

The Akola urban co-operative Bank
Ltd. Akola Branch Jaistambha
Chowk, Amravati Mahavir plaza
Complex, Amravati.

SEAL
India

15055
113382

special Maharashtra
adhesive DEC 27 2007

D5/STP(V)C-R1013/08/04/2272-75

Zero zero six one zero zero 17:35

Rs. 0061, 000/- PB5080

Stamp Duty MAHARASHTRA

--Sd--

B.J.RATHI

(Authorised Stgnstory)

Date register sr. No 150055/113382 27.12.2007

Name & add. Purchaser **Indira Bahuuddeshiya Shikshan Sanstha, Buldana**

by whom **Ashok Gawande 61,000/-** (sixty one thousand only)

vendor :- The Akola urban co-op Bank Ltd. Jaistambha, Amravati.

Authorization No. D-5/STP (V) CR1013/082272-75dt. 28.08.04

Ready Reckner rate of Mz. Ghatkheda per hector 3, 36,000/-

Total stamp duty Rs. 61,000/- sale deed of immovable property as per govt. rate Rs. 15,25,000 = 00 In words Fifteen lacs Twenty Five Thousand only.

Initial agreement value Rs. 15, 25,000/- In word: - Fifteen lacs Twenty Five Thousand only.

Vendee: - Indira Bahuuddeshiya Shikshan Sansthan Sanstha, Buldana

Reg. No. F. 1410

By its

Secretary, Shri. Yogendra Rajendra Gode, Age: - 38 year

Occupation: - Agriculturist & Business, Resident: - Chikhali Road, Buldana

PAN No. A.A.A. T.I. 3715 N

Vendor:- 1) Shri. Suresh Radhakishan Rohara Gode, Age: - 48 year

Occupation: - Agriculturist, Resident of Shankar Nagar, Amravati

by its Special power of attorney holder at Reg. (Sr.) No. 1629 of dated 4/7/2000

Shri Nitin Nagoraoji Mohod, Age: - 47 year,

Occupation: - Agriculturist Resident of Badnera Road, Amravati.

2) Sau. Jaya Nitin Mohod, Age: - 37 year,

Occupation: - Agriculturist, Resident: - Badnera Road, Amravati.

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ARM

3680/1/14

2007

By this sale deed of immovable property in the year 2007

1) We have received from you in advance Rs. 15,25,000/-

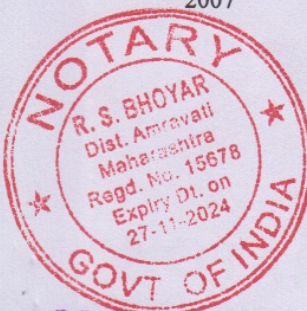
(Fifteen lacs twenty five thousand) only. in cash, towards the consideration of sale received at home & in lieu that is shared by us. No complaint remain about consideration amount. In this consideration amount. We vendor No. 1 & No.02 land admeasuring 3 Hector 42 aar and 1 Hector 21 aar respectively purchased by way of Reg. sale deed. Total 4 Hector 63 aar & mutated record of rights by their name is here by transfer permanently by way of this sale deed, the details as follows:-

1) The land in Gut No 29 class one occupancy, 7 Hector 49 are + unused 0.05 are = 7 Hector 54 aar assessment Rs. Twenty situated within gram panchyat mz. Ghatkhed, pargana Manjarkhed, Z.P.Amravati, Reg. office rural Amravati, from the said land North - south - Western portion owned by vendor No. 01 admeasuring 3 Hector 42 aar and vendor No.02 admeasuring 1 Hector 21 aar total 4 Hector 63 aar with the trees and fixture sold to you and the boundary's their off.

1) East: - Land of Shri. Shrichand Rohara

2) West: - Road of Parsoda Indala

3) North: - land of shri. Rafik Ghodu



NOTARY
TRUE TRANSLATION

RAJESH S. BHOYAR
NOTARY

Principal

Dr. Rajendra Gode Institute
of Technology & Research,
Amravati.

अध्यक्ष
इंदिरा बहुउद्देशिय शिक्षण संस्था
बुलडाणा

ATTESTED THE SIGNATURE OF THE
EXECUTANT AND NOT RESPONSIBLE
FOR THE CONTENTS

e

N.R.S. No. 2/74/2021

THIS DOCUMENT
CONTAINS 02 PAGES

4) South: - Drange plus unused land of Shri. Ulhe

The said land is not prohibited by any Act of central Govt. or State Govt. and the vendor does not own more than the land prescribed maximum limitation of landholding. The vendor and vendee are the farmer. This transaction is completely land sale and purchased transaction and there is no moneylending transaction. Vendor and vendee are not from Schedule Tribes.

2) As per boundaries mentioned above the land owned by vendor No. 1 & 2 admeasuring 3 Hectar 42 aar & 1 Hectar 21 aar respectively total 4 Hectar 63 aar with trees and fixtures given in possession of your permanently by measuring and reg. sale deed. You now has become absolute owner from today by ownership rights and inheritance, you can now use and dispose of the said land.

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2007

5) The said land is not given by way of any deed to any body before. So also, there is no mortgage, possession, loan, share, interest, lease, gift, succession or other litigation & there is no loan of society or bank over said land. So also the, no loan of moneylender, Govt. or Semi govt. If any problem of the hindrance to the ownership rights created, then we will be responsible for that and we alone held responsible for the damages caused to you, compensated from the other estate owned by us. The vendor No. 01, has give power of attorney is alive and today also the said power of attorney is continue and not concealed or revoked.

6) All the taxes till today are paid relating to said land by us. From today, you will have pay to same.

7) The vendee should mutated their name in record of rights by their own. We have any objection. We are ready to give consent for the same.

8) We have sold the land to you by those rights, receive purchased by us before.

9) These sale deed is executed under sound mind & our free consent. It is bindin to our leges heirs.

Today Amravati Dated 27/12/07
Poonam Printers, Amravati -sd__

Witness

1) -sd-

2) -sd--

Vendee: - Indira Bahuuddeshiya Shikshan
Sanstha, Buldana on behalf of
--Sd--

(Yogendra Rajendra Gode)

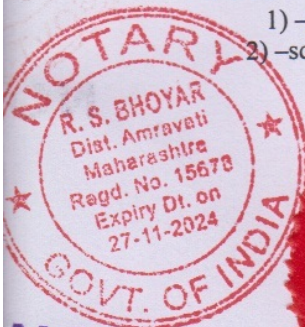
Vendor:- 1) --sd--

(Nitin Nogorao Mohod)

by its Special power of attorney of
Shri. Suresh Rashakishan Rohar

2) ---sd---

(Sau. Jaya Nitin Mohod)



NOTARY

TRUE TRANSLATION

JAMESH S. BHOYAR
NOTARY



Principal
Dr. Rajendra Gode Institute
of Technology & Research,
Amravati.



अध्यक्ष
इंदिरा बहुउद्देशिय शिक्षण संस्था
बुलडाणा



27/12/2007

दुय्यम निबंधकः

6:51:55 pm

अमरावती (ग्रामीण)

दस्त गोषवारा भाग-1

अरग 78/98

दस्त क्र 3680/2007

दस्त क्रमांक : 3680/2007

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: इंदिरा बहुउद्देशीय शिक्षण संस्था बुलडाणा तर्फे
सचिव श्री योगेंद्र राजेंद्र गोडे
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेट/वसाहत: चिखली रोड
शहर/गाव: बुलडाणा
तालुका:

लिहून घेणार

वय 38

सही



2 नाव: सुरेश राधाकिसन रोहरा तर्फे स्पे मु श्री नितीन
नागोरावजी मोहोड
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: बडनेरा रोड
शहर/गाव: अमरावती
तालुका:

लिहून देणार

वय 47

सही



3 नाव: सी जया नितीन मोहोड
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेट/वसाहत: बडनेरा रोड
शहर/गाव: अमरावती
तालुका: -
पिन: -
पॅन नम्बर: 0

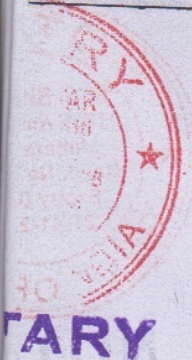
लिहून देणार

वय 37

सही



Mrs Jnmohod

सह दुय्यम निबंधक, कार्या-2
अमरावती (ग्रामीण)

Principal
Dr. Rajendra Gode Institute
of Technology & Research,
Amravati.

अध्यक्ष
इंदिरा बहुउद्देशीय शिक्षण संस्था
बुलडाणा



दस्त गोषवारा भाग - 2

अरग

दस्त क्रमांक (3680/2007)

दस्त क्र. [अरग-3680-2007] चा गोषवारा
बाजार मुल्य : 1511232 मोबदला 1525000 भरलेले मुद्रांक शुल्क : 61000

दस्त हजर केल्याचा दिनांक : 27/12/2007 06:43 PM
निष्पादनाचा दिनांक : 27/12/2007
दस्त हजर करणा-याची सही :

पावती क्र.: 3686 दिनांक: 27/12/2007
पावतीचे वर्णन
नाव: इंदिरा बहुउद्येशीय शिक्षण संस्था बुलडाणा
तर्फे सचिव श्री योगेंद्र राजेंद्र गोडे

15250 : नोंदणी फी
280 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

15530: एकूण

दस्ताचा प्रकार : (25) अभिहस्तांतरणपत्र

दस्त अनुच्छेद प्रकार: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल तर

शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/12/2007 06:43 PM
शिकका क्र. 2 ची वेळ : (फी) 27/12/2007 06:48 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/12/2007 06:50 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/12/2007 06:51 PM

दस्त नोंद केल्याचा दिनांक : 27/12/2007 06:51 PM

ओळख :

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

1) हेमंत हरिभाउ डिके, घर/फ्लॅट नं.:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: योगीराज नगर

शहर/गाव: अमरावती

तालुका: -

पिन: -

2) सुशा महादेवराव पंडोळे, घर/फ्लॅट नं.:

गल्ली/रस्ता: --

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: महालक्ष्मी कॉलनी

शहर/गाव: अमरावती

तालुका: -

पिन: -

प्रमाणित करण्यात येते की या दस्तावष्टी
एकूण ३४ पाने आहेत.

सह दुय्यम वर्ग-२
अमरावती ग्रामीण



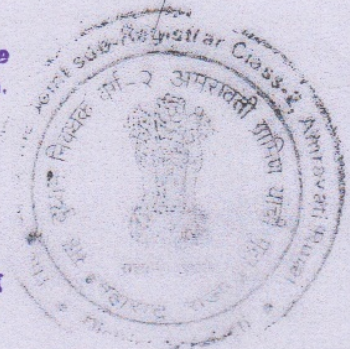
दु. निबंधकाची सही
अमरावती (ग्रामीण)

Principal

Dr. Rajendra Gode Institute
of Technology & Research.
Amravati.

अध्यक्ष

इंदिरा बहुउद्येशीय शिक्षण संस्था
बुलडाणा



३६८०
२६
दिनांक २६ मार्च २००८

SALE DEED OF IMMOVABLE PROPERTY

Mouje – Ghatkheda, Division No. 5

Total Stamp duty Rs.5000 + 100 x 5 + 50 = 5550/-

Immovable property Market value and actual agreement valued at Rs.1,38,000/-

(In words Rupees One Lac Thirty-Eight Thousand Only and
stamp duty is affix as per Government rules)

PURCHASER :- Indira Bahuddeshiya Shikshan Sanstha, Buldhana
Regi No. F 1410 Through
Its Secretary - Yogendra Rajendra Gode
Aged : 38 years, Occu. : Agriculture & Business,
R/o. Chikhali Road, Buldhana, Tq. & Dist. Buldhana.

VENDOR :- Shri Nitin Nagorao Mohod
Aged : 47 years, Occu. : Agriculture,
R/o. Badnera Road, Amravati,
Tq. & Dist. Amravati.

In the year 2008 I hereby execute this sale deed of immovable property that I have already received the total consideration amount of this sale deed Rs.1,38,000/- (In words Rupees One Lac Thirty-Eight Thousand Only) in cash. In consideration of above said sum I hereby sell out the property owned and possess by me as described below in you favour.

Within the jurisdiction of Sub Registrar Amravati Rural and within the territory of Zillah Parishad, Amravati the property situated at Mouje – Ghatkheda, Tq. Amravati & Dist. Amravati bearing Field Survey No. 29, Occupant Class -I, Adms. 2 H. 86 R. [Pot Kharab 0 H. 05 R.], Non Agriculture 4 H. 63 R. rental Rs. 7.70 out of it 0 H. 81 R. of field property owned and possess by me excluding well and electric motor pump [Except Non Agriculture 4 H. 63 R. land] and same is bounded as –

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2008

Towards East - Field of Yogendra Gode.
Towards West - Field of Indira Bahuddeshiya Shikshan Sanstha
Towards North - Field of Rafiq Dhonduji.
Towards South - Nalah and Pot Kharab Land.

As the possession of the above described field property has been handed over to you being the owner thereof after carrying out the measurement as on today. You should enjoy the said property as an owner and disposed of the same

**NOTARY**

TRUE TRANSLATION

15/01/2021
RAMESH S. BHOYAR
NOTARY

as per your own wish. You should get mutated your name in record of right of the said property, I have no complaint in that regard.

The above field was never transfer in favour of any of the person by any other document and there is no loan, encumbrance, or charge, lien, possession, right of inheritance and no other disputes in respect of said property. If any such kind of dispute is arising and any hurdle regarding to your ownership and occupancy is created than same will be resolved at the expenses of the Vendor.

Till today I have paid entire taxes in respect of said field and now from today you will pay the same. The right of easement way of said field is remaining to be as per old easement way.

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2008

Both the Purchaser and the vendor is the agriculturist and after said purchase the purchaser will not be holding the land excess to the ceiling limits and similarly the vendor will not become the landless person.

The above said transaction is purely of sale- purchase transaction and it was having no concern with the money lending transaction and therefore no question will remain to lodge any kind of complaint regarding money lending transaction in future.

By way of this sale deed, you have become the absolute owner and in possession of the said field and I have not remained the ownership right and possession over the said field.

This said sale deed is executed with due care & Precaution and satisfaction and contents of the same are read over to me and written by me and it will be binding on me and my true legal heirs.

On this day of 13/10/2008 at Amravati.

Prepared by - B.S.Kharde. Sd/

Typed by - M.S.Ingole. Sd/-

WITNESS

1. Sd/-

2. Sd/-

Vendor

Sd/-

Purchaser

Sd/-

Secretary

Indira Bahuddeshiya Shikshan
Sanstha, Buldhana