

मावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा अर्जाचा अनुक्रमांक 4343

दिनांक ११-०८-१९८०

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी
नक्कल फी (फोलिओ)
पुष्पकलाची नक्कल फी
टपालखर्च
नकला किंवा जापने (कलम ६४ ते ६७)
शोध किंवा निरीक्षण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) बाब क्र.

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एकूण ५००	

दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत बाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत बाकेने पाठवाम

हवाली करावा.

सादरकर्ता

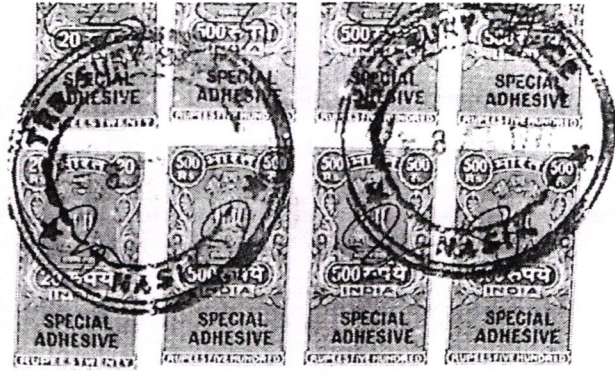
इतर फीची अनुसूची 1572005

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित-ताबा फी.
७. मोहोरबंद पाकिटाचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या तकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तावेज परत केला.

टय्यम निबंधक

०१/०५/०५



SPL. ADV. STAMP AFFIXED
RS. 3040
STAMP HEAD CLERK
TREASURY OFFICE NASIK

संक्रमांक 4343
सन १९९७ च्या अगस्त-८ चे
११ दिनांकस १२ मे १ च
दुय्यम दुय्यम निबंधक नाशिक ६ यांचे
कार्यालयात आप्त दिला.

फी घेतली ती रूपये चेसे
नोंर ली फी - 300 —
लॉरी फी (१०) फी 40 —
एक्झिजिटी - 92 —
रेडी फी - 2 —
रजिस्ट्रार फी - 2 —
टक्का फी - 30 —
एकूण फी - 806 —

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[Signature]
दुय्यम निबंधक, नाशिक - ६

[Signature]
दुय्यम निबंधक, नाशिक - ६

दुय्यम निबंधक, नाशिक - ६

नसन-२
4343 / 990
१९९७

Valuation Rs. 38,000/- Stamp Rs. 3,040/-
SHREE
SALE DEED
THIS DEED OF FINAL CONVEYANCE is made and
executed at Nashik on this 11th day of August 1997.

4343 / 290
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B E T W E E N

1. SHRI, SANJU MAHADU SHINDE, Age-37 years,
 2. SMT. REVURAI W/o. MAHADU SHINDE, Age-67,
 3. SAU. DHONDYABAI HARI WANJOLE, Age-47
 4. SAU. LAHANUBAI RANGANATH TARLE, Age-42
- All. Agriculturist, All R/o. At & Post Adgaon,
Tal. & Dist. Nashik, through their G.P.A. Holder-
SHRI. VITHAL SAKHARAM SHINDE, Age-48 years,
Occu. Agriculturist & Developer,
R/o. Yogesh Land Developers, 428 Shanti Towers,
Vakil Wadi, Nashik-1.

Hereinafter referred to as the **VENDOR** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns etc.) **OF THE ONE PART.**

A N D

SHRI. ALOK SHANKAR PAPPU, Age-32,
Occu. Business, R/o. 302, Kavita Aparatment,
A-Wingh, Kharegaon, Kalwa, Dist. Thane.

Hereinafter referred to as **THE PURCHASER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns etc.) **OF THE OTHER PART.**

WHEREAS the Vendor is the absolute owner and is in possession and otherwise well and sufficiently entitled to execute the General Power of Attorney in favour of MR. VITHAL SAKHARAM SHINDE, accordingly he has executed Irrevocable G.P.A. on 22/2/95 and 12/4/95 in the favour of MR. VITHAL SAKHARAM SHINDE. As a G.P.A. Holder Mr. Vitthal Sakharam Shinde has got absolute right

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to sell Vacant Plot No.14, admeasuring 214.44 Sq.Mtrs. out of Gat No.286, within the village limits of Adgaon, Tal. & Dist. Nashik, and more particularly described in the Schedule written hereunder and hereinafter referred to as * THE SAID PROPERTY*.

AND WHEREAS the said property is the ancestral property of the VENDOR and is in the use and Occupation of the G.P.A.Holder.

AND WHEREAS the Vendor wanted to sell the said property, the Purchaser approached the Vendor for purchase the said property and after negotiation and discussions the Vendor agreed to sell the said property to the Purchaser and the purchasers agrees to Purchase the said property.

NOW THEREFORE THIS DEED OF FINAL CONVEYANCE WITNESSES AS
HEREIN.

1) That in pursuance of the terms and conditions agreed to between the Vendor and the Purchasers, the Vendor doth hereby sell, alienate, transfer, assign and convey all that piece and parcel of the said property as described in the Schedle written hereunder unto the Purchasers for total price and full consideration of Rs. 38,000/- (Rs. Thirty Eight thousand only) paid by the Purchasers to the Vendor on execution of this conveyance as described below, the receipt whereof the Vendor doth hereby admit and acknowledge and discharge the Purchasers and the said property for the same.

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Rs. 5000/- Rupees Five Thousand only.
Received by cheque No. 30886.
dtd. 12.2.1996, drawn on
Cooperation Bank, Miza Road
Beach, Mumbai.

Rs. 33000/- Rupees Thirty Three Thousand
Received by cash from time
to time.

Rs. 38000/- Rs. Thirty Eight Thousand only.

2) The Vendor doth hereby declare that nothing is due and payable from the Purchasers towards the aforesaid price and full consideration of the said property is as per the present prevailing market Rate at Rs. 175/- per Sq.Mtrs. as mentioned in the Valuation Chart S.No.20-A-2 (Internal) in the locality of the said property and there is no dispute about the same.

3) The Vendor has prior to execution of this conveyance delivered the clear vacant and peaceful possession of the said property as described in the Schedule written hereunder to the Purchasers.

4) The Vendor to by this deed of conveyance absolutely grant sell, assign, and convey and assure forever unto the Purchasers ALL THAT the said property as described in the Schedule together with all water, plants, easements, sweres, trees, profits, rights, appurtenances together with the right to enjoy the said property accesses, approach roads, and other easementary rights, appurtenant thereto AND ALSO together with documents and other evidence of title relating to the said property AND ALL the estate, rights, titles and interest uses, inheritance, property benefits, and

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demands whatsoever at the law and in equity and any part thereof and have and to hold all the rights, singular to the said property hereby conveyed.

- 5) That the said property and every part thereof is free from encumbrances, charge and defect in title whatsoever and that the Vendor has not subjected the same to any charge by way of Mortgage, lien, lease, gift, willsurety, attachment, injunction any oral or written agreement, inheritance or otherwise and that the title of the Vendor is clear, negotiable and marketable, without any defects, whatsoever. The Vendor agrees to indemnify the Purchasers from any charge or defects in title is observed in respect of the said Property.
- 6) The Vendor assures the Purchasers that the area of the said property is 214.44 Sq.Mtrs.
- 7) That the said property and every part thereof is never subjected to any acquisition and requisition by any State and Central Govt. and or Local Body to or upon the Vendor. The said property is not subjected to any road widening and is not declared as Reservation for any Public purpose.
- 8) The Vendor do hereby convey acquit, release, alienate and transfer all their rights, title and interest in the said property unto the Purchasers for peaceful enjoyment for ever as owner thereof on payment of future taxes, cess etc. that may be levied.
- 9) The Vendor doth hereby declare that he has not agreed to sell or transfer the said property to anybody except the Purchasers.

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- 10) The Vendor doth hereby assure unto the purchasers that there is no and was no tenant in the said property and that no litigation civil, Criminal or Revenue is pending in respect of the said property or its possession and there is no person claiming any right, title and interest or possession over the said property.
- 11) That all the rates, taxes, cesses, assessments and outgoings in respect to the said property shall be borne and paid by the Vendor till the date of conveyance and hereinafter by the Purchasers.
- 12) The Vendor hereby declares that the property is converted into Non-Agricultural purposes and permission vide order No. MH/WS/III/B.N.A./No.525/1995, dtd. 12/11/1995 is obtained from the Collector of Nashik.
- 13) The Vendor hereby declares that the Layout of the said property is Finally approved by the Asstt. Director of Town Planning, Nashik Municipal Corporation Nashik, by its order No.LND/WS/Final/365/4228, dated 21/12/1995.
- 14) The Vendor hereby declares that the property is situated outside the Nashik Urban Agglomeration area and the NOC is obtained from the Dy. Collector and Competent Authority (ULC), Nashik.
- 15) That the Vendor has finally conveyed the said property unto the Purchasers and that there is no transaction of reconveyance.
- 16) The Vendor hereby assures that he will

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Co-operative for getting registered the name of the Purchasers in the Record of Rights.

17) That for beneficial enjoyment of the said property, the Vendor has delivered unto the Purchasers the following documents.

- a) 7/12 Extracts,
- b) Xerox copy of N.A.order,
- c) Xerox copy of NOC of ULC,
- d) Copy of Layout.

18) By virtue of this conveyance the Purchasers thereof shall have absolute right, title and interest and ownership to enjoy the said property and its possession by the Purchasers. In case anybody raises such objection or obstructions, the same shall be removed by the Vendor at his entire costs and consequences.

19) All the expenses such as Stamp duty, Registration Charges, and other Misc. expenses of this final conveyance is borne and paid by the Purchasers.

20) The Vendor has deposited the amount of Rs. 25561/- to the M.S.E.B. Office as the Supervision charges for the purpose of erecting the street lights in the said layout and also the water charges are paid by the Vendor.

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the land situated at Adgaon, TAL. & Dist. Nashik, within the Registration District and Sub-Registration District Nashik and within the limits of Nashik Municipal Corporation Nashik and out of the Urban Agglomeration of Nashik bearing Plot

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No.14, admeasuring 214.44 Sq.Mtrs. out of Gat No.286,
and bounded as follows:-

On or towards East: Plot No.13,
On or towards West: Plot No.15,
On or towards South: 6 Mtrs. wide colony Road,
On or towards North: Adj.GatNo.294,

IN WITNESS WHEREOF the parties hereto have
signed hereunder at Nashik on the said day, date and
year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED VENDORS

1. MR. SANTU MAHADU SHINDE
2. SMT. REVUBAI MAHADU SHINDE
3. SAU. DHONDYABAI HARI WANJOLE
4. SAU. LAHANUBAI RANGNATH TARLE
through G.P.A. Holder
MR. VITTHAL SAKHARAM SHINDE,


VENDOR.

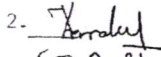
SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED PURCHASER
MR. ALOK SHANKAR PAPPU

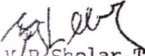
PURCHASER

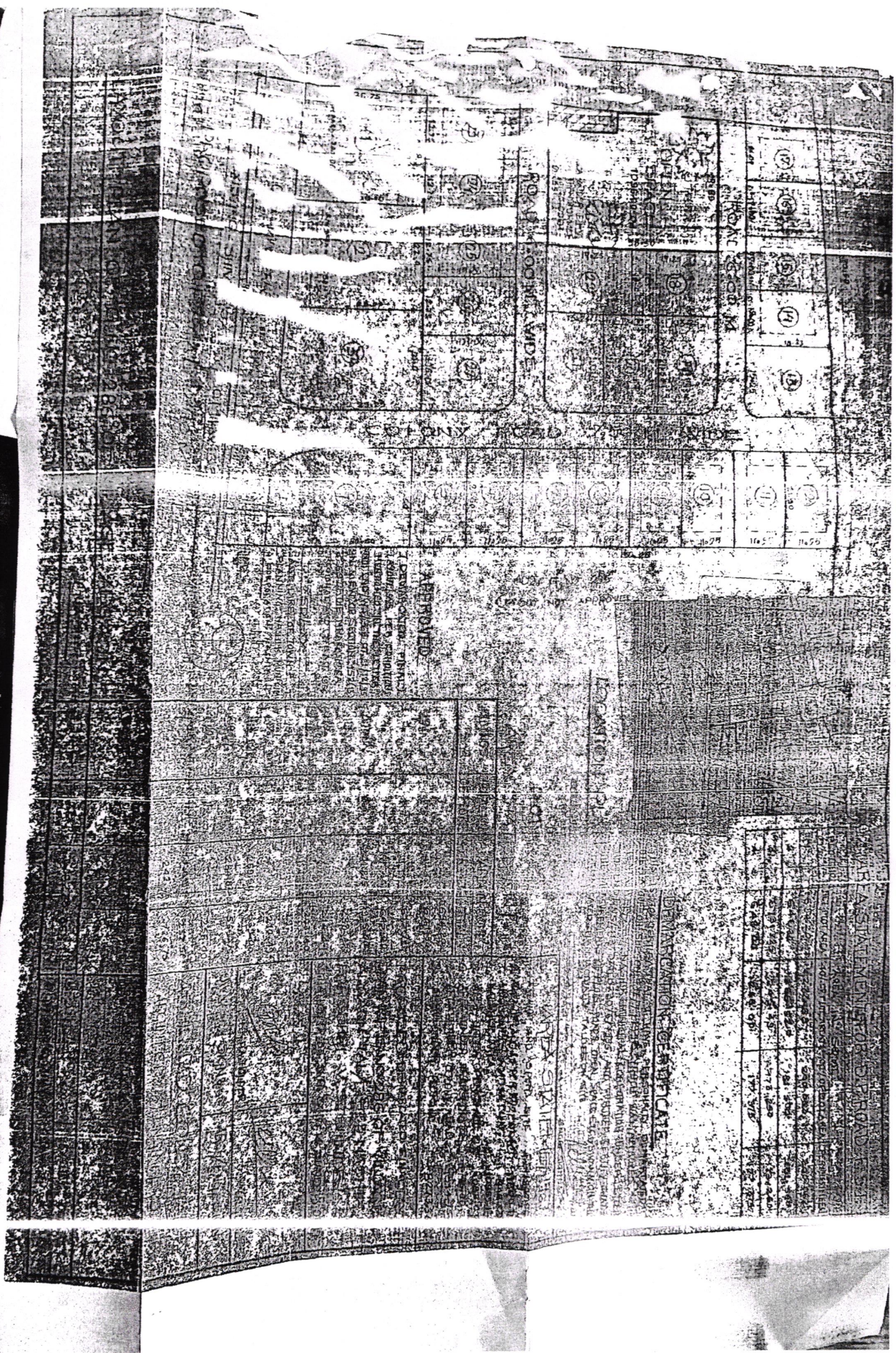
IN THE PRESENCE OF:

WITNESSES:

1. 
(DINESH. A. PATIL)

2. 
(J. A. SHARDA)


V. D. Shelar, Typist, Dist. Court Compound, Nashik.



APPROVED

LOCATION

PLAN OF THE

NO.	SECTION	AREA	REMARKS
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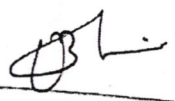
RECEIVED

PLAN OF THE

~~सी० उष्य भास्करराव शिंदे~~
~~वफाही दा० नं० २११११~~

~~जि० न्या० नास्त्रिष~~

दुपय निबंधनात माहित बरतक
इतम असे निवेदन करतात की
बस्तबनव करन देणाच्या अर्परीत
इहमस्य म्यक्तिचः बागवत नाकि
ह्यापी बोळव पटनिचाव,



दि. ११ माहे श्रीगाव सन १९९७

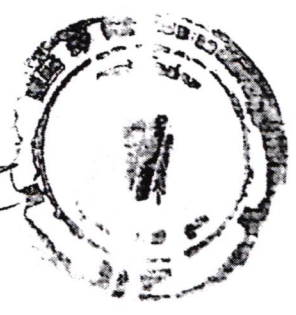
~~दुपय निबंधक, नाशिक - २.~~



हुस्तक क्रमांक १. कर्नाच ५३५३
बर नोंदला,

दिनांक ११ माहे श्रीगाव सन १९९७

~~दुपय निबंधक, नाशिक - २.~~



- १) ~~श्री० संतु महाकु शिंदे, ३७~~
- २) ~~रेवुबाई महाकु शिंदे, ६७~~
- ३) ~~सौ. बाग्याबाई हरी वांजोळे, १४७~~
- ४) ~~लहानुबाई रंगनाथ टाते, ६२~~
~~गाने जम्मू संभूत~~
~~श्री० विशाल अखात्राम शिंदे, ६१~~
~~श्रीनी बा० नामिक - वेढार~~
- ५) ~~श्री० आनोक बांकर पणु, ३२~~
~~व्यापार बा० ठाणे - पयेंसर~~



रस्ताएवज कसन देवार

इवाकथित खरपीना
 रस्ताएवज कसन देवाराने कदुष
 करण,

खरपीना

खरपीना

