR

2) 


(Shri Girish Gangaprasad Sharma)




(Sau. Meenakshi Girish Sharma)
PURCHASERS

THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
(MULTISTATE SCHEDULED BANK)

FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. **130730** Date **12/11/10**
 Deposit Br. **Bitabulur Branch, Nagpur**
2527100, 2560878
 Pay to Acct. Stamp Duty

Franking Value	Rs.	17000
Service Charges	Rs.	100
Total	Rs.	17100

Name of Stamp duty Paying party

Vinod Sharma
Manoj Kumar Sharma

DD / Cheque No.

Drawn on bank

(FOR BANK USE ONLY)

Item No.

Franking Sr. No.

63875

S. A. CHAKRAVARTY
Autho. Sign Officer

नगन - ७
४३३ / २०१०
९ / १५



04-01-2010

85

केवल आदाता के खाते में
ACCOUNT PAYEE ONLY

**SUB REGISTRAR NAGPUR GRAMIN

Pay

रुपये ****Eight Thousand Five Hundred only ****
Rupees

या उनके आदेश पर
or order

रु. ****8500.00**
Rs.

अदा करें

कृते देना बैंक For Dena Bank



देना बैंक
DENA BANK

MP/2

सिविल लाइन्स शाखा, नागपुर - 440 001
CIVIL LINES BRANCH, NAGPUR - 440 001

नगन - १७
१६३४९ / २०१०
२६११०१ / १६०१८०६



[Signature]

अधिकारी Officer

अधिकारी Officer

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