

महाराष्ट्र MAHARASHTRA

● 2019 ●

AS 012809

१. मुद्रांक विक्री नोंदवही अनु.क्र.दिनांक १०/०४/१९९९

२. वस्ताचा प्रकार \_\_\_\_\_

३. वस्त नोंदणी करणार आलेला का होय/नाही

४. भिडकतीचे थोडक्यात वर्णन

५. मुद्रांक विक्री घेणाऱ्याचे नांव व सही निष्कर्ष नालयना दाई

६. घरते असल्यास त्याचे नांव, पत्ता व सही दाई

७. दुसऱ्या पक्षाकराचे नांव \_\_\_\_\_

८. मुद्रांक शुल्क रक्कम \_\_\_\_\_

९. परवानाधारक मुद्रांक विक्रीत्याची सही व परवाना क्र. दाई

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता तहसिल कार्यालय वार्ड

नांव : श्री. संदिय उभेंद्र माने

परवाना क्र. २३९९००६

तहसिल कार्यालय वार्ड

SUB TREASURY OFFICE, WAJ

6 JAN 2020

SUB TRY. OFFICER WAJ



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bhandara on this 16<sup>th</sup> day of January in the Year Two Thousand and twenty.

**BETWEEN**

Mr. Nilesh Ghodke son of Mr. Narayan Ghodke aged about 32 years, R/o.500, Ganpati Ali Taluka Wai District Satara - 412803, hereinafter called the **'VENDOR'** of the One Part (which expression shall unless it be repugnant to the context or the meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **FIRST PART**

**AND**

MESSRS. Ashok Leyland Ltd, a Company registered under the Companies Act, 1913 and having its registered office at No.1, Sardar Patel Road, Guindy, Chennai.600032 hereinafter called **"the PURCHASER"** ((which expression shall unless it be repugnant to the context or the meaning thereof mean and include its successors and assigns) of the **SECOND PART**

The Parties to this Agreement for Sale shall be individually referred to as **"Party"** and collectively as **"Parties"**.

a. **WHEREAS** the Vendor herein is the Owner of all that piece or parcel of land or ground situate, lying and being at:

1. Survey no.89/1 of village Tiware Ghera prachitigad Taluka Sangmeshwar District Ratnagiri admeasuring **02H.68R,**
2. Survey no.89/4 of village Tiware Ghera prachitigad Taluka Sangmeshwar District Ratnagiri admeasuring **02H.68R,**
3. Survey no.89/7 of village Tiware Ghera prachitigad Taluka Sangmeshwar District Ratnagiri admeasuring **02H.68R,**
4. Survey no.89/8 of village Tiware Ghera prachitigad Taluka Sangmeshwar District Ratnagiri admeasuring **02H.08R,**
5. Total land area is 10.12 Hectare i.e. 25.02 Acre.

or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as **"the said property"**) and shown bounded in Red colour line on the plan annexed hereto as **Annexure "A1"**.

**b. WHEREAS** the Vendor herein had purchased the said property viz.

1. survey no.89/1 from shobha@Suhasini suresh chavan, Alka@Mohini Murari Chavan, Surekha Arvind Shinde, Sugandha Govind Sawant, Aditi Gopinath Sawant and Bhagyashree Gopinath Sawant by Registered Sale deed on 13/05/2011;
2. Survey no.89/4 from Suman Gangaram Sawant, Prakash Gangaram Sawant, Shankar Gangaram Sawant, Suvarna Sudesh Patole and Sushama Gangaram Sawant by Registered Sale deed on 01/04/2011;
3. Survey no.89/7 from Vishwanath Gopinath Sawant by Registered Sale deed on 01/04/2011;
4. Survey no.89/8 from Abdul Kadir Husain Patankar, Liyakat Husain Patankar, Suhail Ahmad Fakir Mahamad Patankar Fujail Ahmad Fakir Mahamad Patankar, Tufail Fakir Mahamad Patankar, Samoil Fakir Mahamad Patankar, Anjum Irfan Kazi, Jamila Fakir Mahamad Patankar, Mohasin Ismail Patankar, Khalil Ismail Patankar, Dilruba Mubin Upadhy, Amrin Ismail Patankar, Jahira Ismail Patankar by Registered Sale deed on 29/03/2011;

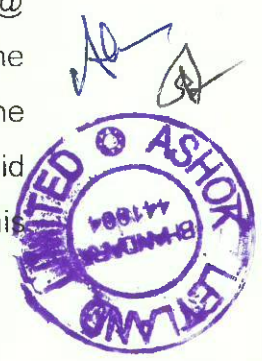
**c. WHEREAS** the VENDOR represented that they have been enjoying the First Schedule property with absolute rights ever since purchasing the same and have a clear and marketable title to the same.

**d. WHEREAS** the VENDOR for want of funds for their utilization and that of their family members, decided to sell the First Schedule mentioned property hereunder and the PURCHASER have offered to purchase the same.

**e. WHEREAS** the VENDOR represented that they are the joint and absolute owners of the First Schedule mentioned property in which no other person except them have any manner of right, title or interest and they are fully competent and entitled to sell the same free from all encumbrances, to the PURCHASER herein.

**f. WHEREAS** the VENDOR offered to sell and transfer the First Schedule mentioned Property to the PURCHASER for a total sale consideration @ Rs 151000 per acre totaling to **Rs.37,77,500/-** and relying upon the aforesaid representations and declarations made by the VENDOR, the PURCHASER have agreed to purchase the same for the aforesaid consideration, on the following terms and conditions as under this indenture.

*Handwritten signature in blue ink.*



**NOW THIS AGREEMENT FOR SALE WITNESSETH:** The terms and conditions mutually agreed to between the parties are as follows:

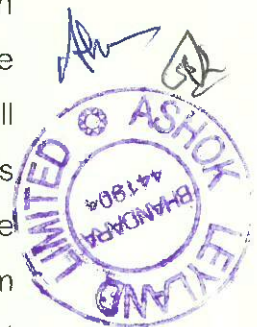
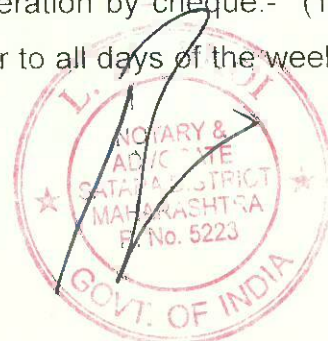
1. The recitals to this Agreement are and shall be construed a part of the operative part of this Agreement.
2. The VENDOR offered to sell and the PURCHASER agreed to purchase the property more fully described in the First Schedule hereunder.
3. The price mutually fixed and agreed between the VENDOR and PURCHASER is **Rs.3777,500/- (Rupees Thirty-seven lakhs seventy seven thousand and five hundred only)**.
4. The PURCHASER has paid 25% of total sale consideration i.e. a sum of **Rs.944,375/- (Rupees nine lakh forty-four thousand three hundred and seventy-five only)** as advance, by way of a Cheque bearing No. **NEFT** dated **27.01.2020**, drawn from **Bank Ref. No. NO27201046264898; Payment Doc. No. 0860141660** **HDFC Bank**, favouring the VENDOR, which sum the VENDOR admit and acknowledge its receipt and realization thereof.

The 50% of sale consideration i.e. sum of Rs 1888750 /- (Eighteen Lakh eighty-eight thousand seven hundred and fifty only) will be paid by the PURCHASER favouring the VENDOR upon registration of the absolute sale deed to be registered in favour of the PURCHASER and/or their nominees.

The balance 25% of sale consideration i.e. sum of **Rs.944,375/- (Rupees nine lakh forty-four thousand three hundred and seventy-five only)** will be paid by the PURCHASER favouring the VENDOR upon receipt of original documents and receipt of revenue records like 7 / 12 extract and form 8 in favour of the PURCHASER and/or their nominees.

5. The Parties have mutually agreed to complete the Sale transaction which shall include execution of the Absolute Sale Deed and registering the Sale Deed and submission by the VENDOR to the PURCHASER, of all original documents as well as the submission of mutated revenue records like 7/12 extract and form 8 on or before 45 working days from the date of receipt of the initial 25% of sale consideration by cheque.- (The term "working days" in this Agreement shall refer to all days of the week except

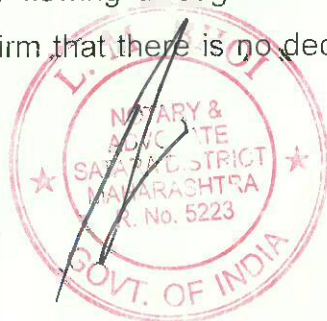
*Signature*



2<sup>nd</sup> and 4<sup>th</sup> Saturdays, public holidays and all Sundays). Time is the essence of this Agreement.

6. If in case the VENDOR is not able to complete the sale transaction, which includes all activities mentioned in clause 5 above, within the said period of 45 working days from the date of receipt of the initial 25% of sale consideration by cheque, the sale consideration paid by the PURCHASER shall be returned by the VENDOR to the PURCHASER without any deductions immediately upon demand by the PURCHASER to the VENDOR herein. In the event the VENDOR fails to return the sale consideration amount immediately on the PURCHASER'S demand, the VENDOR shall be liable to pay to the PURCHASER the sale consideration amount along with interest at the rate of 12% p.a or the maximum applicable interest allowed under the law. Upon refunding the entire sale consideration amount so paid along with interest as mentioned herein, this Agreement shall stand cancelled automatically and the VENDOR shall thereafter be free to sell the property to any person as desired by them.
7. The VENDOR declare that the property hereby agreed to be sold is their self acquired property and is not subject matter of any encumbrance or prior agreement and there is no order of Court prohibiting or restraining sale of the First Schedule mentioned property is not subject matter of any suit or other proceedings pending before any Court of Law, Acquisition proceeding and that there are no other person or persons entitled to claim any share, right, title or interest over the said property except the VENDOR.
8. The VENDOR confirm that they have not entered into any agreement for sale, mortgage, exchange, lease, rental, license or whatsoever with any other person relating to the First Schedule Property and further undertakes not to enter into similar agreements with third parties, during the subsistence of this agreement.
9. The VENDOR confirm that there is no water channel, river or water body near the First Schedule Property or flowing through the First Schedule Property. The VENDOR further confirm that there is no declared heritage

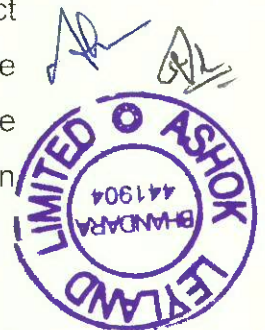
*[Handwritten signature]*



structure, burial/cremation ground or Railway line/HT line, or mining/quarry area in the First Schedule Property.

10. If there arises any dispute to the title of the First Schedule property or the VENDOR right to alienate the same, the VENDOR shall at their cost defend the same and establish their right, title and interest.
11. The VENDOR hereby agrees that all charges, rates, taxes, rents, public charges and other dues including penalties as demanded with respect to the First Schedule property up to the date of the registration of sale deed will be borne by the VENDOR.
12. The VENDOR agrees to execute the sale deed or deeds in favor of the PURCHASER and/or their nominee/s upon payment of entire consideration. The transfer of property shall be free from all encumbrances. The VENDOR agree to handover vacant possession of the First schedule property at the time of registration of the Sale Deed upon receipt of the entire payment due under this agreement.
13. The PURCHASER shall bear all the registration charges of stamp duty and Registration charges as applicable and other incidental expenses for registering the sale deed in the name of the PURCHASER.
14. The VENDOR agrees to produce the original property related documents for verification by the PURCHASER and/or their advocate as the case may be, and also provide copies of such other documents requested for establishing a clear title over the schedule property. This agreement is subject to the title clearance of the PURCHASERS' advocate.
15. The VENDOR further undertake to produce the original documents and other relevant documents for at the time of registration for smooth conduct of the sale deed registration process and submit the Original property title documents and other related original documents together with all the receipts of statutory payments to the purchasers immediately upon execution of the sale deed and registration of the property is over.
16. Either Party shall have the right of specific performance of this Agreement for Sale against each other.

*[Handwritten signature]*



17. The PURCHASER have obtained a Certificate of Title of Owners to the said property, dated 06.12.2019 issued by Advocate Chandrakant Mangle , a copy of which is annexed hereto and marked as Annexure – A2
18. All notices to be served on the PURCHASER or the VENDOR as contemplated by this Agreement shall be deemed to have been duly served on the third working day of transmission thereof if posted to the PURCHASER or the VENDOR under certificate of posting at the address hereinbefore stated, i.e. to say:

ADDRESS OF THE PURCHASER

Mr. S. B. Toshi

Plot No 1, MID C Industrial Area

Village: Gadegaon, Taluka : Lakhani

Dist: Bhandara, Maharashtra 441 904

ADDRESS OF THE VENDOR

Mr. Nitesh Narayan Ghodke.

500, Ganapati Ali, Wai Taluka -Wai

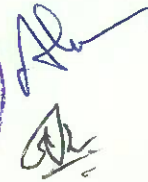
Dist -Satara, Maharashtra -412803

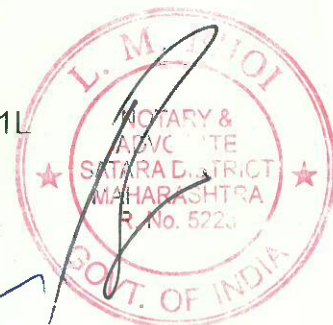
19. If any dispute, difference or question at any time hereafter arises between the Parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of the said Property or as to the rights, liabilities or duties of the Parties hereunder, the same shall be referred to the Arbitration of a sole Arbitrator. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference. The venue of Arbitration shall be Mumbai and the Courts of Mumbai shall have exclusive jurisdiction to entertain, try and determine all matters hereunder.
20. The parties hereby declare that their respective PAN numbers are as under:

- a. PAN No. of the Vendor, AQHPG1966A  
b. PAN No. of the Purchaser, AAACA4651L









IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**DESCRIPTION OF THE SAID PROPERTY**

A) All that piece and parcel of the agriculture land admeasuring 00H.68R, pot kharaba 02H.00R and Assessed at 00.10 rupees; bearing Survey Number 89/1 at Tiware Ghera Prachitigad Village, Sangmeshwar Taluka, Ratnagiri District in the State of Maharashtra bounded by:

East : Survey No 89/2  
West : Survey No 88/1  
North : River  
South : Survey No 89/4

B) All that piece and parcel of the agriculture land admeasuring 00H.68R, pot kharaba 02H.00R and Assessed at 00.10 rupees; bearing Survey Number 89/4 at Tiware Ghera Prachitigad Village, Sangmeshwar Taluka, Ratnagiri District in the State of Maharashtra bounded by:

East : Survey No 89/5  
West : Survey No 88/1  
North : Survey No 89/1  
South : Survey No 89/7

C) All that piece and parcel of the agriculture land admeasuring 00H.68R, pot kharaba 02H.00R and Assessed at 00.10 rupees; bearing Survey Number 89/7 at Tiware Ghera Prachitigad Village, Sangmeshwar Taluka, Ratnagiri District in the State of Maharashtra bounded by:

East : Survey No 89/8  
West : Survey No 88/1  
North : Survey No 89/4  
South : Survey No 89/10 & 89/11



D) All that piece and parcel of the agriculture land admeasuring 00H.52R, pot kharaba 01H.56R and Assessed at 00.10 rupees; bearing Survey

*मिनाबाई*



Number 89/8 at Tiware Ghera Prachitigad Village, Sangmeshwar Taluka, Ratnagiri District in the State of Maharashtra bounded by:

- East : Survey No 89/9
- West : Survey No 89/7
- North : Survey No 89/5
- South : Survey No 89/10 & 89/11

SIGNED SEALED AND DELIVERED )  
by the within named VENDOR )  
Mr. Nilesh Narayan Ghodke. )  
in the presence of )  
Mr. Ajay Nirvuthi Gaikwad. )

*Nilesh Ghodke*

SIGNED SEALED AND DELIVERED by the )  
within named "PURCHASER" )  
Mr. S. B. Joshi )  
in the presence of )  
Mr. Arvind D. Bordkar )



*S. B. Joshi*

*Arvind D. Bordkar*  
L. M. BHOI  
NOTARY & ADVOCATE  
S. S. Guravihar Residency,  
E-1, Shukrawar Peth, Satara  
Mob: 9823083469  
Reg. No. 5223



Witness:-

*Ajay Nirvuthi Gaikwad*  
Mr. Ajay Nirvuthi Gaikwad.


Noted & Registered  
at Serial No. 152  
Date: 16 JAN 2020







AGREEMENT FOR SALE



ARTICLES OF AGREEMENT made at Bhandara on this 16<sup>th</sup> day of January in the Year Two Thousand and twenty.

**BETWEEN**

Mr. Sagar Shedge son of Mr. Balkrishna Shedge aged about 37 years, 239, Near Gram Panchayat, At -Vangal, Post -Gove, Taluka and District - Satara-, Maharashtra -415015, hereinafter called the '**VENDOR**' of the One Part (which expression shall unless it be repugnant to the context or the meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **FIRST PART**

**AND**

MESSRS. Ashok Leyland Ltd, a Company registered under the Companies Act, 1913 and having its registered office at No.1, Sardar Patel Road, Guindy, Chennai 600032 hereinafter called "**the PURCHASER**" ((which expression shall unless it be repugnant to the context or the meaning thereof mean and include its successors and assigns) of the **SECOND PART**

The Parties to this Agreement for Sale shall be individually referred to as "**Party**" and collectively as "**Parties**".

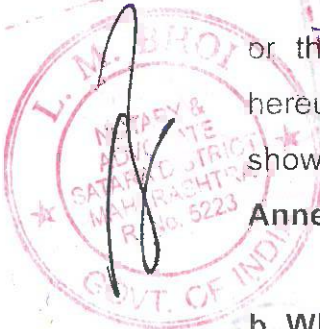
a. **WHEREAS** the Vendor herein is the Owner of all that piece or parcel of land or ground situate, lying and being at:

1. Survey no.89/9 of village Tiware, Ghera prachitigad Taluka Sangmeshwar District Ratnagiri admeasuring **02H.08R**,
2. Total land area is 2.08 Hectares i.e. 5.142 Acres.

or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as "**the said property**") and shown bounded in Red colour line on the plan annexed hereto as **Annexure "A1"**.

b. **WHEREAS** the Vendor herein had purchased the said property viz.

1. survey no.89/9 from Liyakat Ali Husain Patankar by Registered Sale Deed dated 06-12-2013

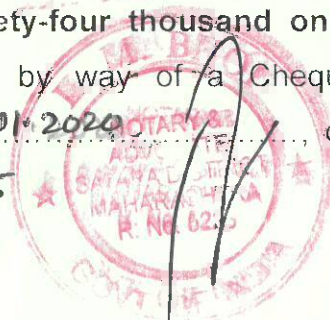




- c. **WHEREAS** the VENDOR represented that they have been enjoying the First Schedule property with absolute rights ever since purchasing the same and have a clear and marketable title to the same.
- d. **WHEREAS** the VENDOR for want of funds for their utilization and that of their family members, decided to sell the First Schedule mentioned property hereunder and the PURCHASER have offered to purchase the same.
- e. **WHEREAS** the VENDOR represented that they are the joint and absolute owners of the First Schedule mentioned property in which no other person except them have any manner of right, title or interest and they are fully competent and entitled to sell the same free from all encumbrances, to the PURCHASER herein.
- f. **WHEREAS** the VENDOR offered to sell and transfer the First Schedule mentioned Property to the PURCHASER for a total sale consideration @ Rs 151000 per acre totaling to **Rs.7,76,500/- (Rupees Seven lakhs seventy six thousand and five hundred only)** and relying upon the aforesaid representations and declarations made by the VENDOR, the PURCHASER have agreed to purchase the same for the aforesaid consideration, on the following terms and conditions as under this indenture.

**NOW THIS AGREEMENT FOR SALE WITNESSETH:** The terms and conditions mutually agreed to between the parties are as follows:

1. The recitals to this Agreement are and shall be construed a part of the operative part of this Agreement.
2. The VENDOR offered to sell and the PURCHASER agreed to purchase the property more fully described in the First Schedule hereunder.
3. The price mutually fixed and agreed between the VENDOR and PURCHASER is **Rs.7,76,500/- (Rupees Seven lakhs seventy six thousand and five hundred only)**.
4. The PURCHASER has paid 25% of total sale consideration i.e. a sum of **Rs.1,94,125/- (Rupees one lakh ninety-four thousand one hundred and twenty-five only)** as advance, by way of a Cheque bearing No. **NEFT** dated **27.01.2020**, drawn from **Bank Ref. No: 27201046264955** Payment Doc. No: **08E0141666**.



*[Handwritten signature]*

HDFC Bank, favouring the VENDOR, which sum the VENDOR admit and acknowledge its receipt and realization thereof.

The 50% of sale consideration i.e. sum of Rs 3,88,250 /- (Three Lakh eighty-eight thousand two hundred and fifty only) will be paid by the PURCHASER favouring the VENDOR upon registration of the absolute sale deed to be registered in favour of the PURCHASER and/or their nominees.

The balance 25% of sale consideration i.e. sum of **Rs.1,94,125/- (Rupees one lakh ninety-four thousand one hundred and twenty-five only)** will be paid by the PURCHASER favouring the VENDOR upon receipt of original documents and receipt of revenue records like 7 / 12 extract and form 8 in favour of the PURCHASER and/or their nominees.

5. The Parties have mutually agreed to complete the Sale transaction which shall include execution of the Absolute Sale Deed and registering the Sale Deed and submission by the VENDOR to the PURCHASER, of all original documents as well as the submission of mutated revenue records like 7/12 extract and form 8 on or before 45 working days from the date of receipt of the initial 25% of sale consideration by cheque.- (The term "working days" in this Agreement shall refer to all days of the week except 2<sup>nd</sup> and 4<sup>th</sup> Saturdays, public holidays and all Sundays). Time is the essence of this Agreement.
6. If in case the VENDOR is not able to complete the sale transaction, which includes all activities mentioned in clause 5 above, within the said period of 45 working days from the date of receipt of the initial 25% of sale consideration by cheque, the sale consideration paid by the PURCHASER shall be returned by the VENDOR to the PURCHASER without any deductions immediately upon demand by the PURCHASER to the VENDOR herein. In the event the VENDOR fails to return the sale consideration amount immediately on the PURCHASER'S demand, the VENDOR shall be liable to pay to the PURCHASER the sale consideration amount along with interest at the rate of 12% p.a or the maximum applicable interest allowed under the law. Upon refunding the entire sale consideration amount so paid along with interest as mentioned herein, this Agreement shall stand cancelled automatically and the VENDOR shall thereafter be free to sell the property to any person as desired by them.



7. The VENDOR declare that the property hereby agreed to be sold is their self acquired property and is not subject matter of any encumbrance or prior agreement and there is no order of Court prohibiting or restraining sale of the First Schedule mentioned property is not subject matter of any suit or other proceedings pending before any Court of Law, Acquisition proceeding and that there are no other person or persons entitled to claim any share, right, title or interest over the said property except the VENDOR.
8. The VENDOR confirm that they have not entered into any agreement for sale, mortgage, exchange, lease, rental, license or whatsoever with any other person relating to the First Schedule Property and further undertakes not to enter into similar agreements with third parties, during the subsistence of this agreement.
9. The VENDOR confirm that there is no water channel, river or water body near the First Schedule Property or flowing through the First Schedule Property. The VENDOR further confirm that there is no declared heritage structure, burial/cremation ground or Railway line/HT line, or mining/quarry area in the First Schedule Property.
10. If there arises any dispute to the title of the First Schedule property or the VENDOR right to alienate the same, the VENDOR shall at their cost defend the same and establish their right, title and interest.
11. The VENDOR hereby agrees that all charges, rates, taxes, rents, public charges and other dues including penalties as demanded with respect to the First Schedule property up to the date of the registration of sale deed will be borne by the VENDOR.
12. The VENDOR agrees to execute the sale deed or deeds in favor of the PURCHASER and/or their nominee/s upon payment of entire consideration. The transfer of property shall be free from all encumbrances. The VENDOR agree to handover vacant possession of the First schedule property at the time of registration of the Sale Deed upon receipt of the entire payment due under this agreement.



13. The PURCHASER shall bear all the registration charges of stamp duty and Registration charges as applicable and other incidental expenses for registering the sale deed in the name of the PURCHASER.
14. The VENDOR agrees to produce the original property related documents for verification by the PURCHASER and/or their advocate as the case may be, and also provide copies of such other documents requested for establishing a clear title over the schedule property. This agreement is subject to the title clearance of the PURCHASERS' advocate.
15. The VENDOR further undertake to produce the original documents and other relevant documents for at the time of registration for smooth conduct of the sale deed registration process and submit the Original property title documents and other related original documents together with all the receipts of statutory payments to the purchasers immediately upon execution of the sale deed and registration of the property is over.
16. Either Party shall have the right of specific performance of this Agreement for Sale against each other.
17. The PURCHASER have obtained a Certificate of Title of Owners to the said property, dated 06.12.2019 issued by Advocate Chandrakant Mangle , a copy of which is annexed hereto and marked as Annexure – A2
18. All notices to be served on the PURCHASER or the VENDOR as contemplated by this Agreement shall be deemed to have been duly served on the third working day of transmission thereof if posted to the PURCHASER or the VENDOR under certificate of posting at the address hereinbefore stated, i.e. to say:

ADDRESS OF THE PURCHASER

Mr. S. B. Joshi

Plot No 1, MID C Industrial Area

Village: Gadegaon, Taluka : Lakhani

Dist: Bhandara, Maharashtra 441 904



ADDRESS OF THE VENDOR

Mr. Sagar Balkrishna Shedge



239, Near GramPanchayat , At -Vangal ,  
Post -Gove , Taluka and District -Satara,  
Maharashtra -415015

19. If any dispute, difference or question at any time hereafter arises between the Parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of the said Property or as to the rights, liabilities or duties of the Parties hereunder, the same shall be referred to the Arbitration of a sole Arbitrator. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference. The venue of Arbitration shall be Mumbai and the Courts of Mumbai shall have exclusive jurisdiction to entertain, try and determine all matters hereunder.
20. The parties hereby declare that their respective PAN numbers are as under:

- a. PAN No. of the Vendor, CGOPS2883K  
b. PAN No. of the Purchaser, AAACA4651L

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**DESCRIPTION OF THE SAID PROPERTY**

A) All that piece and parcel of the agriculture land admeasuring 00H.52R, pot kharaba 01H.56R and Assessed at 00.10 rupees; bearing Survey Number 89/9 at Tiware Ghera Prachitigad Village, Sangmeshwar Taluka, Ratnagiri District in the State of Maharashtra bounded by:

East : Mauje Siddeshwar Gavchi Shiv  
West : Survey No 89/8  
North : Survey No 89/6  
South : Survey No 89/10 & 89/11 & Mauje Nayari Gavchi Shiv



SIGNED SEALED AND DELIVERED )

by the within named VENDOR  
Mr. Sagar Balkrishna Shedge

in the presence of

Mr. Ajay Nirruthi Gaikwad

SIGNED SEALED AND DELIVERED by the  
within named "PURCHASER"

Mr. S. B. Joshi



in the presence of... Mr. Arvind D. Boradkar

Witness

Mr. Ajay Nirruthi Gaikwad

  
SHRI. L. M. BHOI  
NOTARY & ADVOCATE  
S-5, Guruvihar Residency,  
63/1/E/1, Shukrawar Peth, Satara  
Mob. 9823083469  
Reg. No. 5223

Noted & Registered  
at Serial No. 157  
Date: 16 JAN 2020

