

SALE DEED

Government Value- 11,46,000/-

Consideration Amount - 7,15,000/-

Stamp Duty -45900/-

This Indenture of Sale is made 18th day of August Month of 2017 as following :

BETWEEN

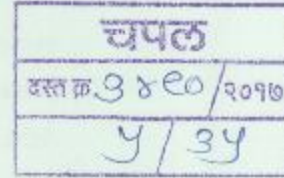
Mr. Manish Suresh Unhale,

Age - 43. years, Occu. Farmer

Add. 24, Dharamperh, Nagpur PIN- 440010

PAN No - AADPU 8512E

Hereinafter referred to as the said **VENDOR**,



THE PARTY OF THE ONE

PART

And

Mr. Krishnat Pundalik Belekar

,Age 45 years, Occu. Service

Add. Bhimapurwadi, Near Kannada school,

PO. Galatga, Taluka: Chikkodi,

Dist: Belgaum. Karnataka. PIN- 591219

PAN No - AICPB 0935B

Hereinafter referred to as said **PURCHASER**,



THE PARTY OF THE OTHER PART

WHEREAS

- a. All those pieces and parcels of lands, bearing Gut No. 851, total admeasuring 3 H 11 R, P.K. 05H 63 R, assessed at Rs. 0.69Paise out of which an area admeasuring about 02.91.34 HA, and Gut No. 854, total admeasuring 4 H 18 R, P.K. 02H 68 R, assessed at Rs.

Manish Suresh Unhale

Krishnat Belekar

b. 1.59 Paise out of which an area admeasuring about 02.28.66HA, situated at village Phurus, Tal-Chiplun, Dist. Ratnagiri, within the limits of the Grampanchayat Phurus, Panchayat Samit Chiplun and Zillah Parishad, Ratnagiri, and within the jurisdiction of the Chiplun, are owned by the Vendor as his purchased properties. The said lands are more particularly described in the **SCHEDULE I & II**, hereunder mentioned. Hereinafter called as the **Said lands**".

c. The Vendor is solely and absolutely entitled to own, use, enjoy, occupy and possess the said lands and having the peaceful possession of the same and that no other person or party has any right, title, interest, claim or demand into, over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, inheritance, lien or otherwise howsoever.

d. The purchaser has approached the Vendor with a request to sell Said lands to the Purchaser prior to which the purchaser has requested and personally verified and scrutinized the title of the Vendor in respect of the said lands and satisfied itself about ownership and title of the Vendor in respect of the said lands.

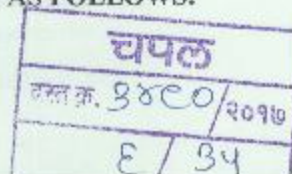
e. Thereafter, after discussions and negotiations between the parties, the purchaser has shown his desire of purchasing the said lands and approached the Vendor with an offer to purchase the Said lands for total agreed lump sum cost and consideration of **Rs. 7,15,000/- (in words Seven Lakhs fifteen thousand Only)**.

f. Thereafter by this sale deed, the Vendor doth hereby convey and transfer by way of sale unto the Purchaser, the Said lands herein as follows.



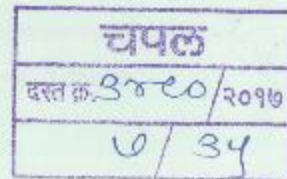
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NOW THIS DEED WITNESSED AS FOLLOWS:

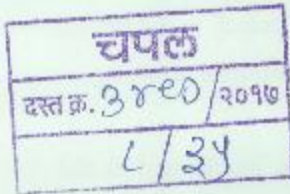


- 1) That the Vendor does hereby convey and transfer all those pieces and parcels of Said lands, more particularly described in the **SCHEDULE I & II** hereunder written with boundaries and in favor of the purchaser for the consideration as stated below.
- 2) That the total agreed lump sum cost and consideration, which was agreed between the Vendor and the Purchaser under the Sale deed is **Rs. 7,15,000/- (In Words Seven Lakhs fifteen thousand only),** which the Purchaser has duly paid to the Vendor, the receipt of the aforesaid amount, the Vendor hereby acknowledges. Thus, the Vendor has received full and final consideration from the Purchaser and nothing is due and payable by the purchaser to the Vendor.
- 3) That the Vendor has put the Purchaser in actual and physical possession of the Said lands today on execution of these presents.
- 4) That the Vendor does thereby assure unto the Purchaser that the Vendor has clean, clear and marketable title to the said lands and the same is free from all encumbrances and that Vendor has not entered into any agreement or arrangement of whatsoever nature with any other person regarding the said lands.
- 5) That the Said lands are not a subject matter of any litigation or dispute and no one else other than present Vendor has got any right, title or interest in the same.
- 6) That the Said lands or any part thereof are neither acquired nor requisitioned nor the Vendor has received any notice to that effect till today. In case, said lands or a part of lands are acquired by the State or Central Government, then the Purchaser shall be entitled to get the compensation / award as may be directed by the competent authority.

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- 7) That the Vendor also assures unto the Purchaser that the taxes, cess, charges and assessments payable in respect of the Said lands has been paid by the Vendor till the date of execution of these presents and those accruing due hereinafter, shall be borne by the Purchaser.
- 8) The Vendor has not in any way encumbered or agreed to encumber either by way of mortgage, charge, lien, trust, sale, pledge or otherwise. His right, title and interest in the said lands are free from all encumbrances, courts proceedings or other attachments, lis-pendency, acquisition and requisition proceedings or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Purchaser whatsoever. The said right, title and interest in the said lands are not attached either before or after judgment or by or at the instance of taxation authorities and the Vendor has not given any undertaking to the taxation authorities or any other authority to deal with or dispose of its said right, title and interest in the said lands and that the Vendor has full and absolute power to deal with the same.



- 9) That the vendor having received the entire consideration from the Purchaser, the Vendor does hereby convey and transfer the Said lands and all the right, title interest and claim therein in favor of the Purchaser absolutely and forever TO HAVE AND TO HOLD the same as true and absolute owner thereof.
- 10) That as the Purchaser has now become absolute owner of the Said lands, he shall get his name entered in the record of rights, and Vendor undertakes to extend necessary co-operation in that behalf.
- 11) That the Vendor hereby undertakes to indemnify and shall keep the concerned authorities and the Purchaser or his successors in title fully indemnified against any loss or liability, cost or claims, action or proceedings, if any should arise, at any time in future against him owing to any defect in or for want of clear and marketable title in

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Rishnat

said lands or due to any default, violation or non-compliance of any of the declarations and / or covenants or due to any failure or deficiency to pay any tax, duties ,levies etc. herein and on account of such transfer of the Said lands to the name of the Purchaser.

- 12) That as agreed by and between the parties hereto, all the expenses of stamp duty and registration charges for the sale deed are to be borne out by the Purchaser and accordingly he has done so.

SCHEDULE I

(Description of the Said lands)

All those piece and parcel of land, bearing □Gut No. 851, total admeasuring 03 H 11 R, P.K. 05H.63 R, assessed at Rs. 0.69 Paise out of which **an area admeasuring about 02.91.34 HA R situated at Village Phurus, Tal. Chiplun, Dist. Ratnagiri**, within the limits of the Grampanchayat Phurus, Panchayat Samiti Chiplun, and Zillah Parishad , Ratnagiri , and within the jurisdiction of the Chiplun which is bounded by

On or Towards East : Remaining part of the said Gat. No. 851

On or Towards South : Gat. No.870

On or Towards West : Gat. No. 853

On or Towards North : Gat. No. 850



चपल
दस्तावेज: 3800/2096
e/3y

SCHEDULE II

(Description of the Said lands)

All those piece and parcel of land, bearing □Gut No. 854, total admeasuring 4 H 18 R, P.K. 02H.68 R, assessed at Rs. 1.59 Paise out of which **an area admeasuring about 02.28.66 HA situated at Village Phurus, Tal. Chiplun, Dist. Ratnagiri**, within the limits of the Grampanchayat Phurus, Panchayat Samiti Chiplun and Zillah Parishad Ratnagiri , and within the jurisdiction of the Chiplun, which is bounded by –

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On or Towards East : Gat No. 853
On or Towards South : Gat No. 870
On or Towards West : Gat No. 855
On or Towards North : Remaining part of the said Gat No 854.

IN WITNESS WHEREOF the parties hereto have signed these presents hereunder at the place and date herein before stated.

SIGNED AND DELIVERED BY THE VENDOR

Mr. Manish Suresh Unhale

Manish Unhale



Witness :

1. Dattatraya Mohan Chavan

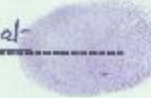
Add- Sadarbazar, Satara.

Dattatraya Chavan

SIGNED AND DELIVERED BY THE PURCHASER

Mr. Krishnat Belekar

Krishnat Belekar



Witness :

1. Sujit Subhash Jadhav

Add- Sadarbazar, Satara.

Sujit Jadhav

