

274/5822

पावती

Original/Duplicate

Wednesday, July 02, 2014

नोंदणी क्र. 39M

12:06 PM

Regn. 39M

पावती क्र.: 7515 दिनांक: 02/07/2014

मावाचे नाव: खसरमारी

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-6822-2014

दस्तऐवजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: श्री राजेंद्र गणपतराव देशमुख --

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 760.00

पुस्तकी संख्या: 38

DELIVERD

एकूण:

₹. 30760.00

आपणाम मूळ दस्त, अंबनेल स्ट्रिट, मुंबी-२ व सीडी अंताजे 12:24 PM ह्या वेळेस मिळेल.

NGR16

मावाचे मूल्य: ₹. 10403000/-

मावदना: ₹. 11500000/-

मावनेचे मूद्रांक शुल्क: ₹. 517500/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

सीडी/मावदना/मा अंदाज क्रमांक: MH001543965201415E दिनांक: 02/07/2014


विकले नाव व माला:

2) देयकाचा प्रकार: By Cash रकम: ₹. 760/-

RECEIVED

PAID

CHALLAN  
MTR Form Number-6


GRN	MH001543958201415E	BARCODE			Date	01/07/2014 16:23	Form ID	25.1
Department	Inspector General of Registration		DATE		02/07/2014		Payer Details	
Type of Payment	Non-Judicial, Custom & Direct Payment		AMOUNT	517500.00		TAX ID (If Any)		
Sr.No.	00000472		Deface Number	76201415		IGR539(NGR)		
Office Name in words	NAGR NAGPUR NO10 RURAL SUB REGISTRAR		Five Lakh Seventeen Thousand Five Hundred Rupees		PAN No. (If Applicable)			
Location	NAGPUR		Full Name		Dr Rajendra G Deshmukh			
Year	2014-2015 One Time		Flat/Block No.		47			
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Sale of NonJudicial Stamp			517500.00	Road/Street		202 H R		
				Area/Locality		Khasarman		
				Town/City/District				
				PIN		4 4 0 0 1 2		
				Remarks (If Any)		PAN2=-PN=Smt Laxmibai Chaudhari Chantable Trust-CA=		
Total			517500.00	Amount In Words	Five Lakh Seventeen Thousand Five Hundred Rupees Only			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	REF No.	00003002014070184221		CK48060851	
Cheque/DD No			Date		01/07/2014-16:23:16			
Name of Bank			Bank Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		183 . 02/07/2014			

Mobile No. : Not Available

274-11-90  
EC22 2098  
9/36



**CHALLAN**  
MTR Form Number-6

GRN	MH001543965201415E	BARCODE			Date	01/07/2014-16:24:36	Form ID	25.1	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Registration Fees			TAX ID (If Any)					
	Ordinary Collections IGR			PAN No. (If Applicable)					
Office Name	NGR_NAGPUR NO.10 RURAL SUB REGISTRAR			Full Name		Dr Rajendra G Deshmukh			
Location	NAGPUR								
Year	2014-2015 One Time			Flat/Block No.		47			
Account Head Details			Amount In Rs.	Promises/Building					
0030063301 Amount of Tax			30000.00	Road/Street		2.02 HR			
				Area/Locality		Khasamani			
				Town/City/District					
				PIN		4 4 0 0 1 2			
				Remarks (If Any)					
				PAN2=-PN=Smt Laxmibai Chaudhari Cha					
				ritable Trust-CA=					
				Amount In	Thirty Thousand Rupees Only				
Total			30000.00	Words					
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	REF No.	00003002014070184299	GK48360790			
Cheque/DD No.			Date		01/07/2014-16:25:18				
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No., Date		Not Verified with Scroll				

Mobile No. Not Available

११-७-१०  
६२२/२०९४  
२३८



**CHALLAN**  
MTR Form Number-6

GRN	MH001543858201415E	BARCODE	[Barcode]		Date	01/07/2014-15:22:23	Form ID	251
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)				
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name	Dr Rajendra G Deshmukh			
Location	NAGPUR			Flat/Block No.	47			
Year	2014-2015 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Remarks (If Any)					
0030045401	Sale of NonJudicial Stamp	517500.00	PAN2--PN=Smt Laxmibai Chaudhan Chia ritable Trust-CA=					
			Road/Street	202 H R				
			Area/Locality	Khasaman				
			Town/City/District					
			PIN	4 4 0 0 1 2				
			Amount In Words					
			Five Lakh Seventeen Thousand Five Hundred Rupees Only					
Total	517500.00							
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA			Bank CIN	REF No.	00003002014070184221 CK48000601			
Cheque-DD Details			Date	01/07/2014-15:23:16				
Cheque/DD No			Bank-Branch	STATE BANK OF INDIA				
Name of Bank			Scrol No. Date	Not Verified with Scrol				
Name of Branch								

MobNo. : Not Available

01-07-14  
84001773  
3/8



गिन-श-१०
EL22/2098
६/३८



### SALE-DEED

[Price as per Ready Reckoner Rates]

Sale-Deed for Rs. 1,15,00,000-00 [rupees one crore fifteen lakhs only] for 2.02 hectares of agricultural land.

Stamp Duty of Rs.5,17,500-00 (Rupees Five lacs and seventeen thousand five hundred only) is paid thereon.

This Sale-Deed is executed on this 2<sup>nd</sup> day of July, 2014  
at Nagpur, in the presence of witnesses between the following  
Parties:-

PARTY NO.1  
[VENDOR]

: Smt. Laxmibai Chaudhari Charitable Trust, Khandala-Wardha [PTR No. E-278-Wardha], PAN NO. AAATL5252H Registered Office at 274/1 & 2, "Safalya", Central Bazar Road, Ramdaspath, Nagpur-440 010, by its authorized Trustee - Shri Sanjay son of Yadavrao Bhosale, 42 years.

A N D

PARTY NO.2  
[PURCHASER]

- : i] Shri Rajendra Ganpatrao Deshmukh,  
ii] Shri Deepak son of Rajendra Deshmukh,

both residents of 13-A, Bannerjee Marg,

Dhantoli,  
NAGPUR-440 012.

पान-३१-१०
६६२/२०१४
५/३६



WHEREAS PARTY NO. 1 - Smt. Laxmibai Chaudhari Charitable Trust [hereinafter mentioned as 'Trust'] is a Registered Public Trust having Registration No. PTR-E-278 [Wardha] and the said Trust was registered on 31<sup>st</sup> May, 1993, with its Registered Office at 274, "Safalya", Central Bazar Road, Ramdaspath, Napur-440 010, which plot has now been sub-divided into two plots, namely Plot Nos. 274/1 and 274/2; but the Registered Office of the Trust is located in the same premises and by Resolution No. 1 dated 9<sup>th</sup> March, 2014, the Trust has authorized Shri Sanjay Yadaoraobhosale, 42 years, a trustee recorded on Schedule-I to execute the instant Sale-Deed;

WHEREAS PARTY NO.1 - Vendor had purchased dry crop agricultural land bearing Field Survey No. 47 under a Registered Sale-Deed dated 2<sup>nd</sup> March, 1996, and obtained possession of the said Field Survey No. 47 of Mouza Khasarmari, Patwari Halka No. 73, and accordingly the Trust has been in possession of the entire Survey No. 47 as owner thereof and has been cultivating the said dry crop land and taking crops. And the Party No.I-Trust dug a borewell at a place/spot located near the South-East end of the field S. No.47, Mouza Khasarmari.

7-11-10	
EL22	2094
E	32



WHEREAS the PARTY NO. 1- Trust passed a Resolution No. 1 dated 9<sup>th</sup> March, 2014 and decided to sell 2.02 H.R. Land out of the aforesaid Survey No. 47, area 4.70 hectares/R in order to raise money for continuing the activities of the Trust and for development, since the Trust did not have and does not have satisfactory finance. By another Resolution No.2 dated 13<sup>th</sup> June 2014, the Trust decided and approved to sell non-irrigated 2.02 H/R portion of the Western portion of the land S.No.47, total area 4.70 H/R, excluding the portion of the Borewell which is located in the almost South-Eastern end of the field.

WHEREAS, after passing of the unanimous Resolution No.1 by the Trust, dated 9<sup>th</sup> March, 2014, a Public Advertisement inviting tenders for sale of 2.02 hectares of land from Survey No. 47, Mouza Khasarmari, Tq. & Distt. Nagpur, was published in leading newspapers, namely "The Times of India", "Maharashtra Times", and "Tarun Bharat" published from Nagpur on 09<sup>th</sup> May,

7-11-90
EC22/2098
10/36



WHEREAS in response to the said public advertisement in the leading newspapers as aforesaid, only two offers were received, including that of the Party No.II-Purchaser, whose offer was the highest; and Party No.II upon negotiations increased



their offer to the maximum at Rs.1,15,00,000/- [rupees one crore and fifteen lakhs only] for purchase of non-irrigated Western 2.02 H/R out of Survey No. 47, area 4.70 H/R, excluding bore-well.

WHEREAS the Trust having, thus, found that the final enhanced offer by Party No.2 was the maximum offer, decided to accept it and passed a Resolution No.2, dated 13<sup>th</sup> June, 2014 accepting the offer of Party No.2 in the sum of Rs. 1,15,00,000-00 as total price for non-irrigated Western 2.02 hectares/R area of land out of Survey No. 47, excluding the portion of the Borewell with a condition that all the expenses for stamp duty etc. would be borne by the PARTY No.2 – Purchaser;

WHEREAS PARTY NO.1-Trust authorized Shri Sanjay Yadavrao Bhosale, the trustee of the Trust, by Resolution No. 1 dated 9<sup>th</sup> March, 2014 to apply for grant of permission under Section 36 of the Bombay Public Trusts Act for sale of Western non-irrigated 2.02 hectares of land as aforesaid, and the said application was made. The application under Section 36 of the Bombay Public Trusts Act for permission to sell has been considered by the Joint Charity Commissioner who has granted permission to sell non-irrigated Western 2.02 hectares portion from the land bearing Survey No. 47, area 4.70 H/R Mouza -

10/11-11-90  
5022 2093  
1/21

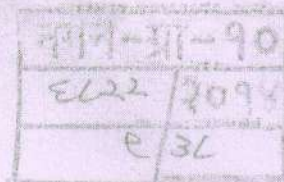


Khasarmari, Tq. & Distt. Nagpur, to the said PARTY NO.2 - Purchaser after scrutinizing the entire tender process;

WHEREAS the PARTY NO.1, thus, having completed all legal formalities for sale of 2.02 hectares of land out of the land bearing Survey No. 47 of Mouza khasarmari, Patwari Halka No. 73, Tq. & Distt. Nagpur, and parties having agreed to effect the sale of extreme Western side 2.02 hectares of land excluding the portion with Borewell from out of Survey No. 47, total area 4.70 H./R., Mouza Khasarmari, Tq. & Distt. Nagpur, for a total consideration of Rs. 1,15,00,000-00, the PARTY NOS. 1 and 2 proceed to lay the terms and conditions.

NOW, THEREFORE, the PARTIES 1 & 2 have agreed and the present sale-deed is executed on the following terms and conditions:-

- [a] That, the PARTY NO.1 - Vendor by the present Sale-Deed has sold non-irrigated 2.02 hectares extreme Western portion of the land bearing Survey No. 47, Mouza - Khasarmari, Tq. & Distt. Nagpur, out of total area 4.70 hectares/R, excluding the portion of Borewell which is located in the South-Eastern portion of Survey No.47.



- [b] The PARTY NO.1 hereby conveys the title of the non-irrigated agricultural land 2.02 hectares/R extreme Western portion of the land bearing Survey No. 47, Mouza - Khasarmari, Tq. & Distt. Nagpur, out of the total area 4.70 hectares/R, Patwari Halka No. 73, Land Revenue Rs. 3.70, with the following description:-

DESCRIPTION

" Non-irrigated land area of 2.02 Hectare/R out of total area of 4.70 H/R from field Survey No. 47, Mouza Khasarmari from the Western side of the field No. 47 towards the Eastern side of the Field Survey No. 47 with the North and South boundaries running parallel towards East till the area of 2.02 H/R excluding the portion of Borewell but inclusive of half of the area required for 30 feet wide approach road to be carved out abutting the Northern boundary of the field towards East of the field for approaching the remaining 2.68 H/R area of the field Survey No.47, Mouza - Khasarmari."

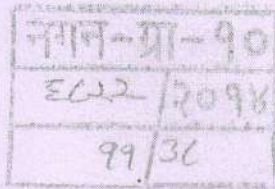
मौजा-गा-००	
६६२	
१०	३६



The boundaries shall be as under:

- To the East : Remaining area of Field Survey No. 47, i.e., 2.68 hectares with Borewell.
- To the West : Jamtha Pandhan running North-South with Zilla Parishad tar road.
- To the North : Field Survey No. 45.
- To the South : Field Survey No. 48.

[c] That, the PARTY NO.2 has paid the total consideration for the aforesaid Western 2.02 hectares of non-irrigated land out of 4.70 hectares of Survey No. 47 of Mouza - Khasarmari, Tq. & Distt. Nagpur, in the following manner:-



Cheque No.002547 dated 2<sup>nd</sup> July, 2014 issued by Party No. II in the name of Party No. I for a total agreed consideration of Rs.1,15,00,000-00 [rupees one crore fifteen lakhs only], subject to realization.

[d] The PARTY NO.1 – vendor acknowledges receipt of the aforesaid payment by cheque towards total consideration against sale of Western 2.02 hectares of land out of Survey No. 47, total area 4.70 hectares, subject to realization, and, thus, conveys the title of the said non-irrigated 2.02 hectares of land excluding the portion of Borewell to the PARTY NO.2 by the present instrument of sale-deed.

[e] That, the present sale-deed in respect of Western non-irrigated 2.02 hectares of land out of Survey No. 47, total area 4.70 hectares, has been executed by the Vendor – PARTY NO.1 after obtaining permission from the Joint Charity Commissioner vide Order dated 24<sup>th</sup> June, 2014, passed in Application No. 15 of 2014 under Section 36-A (1) of the Maharashtra Public Trusts Act,

नगन-ग्रा-१०	
६६२	२०१४
१२	३६



[f] That, the tar road constructed by the Works Department of Zilla Parishad, Nagpur, on Jamtha Pandhan running South-North is the approach road for the entire Field Survey No. 47 from the western

boundary of the field. The parties to this Safe-Deed, i.e., Party Nos. 1 and 2, have agreed that the PARTY NO.2 shall leave 30 feet wide space for approach road at the Northern boundary of the field, which shall run West to East of Field Survey No. 47 for approaching the remaining area of 2.68 hectares towards Eastern side of the Field Survey No. 47 upon execution of present Sale-Deed of 2.02 hectares. The area required for the said approach road of the width of thirty feet West-East from the Northern boundary of the Field Survey No. 47 and from the Northern boundary of the sold area of 2.02 hectares is being shared half each by Party Nos. 1 and 2 equally. The PARTY NOS. 1 and 2 shall have common and equal right and title on the 30 feet wide area of the approach road with a further right to both the parties to use the said 30 feet wide way by way of necessity and for access of ingress and egress to the remaining 2.68 H/R area of the field Survey No.47.

गान-ग्रा-१०
EC22/2018
93/36



That, by Resolution No.1 dated 13<sup>th</sup> June, 2014, the Vendor - Trust agreed to carry out fundamental and essential 'improvements', 'developments' in the area of non-irrigated Western 2.02 H/R sold under this sale-deed, on credit, in order to make the said sold area of Rs. 2.02 H/R cultivable, by clearing the charges incurred therefor from the sale proceeds of the

1198-36  
E122  
1198-36



present transaction and in any case before the date of execution of the present sale-deed with the maximum period of extension by one month upon the consent of the purchaser.

- [h] That, the location of Field Survey No. 47, total area 4.70 hectares/R, Mouza - Khasarmari, is almost ten feet down below from the East-West State road joining National Highway No.7 and going towards village Khasarmari on the Southern side of field Survey No.48. From the Southern boundary of Field Survey No. 47, towards Northern side boundary of the field is again on the decline and it continues to decline even by the Northern boundary running towards East side of the field going West-East till the Northern end of the entire Field Survey No. 47. The rain water coming from the top, i.e., East-West State Road joining National Highway No. 7 on the western side enters from the South-West corner of the field and then, due to decline, runs towards North-East corner of the field from a drain. In order to pick up this catchment area of the rain water, PARTY NO.1 - Vendor and PARTY NO.2 agree that the PARTY NO.2 shall continue to maintain and shall not fill up the said drain dug by the PARTY NO.1 described as aforesaid, but may put a cover thereon by cement pipes or otherwise for flow of water till the North-

East corner of the field. PARTY NO.2 shall also be entitled to conserve the rain water in the aforesaid sold Western area of 2.02 hectares by making use of said drain starting from South-West corner of the field and may also dug a Well/Borewell in the said Western portion.

- [i] That, the PARTY NO.1 – vendor upon receipt of the entire agreed consideration for sale of 2.02 H/R Western portion of Survey No. 47, Mouza Khasarmari, Tq. & Distt. Nagpur, today, in the presence of witnesses, handed over peaceful possession to the PARTY NO.2, excluding the portion of Borewell.
- [j] That, the PARTY NO.1 – Vendor indemnifies PARTY NO.2 for all purposes, and in case of any cloud on the title of the property under sale, namely 2.02 hectares from Field Survey No. 47, total area 4.70 hectares.
- [k] That, the PARTY NO.1 – Vendor shall fully cooperate with PARTY NO.2 for carrying out the mutation entries in all Govt. records.

नमन-ग्रा-१०	
५२२	२०२५
१५	३६





नगन-ग्रा-१०
13 E22/2018
9E/3L



[I] That, the Stamp Duty and Registration Charges for the registration of the present Sale-Deed have been paid by the PARTY NO.2.

IN WITNESS WHEREOF, the PARTIES 1 and 2 have herewith put their signatures for due execution of the above said Sale-Deed today on this 02<sup>nd</sup> day of July, 2014 at Nagpur.

Drafted by:

Adv. Ankush Kalmegh

(PARTY NO.1/VENDOR)

Mr. Sanjay s/o Yadavrao Bhosale,  
Authorised Trustee, Smt. Laxmibai  
Chaudhari Charitable Trust.



(PARTY NO.2/PURCHASERS)

(i) Shri Rajendra Ganpatrao Deshmukh

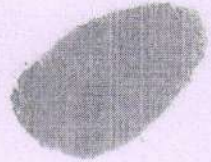


(ii) Shri Deepak Rajendra Deshmukh

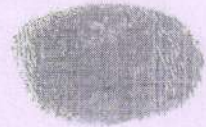


WITNESSES :

1. *Gangadhar*  
[Gangadhar Champatrao Warthi]



2. *Raju Shyamrao*  
[Raju Shyamrao Bhojar]



गण-ग-१०
६२२/२०१४
१०/३६

