SCANNED
Haveli - 14
Date 6.26 to 6.26

Ankur Buildcon.

VS

Navanath Barane

1) 7/12

~~2) 8 अ~~

3) Zone Certificate

4) Map Layout

5) Cheque Photo

6) Road नाव्या येण्याचा करारनामा Index II

7) अदमाबदमी पत्र Index II

8) ~~Court order~~

9) नाहरकत नोटीस

332/8384
Thursday,April 18 ,2024
4:10 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 8836 दिनांक: 16/04/2024

गावाचे नाव: **चिखली**
दस्तऐवजाचा अनुक्रमांक: **हवल14-8384-2024**
दस्तऐवजाचा प्रकार : **सेल डीड**
सादर करणाऱ्याचे नाव: **मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. नवनाथ तुकाराम बारणे**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 31000.00

सहं दुय्यम निबंधक, हवेली-14
सह - दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१४, पुणे.

बाजार मुल्य: रु.32880000 /-
मोबदला रु.80100000/-
भरलेले मुद्रांक शुल्क : रु. 5607000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424161814136 दिनांक: 16/04/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000708672202425P दिनांक: 16/04/2024
बँकेचे नाव व पत्ता:

मुळ दस्त पक्षकारास परत केला

332/8384

Monday,22 April 2024 7:02 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9255 दिनांक: 22/04/2024

गावाचे नाव: **-चिखली-चिखली**

दस्तऐवजाचा अनुक्रमांक: **हवल14-8384-2024**

दस्तऐवजाचा प्रकार : **सेल डीड**

सादर करणाऱ्याचे नाव: **मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. नवनाथ तुकाराम बारणे**

वर्णन

दस्त हाताळणी फी	रु. 680.00
पृष्ठांची संख्या: 34	
एकूण:	रु. 680.00

प. सह दुय्यम निबंधक, हवेली-14

1); देयकाचा प्रकार: DHC रक्कम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424220017136 दिनांक: 22/04/2024

बँकेचे नाव व पत्ता:

सह-दुय्यम निबंधक (वर्ग–२)
हवेली क्र–१४, पुणे.

18/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

दस्त क्रमांक : 8384/2024

नोंदणी :

Regn:63m

गावाचे नाव : चिखली

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	80100000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	32880000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे चिखली येथील गट नं. 128 पैकी लिहून देणार हे लिहून घेणार यांस प्रस्तुत दस्त अन्वये लिहून देत असलेले क्षेत्र 00 हे 20.65 आर म्हणजेच 2065 चौ.मी. ही मिळकत प्रस्तुत दस्ताचा विषय आहे.((GAT NUMBER : 128 ;)) 2) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे चिखली येथील गट नं. 127 पैकी लिहून देणार हे लिहून घेणार यांस प्रस्तुत दस्त अन्वये लिहून देत असलेले क्षेत्र 00 हे 09.35 आर म्हणजेच 935 चौ.मी. म्हणजेच 10060 चौ.फुट ही मिळकत प्रस्तुत दस्ताचा विषय आहे.((GAT NUMBER : 127 ;))
(5) क्षेत्रफळ	1) 2065 चौ.मीटर 2) 935 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अंकुर बिल्डकॉन तर्फे पार्टनर योगेश नागराज जैन तर्फे क. ज कु. मू म्हणून अमर शिवाजी दुर्गावले वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र. ३१०, सेक्टर क्र. २७, भेळ चौक जवळ, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-AATFA7026P 2): नाव:-मे अंकुर बिल्डकॉन तर्फे पार्टनर आशिष अशोक सिरोया तर्फे क.ज.चे कु.मु.गणेश वामनराव उज्जेनकर वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र. ३१०, सेक्टर क्र. २७, भेळ चौक जवळ, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-AATFA7026P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. नवनाथ तुकाराम बारणे वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गट नं. 228, बारणे वस्ती, देहू रस्ता, मोशी, पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-AWOPB3730G 2): नाव:-मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. योगेश दत्तात्रय बारणे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इंद्रायणी निवास, बारणे वस्ती, देहू रस्ता, मोशी, पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-ARJPB3039N 3): नाव:-मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. गोरक्षनाथ बबन बारणे वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इंद्रायणी निवास, बारणे वस्ती, देहू रस्ता, मोशी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-APBPB8253J 4): नाव:-मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. आकाश अनिल बारणे वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इंद्रायणी निवास, बारणे वस्ती, देहू रस्ता, मोशी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-EOCPB9058H 5): नाव:-मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. धनंजय मोपान सस्ते वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सस्ते वस्ती, इंद्यानी पार्क, मोशी, पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-GTUPS5787P 6): नाव:-मे. प्रायमल सौंदर्यम भागीदारी संस्था तर्फे भागिदार श्री. आदित्य अशोक पुंगावकर वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ---, ब्लॉक नं: -, रोड नं: धुम्र वर्ण, ताराबाई पार्क, गोल्ड जीम जवळ, कोल्हापूर , महाराष्ट्र, कॉळ:आपूर. पिन कोड:-416003 पॅन नं:-BQCPP7906F
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8384/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5607000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तासोबतची प्रत

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI NO.14

सह-दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १४, पुणे

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही खरेदीखतानंतर चा सलग दस्त असल्यामुळे स्कीप केला SRO आदेशाप्रमाणे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRIMAL SAUNDARYAM	eChallan	10000502024041603592	MH000708672202425P	5607000.00	SD	0000415099202425	16/04/2024
2		DHC		0424161814136	1000	RF	0424161814136D	16/04/2024
3	PRIMAL SAUNDARYAM	eChallan		MH000708672202425P	30000	RF	0000415099202425	16/04/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI NO. 14
उप-दुय्यम निबंधक हवेली-१४, पांचवी मुंबई
सत्यमेव जयते

CHALLAN
MTR Form Number-6

GRN	MH000708672202425P	**BARCODE**		**Date** 16/04/2024-13:35:38	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ABFFP2462B
Office Name	HVL14_HAVELI 14 JOINT SUB REGISTRAR	**Full Name**	PRIMAL SAUNDARYAM
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	GAT NO. 127,128
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	5607000.00	**Road/Street**	CHIKHALI
0030063301 Registration Fee	30000.00	**Area/Locality**	HAVELI, PUNE
		Town/City/District	
		PIN	4 1 2 1 1 4
		Remarks (If Any)	
		SecondPartyName=ANKUR BUILDCON~CA=80100000~Marketval=0	
Total	56,37,000.00	**Amount In Words**	Fifty Six Lakh Thirty Seven Thousand Rupees Only

DEFACED ₹5637000.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024041603592	0656811835939
Cheque/DD No.		Bank Date	RBI Date	16/04/2024-13:36:00	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 : Mobile No. : 9762848928

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-332-8384	0000415099202425	16/04/2024-17:54:50	IGR021	30000.00
2	(iS)-332-8384	0000415099202425	16/04/2024-17:54:50	IGR021	5607000.00
			Total Defacement Amount		**56,37,000.00**

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI-14 दुय्यम निबंधक हवेली-१४, पुणे सत्यमेव जयते

हवल-१४
१७ | ९ | ०४
२०२४

 Print Date 16-04-2024 09:44:12

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202404167980

16 April 2024,04:04:50 PM
हवल14

मूल्यांकनाचे वर्ष :	2024
जिल्हा :	पुणे
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.14) चिखली (पिंपरी चिंचवड महानगरपालिका)
उपमूल्य विभाग :	14/9-उर्वरीत क्षेत्रातील मालमत्ता
क्षेत्राचे नांव :	Pune Muncipal Corporation
मिळकतीचा क्रमांक :	गट नंबर#129

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
10960	54500	59830	62970	0	चौ. मीटर

मिळकतीचे क्षेत्र 2065 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 2065चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =10960/-

2065चौ. मीटर क्षेत्रासाठी मूल्य = 2065 * 10960

=22632400/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=22632400 + 0

= **Rs.22632400/-**

= ₹ दोन करोड़ सव्वीस लाख बत्तीस हजार चार शे /-

Home Print

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI-14
मुख्य निबंधक हवेली-१४, पुणे
सत्यमेव जयते

ह व ल-१४		
०३८४	२	८४
२०२४		

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202404165081 16 April 2024,01:39:20 PM

मूल्यांकनाचे वर्ष :	2024
जिल्हा :	पुणे
तालुका :	तालुका : हवेली विभागाचे नाव : (वि क्र.14) चिखली (पिंपरी चिंचवड महानगरपालिका)
उपमूल्य विभाग :	14/9-उर्वरीत क्षेत्रातील मालमत्ता
क्षेत्राचे नांव :	Pune Muncipal Corporation
मिळकतीचा क्रमांक :	गट नंबर#127

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
10960	54500	59830	62970	0	चौ. मीटर

मिळकतीचे क्षेत्र 935 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 935चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =10960/-

935चौ. मीटर क्षेत्रासाठी मूल्य = 935 * 10960

=10247600/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=10247600 + 0

= **Rs.10247600/-**

= : **एक करोड़ दोन लाख सत्तेचाळीस हजार सहा शे /-**

Home Print

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI-14 सह दुय्यम निबंधक हवेली-१४, पुणे सत्यमेव जयते

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THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI-14

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SALE DEED

THIS SALE DEED made and executed at Pune on this 16th day of April Two Thousand and Twenty-Four at Pune.

BETWEEN

M/S. ANKUR BUILDCON

A Partnership Firm registered under

The Indian Partnership Act, 1932

Having its registered Office At :

Plot No. 310, Sector No. 27, Near Bhel Chowk,

Nigdi Pradhikaran, Nigdi, Pune- 411044

PAN : AATFA7026P

Through its Partners

1. MR. YOGESH NAGRAJ JAIN

Age: 42 years, Occupation: Business

2. MR. ASHISH ASHOK SIROYA

Age: 42 years, Occupation: Business

Hereinafter referred to as "**the Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective, heirs, successors and assigns)

...PARTY OF THE FIRST PART

AND

M/S. PRIMAL SAUNDARYAM

A Partnership Firm Registered under the

Indian Partnership Act, 1932,

having its Register Office at: Gat No. 228, Barne Wasti,

Dehu-Alandi Road, Pune 412105.

Through its Partners

1. MR. NAVNATH TUKARAM BARNE

Age: 36 years, Occupation: Business

Address: Gat No. 228, Barne Wasti,

Dehu Rasta, Moshi, Pune 412105.

PAN: AWOPB3730G

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2. MR. YOGESH DATTATRAYA BARNE

Age: 34 years, Occupation: Business

Address: Indrayani Nivas, Barne Wasti,

Dehu Rasta, Moshi, Pune 412105.

PAN: ARJPB3039N

3. MR. GORAKSHNATH BABAN BARNE

Age: 35 years, Occupation: Business

Address: Indrayani Nivas, Barne Wasti,

Dehu Rasta, Moshi, Pune 412105.

PAN: APBPB8253J

4. MR. AKASH ANIL BARNE

Age: 22 years, Occupation: Business

Address: Indrayani Nivas, Barne Wasti,

Dehu Rasta, Moshi, Pune 412105.

PAN: EOCPB9058H

5. MR. DHANANJAY SOPAN SASTE

Age: 26 years, Occupation: Business

Address: Modern College, at Saste Wasti,

Indrayani Park, Moshi, Pune 412105.

PAN: GTUPS5787P

6. MR. ADITYA ASHOK PUNGAVKAR

Age: 39 years, Occupation: Business

Address: Dhumra Varna, at Tarabai Park,

Near Gold Gym, Kolhapur 416003.

PAN: BQCPP7906F

Hereinafter called **"the Purchaser"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, its present and future partner their respective heirs, executors, administrators, successors and assigns etc.)

...PARTY OF THE SECOND PART

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AND WHEREAS that the said Smt. Tarabai Vishwanath Saswade died on 03.09.2004 leaving behind her Mr. Kashinath Vishwanath Saswade (son), Late Mr. Dinkar Vishwanath Saswade died on 01.08.1994, Mr. Vikas Dinkar Saswade (son), Mr. Vijay Dinkar Saswade (son), Miss. Meghana Dinkar Saswade, Mrs. Shubhangi Shivaji Pharate and Smt. Kaushalya Dinkar Saswade as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of the aforesaid land, vide Mutation Entry No. 15021 dated 12.08.2005;

AND WHEREAS that thereafter the said Mrs. Meghna Dinkar Saswade and Mrs. Shubhangi Shivaji Farate released their share in the aforesaid land alongwith others property in favour of Mr. Vikas Dinkar Saswade and Mr. Vijay Dinkar Saswade, vide Release Deed dated 04.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 7, at Serial No. 8075/2023. In furtherance of aforesaid effect was mutated on 7/12 extract, vide Mutation Entry No. 35047 dated 15.06.2023;

AND WHEREAS that thereafter the said Mr. Kashinath Vishwanath Saswade, Mr. Vikas Dinkar Saswade, Mr. Vijay Dinkar Saswade and Smt. Kaushalya Dinkar Saswade with the consent of their legal heirs transferred land admeasuring about 5314 sq. mtr. out of the Gat No. 128 in favour of the Vendor herein, vide Exchange Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6988/2024;

AND WHEREAS land admeasuring about 2065 sq. mtr. out of Gat No. 128 is subject matter of the present transaction, which land is more particularly described in the Schedule I [B] written hereunder;

AND WHEREAS in the aforesaid manner the Vendor herein became absolute owner of the land admeasuring about 935 sq. mtr. out of Gat No. 127 and land admeasuring about 2065 sq. mtr. out of Gat No. 128, which land is more particularly described in the Schedule I written hereunder (Hereinafter collectively called and referred to as the "**said land**" for the sake of brevity and convenience);

AND WHEREAS as per clause no. 7 of the Exchange Deed dated 24.03.2024 and as per the Easement Agreement dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6987/2024 on 03.04.2024, the parties

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WHEREAS the land bearing Gat No. 127 admeasuring about 55R, at village Chikhali, Taluka Haveli District Pune, within the limits of Pimpri Chinchwad Municipal Corporation belonged to Mr. Shankar Laxman Saswade since the year 1970;

AND WHEREAS that thereafter the said Mr. Shankar Laxman Saswade died on 29.12.2022 leaving behind him Mr. Pratap Shankar Jagtap (son), Mrs. Anupama Ravindra Nalawade (daughter), Mrs. Kumodini Dinesh Nelekar (daughter), Mrs. Sulochana Surjerao Dorage (daughter) and Smt. Lilawati Shankar Sasawade (widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 34818 dated 24.04.2023;

AND WHEREAS that thereafter the said Mr. Pratap Shankar Jagtap, Mrs. Anupama Ravindra Nalawade, Mrs. Kumodini Dinesh Nelekar, Mrs. Sulochana Surjerao Dorage and Smt. Lilawati Shankar Sasawade sold land admeasuring about 2500 sq. mtr. out of Gat No. 127 in favour of the Vendor herein, vide Sale Deed dated 24.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 18 at Serial No. 6983/2024;

AND WHEREAS that thereafter the Vendor herein transferred land admeasuring about 15.68 sq. mtr. out of Gat No. 127 in favour of Mr. Vikas Dinkar Saswade and Mr. Vijay Dinkar Saswade, Mr. Kashinath Vishwanath Saswade and Smt. Kaushalya Dinkar Saswade vide Exchange Deed dated 24.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6988/2024;

AND WHEREAS in the aforesaid manner the Vendor herein became absolute owner of land admeasuring about 935 sq. mtr. out of Gat No. 127, which land is more particularly described in the Schedule I [A] written hereunder;

AND WHEREAS that the land at Gat No. 128 admeasuring about 1H 23R, at village Chikhali, Taluka Haveli District Pune, within the limits of Pimpri Chinchwad Municipal Corporation belonged to Smt. Tarabai Vishwanath Saswade since the year 1970;

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therein have agreed to grant easement of 6 mtr. wide road each from their respective properties, thereby granting each other an easement of total 12 mtr. wide access-road passing through the Gat Nos. 130, 129 and 128;

AND WHEREAS in the aforesaid manner the Vendor herein became absolute owner of the said land and has acquired easementary rights of 12 mtr. wide access-road passing through Gat Nos. 130, 129 and 128;

AND WHEREAS the Vendor intended to sell the said land to some prospective buyers along with easementary rights of 12 mtr. wide access-road passing through Gat Nos. 130, 129 and 128 and having knowledge of the same, the Purchaser approached, the Vendor with an offer to purchase the said land;

AND WHEREAS the aforesaid offer of the Purchaser herein being highest amongst all other offers received by the Vendor pursuant to the negotiations and discussions between the parties hereto the Vendor has agreed to absolutely sell, transfer and convey the said land free from all encumbrances and reasonable doubts unto and in favour of the Purchaser for consideration and the Purchaser has agreed to purchase and acquire the said land for consideration and on certain terms and conditions contained herein;

AND WHEREAS the parties hereto are desirous of completing the transaction in the manner hereinafter appearing:

NOW THIS DEED WITNESSETH THAT in consideration of sum of **Rs.8,01,00,000/- (Rupees Eight Crores One Lakh Only)**, paid by the Purchaser to the Vendor, in the manner as detailed in the Schedule II, as requested by the Vendor (the receipts whereof the Vendor hereby admit and acknowledge and of and from the same and every part thereof, the Vendor hereby forever acquit, release and discharge the Purchaser) **THE** Vendor doth hereby grant, sell, convey, transfer and assure unto the Purchaser the said Land described in the **Schedule I** hereunder written **TOGETHER WITH** all and singular the structures, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, commons, gullies, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said

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Land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time here before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances whatever **AND TOGETHER ALSO WITH** all the original deeds, documents, writings, vouchers and other evidences of title, interest, use, inheritance, land, possession, benefit, claim and demand whatsoever, at law and in equity of the Vendor into or of or upon the said Land or any part thereof **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the said Land or any part thereof **AND TO HAVE AND TO HOLD** all and singular the said Land hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or Municipal Council or to the Gram Panchayat or any other public body or local authority in respect thereof **AND** the Vendor doth hereby for himself his heirs, administrators and executors covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now hath in himself good right, full power and absolute authority to grant, convey, transfer and assure the said Land hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said Land hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming or to claim by from under or in trust for him **AND THAT** free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnify the Purchaser of, from and against all former and title, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or