

Tathowade campus.

D.NO-1151-2001

सुप्रसन्न संस्थान

D.MO-121-2001

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५६०००६

पावती क.

कॅम्पू ३९ न.  
१९९९

दस्तऐवजाचा अर्जाचा अनुक्रमांक १४५६

दिनांक २७/१२/२००१ तन १९

दस्तऐवजाचा प्रकार-

अर्जाचा अर्ज १३००००६

सादर करणाऱ्याचे नाव-

खाली प्रमाणे फी निवडली

मंडणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा ज्ञापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ )

इतर फी (मागील पानावरील) बाब क.

मुळ दस्तऐवज आपण मुळ पावती दाखवून

किंवा आपल्या प्रतिनिधी मार्फत मुळ पावती

या द. अकार पत्रात ये दि.

रोजी तयार होईल व

घेऊन जाणे हि नम्र विनंती.

Jayawant Shikshan Prasarak Mandal

President

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एकूण

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकने पाठवली जाईल.

या कार्यात याम येण्यात येईल

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकने पाठवावे.

दुय्यम निबंधक दुय्यम पोड

हवाली करणे

३५-३६-३७-३८-३९

सिदरकर्ता

०१

५५

5000Rs.



१६३८९ १२/२००१ ५०००/-

मकारंदि राव... शिवाजी जयवंत सावंत  
धर्मकवडी पुणे

१९ आंध्रे  
रज. पी. हाटे एरॉम्य कोन्डर  
के सजावा पे, पुणे-४० Kalyan

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अनुक्रम नंबर  
सन २००१ चे ५५५५५  
चे २० तारखेस  
चे दरम्यान मुळशी (पोड)  
चे दुय्यम निबंधक कनेरित  
आणून दिला.

की बंठरी: १४०००/-  
 तोंदणी की: )  
 छाया पाने: )  
 मोरे की: १२५  
 हजुवात की: ६५  
 फायलिंग की:  
 टपाल की: २

एकूण: १४०६५/-

*Opai*

**Shree Swami Samart** दुय्यम निबंधक मुळशी पोड

**दुय्यम निबंधक मुळशी पोड**

**SALE DEED**

This Sale Deed is made and executed at Pune on this 12<sup>th</sup> of

February 2001

OFFICE OF THE JT. SUB-REGISTRAR  
HAVELI, PUNE  
MAH/CRA/13/YEAR - 2000

भारत 02833 SPECIAL महाराष्ट्र  
ALHESIVE 189396 FEB 12 2001

Rs. 0051000/PB-0002  
INDIA STAMP DUTY MAHARASHTRA

₹ Fifty one thousand only

*[Signature]* 12-02-01  
सह. दुय्यम निबंधक  
हवला क. १



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**Shree Swami Samarth**

**SALE DEED**

**This Sale Deed is made and executed at Pune on this 12<sup>th</sup> of**

**February 2001**

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**BETWEEN**

**Shri Bharat Tulshiram Sapkal**

Age – 47 years, Occ – Farmer

Residing at – Village Tathawade , Tal – Mulshi, Dist – Pune.

Through their Constituted Attorney—

**Shri. Tanaji Jayawant Sawant,**

Age about 39 years, Occupation -Business

*Founder Secretary of*

*Jaywant Shikshan Prasarak Mandal*

Resident of S.No. 29 Sawant Park, Dhankawadi,  
Pune-Satara Road, Pune 411043.

----- Hereinafter called as **VENDOR**. (which expression shall mean and include their heirs, executors, administrators, legal representatives etc.).

(Power of Attoeney Executed and Registered Before Sub-Registrar at Paud.No. 5178/2000 dated 7-11-2000.)

----- OF THE FIRST PART

**AND**

**Shri Shivaji Jaywant Sawant**

Age about 50, Occ.- Business & Farmer

*Founder President of*

*Jayawant Shikshan Prasarak Mandal*

Residing at S. NO. 29, Sawant Park, Dhankawadi,  
Pune 411 043

----- Hereinafter called the **PURCHASER**. (which expression shall mean and include their heirs, executors, administrators, legal representatives etc.)

Sale Deed of Rs. 14,00,000=00

**WHEREAS :**

A) The Vendor herein is seized, owned and possessed off and otherwise well and sufficiently entitle to all that portion of the land bearing

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Survey No. 82/2 area whereof 0 Hect. 69.67 R from and out of total extent 2 Hector 09 R excluding the land of 40 R sold to Shri Ramesh Kriplani Situated at village Tathawade Tal. Mulshi, Dist. Pune which is more particularly described in Schedule-A hereunder (hereinafter called the said property). The said property is ancestral property of the Vendor herein.

B) The Vendor herein is the lawful owner of the said property.. The said property is standing in the name of Vendor having their entire share which is defined one and having separate possession in the said land. Except the Vendor herein no person have any right, title, interest and/or possession of whatsoever nature in the said property.

C) The Vendor has executed an irrevocable Power of Attorney in respect of the said property and registered the same before the Sub-Registrar of Paud under Sr. No. 5178 on 7-11-2000 and have given the absolute rights to dispose of the same through the said Power of Attorney.

D) The Purchaser herein agreed to purchased the said property more particularly described in Schedule A hereunder for the total sale consideration of Rs. 14,00,000=00 (Rs. Fourteen lacs Only). The Vendor has agreed to sell the said property to the Purchaser and the Purchaser agreed to purchase the said property for the total sale consideration Rs. 14,00,000=00 (Rs. Fourteen lacs Only). The Vendor has accepted and received said consideration from Purchaser herein as mentioned below. The Vendor has transferred all their rights, title and interest in the said property mentioned in Schedule A hereunder in favour of the Purchaser hereto. And as such the parties hereto are executing

*91.5/11/2009*  
this present. The said amount shall be distributed within the vendor and consenting party of power of attorney.

NOW, THEREFORE, THIS PRESENT WITNESSETH AS UNDER :

1. CONSIDERATION :

In pursuance of this presents the Vendor has been paid the consideration of Rs. 14,00,000=00 (Rs. Fourteen lacs Only) towards the said property by the Purchaser as per his request in the name of or in the hands of the Vendor under/by the following way:-

Rs. 5,00,000=0 paid to the Vendor by Purchaser by cheque.(particulars whereof mentioned in separate Vouchers).

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Rs. 9,00,000=00 Paid to the Vendor by way of post dated cheques through their Attorney

The receipt of the total consideration of Rs. 14,00,000=00 (Rs. Fourteen lacs Only). paid to the Vendor by the Purchaser and the Vendor do hereby accept, admit and acknowledge of and from the same and every part thereof forever acquit, release and discharge to the Purchaser herein.

## 2. MARKETABLE TITLE

The Vendor herein declares that, they have good marketable title in respect of the said property and free from all encumbrances charges or loans of whatsoever nature and the same are their ancestral property and no other persons other than the Vendor herein have any right, title and interest of whatsoever nature in or towards the said land/property. The said property or any part thereof is not subject matter of any acquisition, requisition, or reservation and the Vendor herein has not received any Notice of acquisition, requisition, or reservation from the state or central Government or any other authority. The Vendor herein further declares that, he has not agreed to, sell lease, gift or otherwise dispose of the property to any other person except agreed to sell to the Purchaser herein. The Purchaser herein has also satisfied himself in respect of the said Marketable title.

## 3. CONVEYANCE OF THE SAID PROPERTY

In pursuance of the consideration paid by the Purchaser to the Vendor in respect of the said property, the Vendor herein does hereby release, grant, convey, sell, assign and assure unto the Purchaser herein forever all these said property which are more particularly described in the Schedule written hereunder along with the right to use the internal road (consideration of the same along with development charges has to be borne by the Purchaser separately) **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever.

## 4. GENERAL CONVEYANCE

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The Vendor herein does hereby grant, assign, release, convey, and assure unto the Purchaser forever all these said property together with water, water courses plants, light, liberties, privileges, easements, profits, advantages, rights, whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretobefore usually hold, used, occupied or enjoyed therewith or reputed or known as part or members to belong or to be appurtenant thereto and also together with all the deeds, document writings, vouchers and other evidence of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof.

#### 5. CONVEYANCE TOGETHER WITH ALL ESTATES ETC.

The Vendor hereby grants, conveys, releases and assures and confirm in favour of the Purchaser the said property together with all estate, right, title and interest, property claim and demand whatsoever at law and in equity of the Vendor in and to the said property hereditaments and premises and every part thereof hereby conveyed.

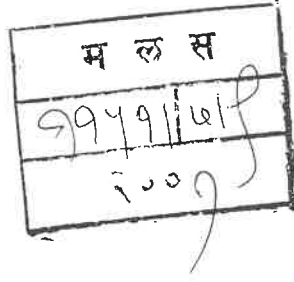
#### 6. PURCHASER'S RIGHT TO HAVE AND HOLD THE SAID PROPERTY

Hereinafter the Purchaser has a right to have and to hold all and singular the said property, hereditaments and all other appurtenances and thereto hereby granted, released, conveyed and assured or expressed so to be with its appurtenances unto and to the use of the Purchaser its heirs, executors, administrators, assigns forever.

#### 7. COVENANTS OF THE VENDOR

The Vendor does hereby assures, declares and covenants with the Purchaser that, the Vendor has absolute authority and right, title and interest in the said land and absolute right to sell, convey release and grant the said property in favour of the Purchaser herein. The Vendor herein or any person or persons lawfully or ably claiming, by, from, through, under or in trust for the Vendor has not committed, omitted or neglected to do any thing which would





Vendor to convey, grant, sell, and said property in favour of the Purchaser herein. The Vendor hereby assures declares and conveys that, the Vendor has paid all the rates, taxes, assessments, dues, duties and charges cesses, including property hereby conveyed and further covenants with if any dues in respect thereof hereinafter transpires the Vendor herein shall immediately pay in the concerned Government Offices and the receipt thereof shall be handed over to the Purchasers.

#### 8. PURCHASER'S COVENANTS

The Purchaser hereinafter shall pay all taxes, assessment, dues, N.A. cesses, property tax etc. payable to the State or Central Government in respect of the said property.

#### 9. DELIVERY OF POSSESSION

The Vendor herein on or about execution of these present hand over the vacant and peaceful possession of the said property to the Purchaser herein. The Purchaser herein declares that he has received the vacant and peaceful possession of the said property and have no complaint of whatsoever nature regarding the delivery of possession. If any sort of objection regarding the Purchaser's possession of the said land arose in future, the Vendor herein shall sort out the said objection at his cost and shall give the Purchaser clean and clear possession of the said land.

#### 10. STAMP DUTY AND REGISTRATION FEES

As agreed between the parties hereto all the expenses towards the stamp duty, registration fees and the incidental charges thereto shall be borne and paid by the Purchaser herein alone. The Vendor shall not contribute towards the aforesaid expenses under whatsoever ground. The stamp duty is paid on the Purchase price.

### SCHEDULE - A

All that piece and parcel of the property/ land admeasuring 0 Hectores 69.67 R, from S. No. 82/2 assessed ar Rs. 4=50 from and out of total extent 2 Hector 49 R situated at village Tathawade , Taluka

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Mulshi , District Pune , within the Sub-Registration, Paud and which is bounded by as under :


- East : Part of S. No. 82/2 i.e. Share of Bhanudas Sapkal  
 South : S. No. 88 & Proposed 12 Meter Service Road.  
 West : Part of S. No. 82/1  
 North : S. No. 80 & Proposed 18 Meter Service Road

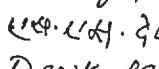
Along with all easemantory rights including standing trees etc.  
 ( hereinbefore referred to as the said "PROPERTY" )

In witness whereof the parties hereto have signed, sealed and delivered unto each other this Sale Deed .on the date hereinbefore mentioned.

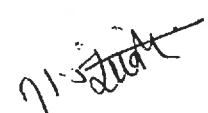
Witness :

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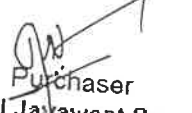
Sign :   
 Name : m. D. Takle  
 Address : 13, Saooant Ganda  
 Khatraj Pune-43

2.  
 Sign :   
 Name : Devkate S. S.  
 Address : Sawant Park,  
 Bhankawadi, Pune-43

1.

  
 Vendor through his attorney

Shri Tanaji Jayawant Sawant  
 Founder Secretary of  
 Jayawant Shikshan Prasarak Mandal

  
 Purchaser  
 Shri Shilvaji Jayawant Sawant



(1) श्री गणेश गवत  
 ३९ व्यापार कार्यालय मुंबई  
 गवत १२/१०१ पत्तण मुंबई  
 अ धनकर ५०० रु. ०० प  
 शिव गुरुदास गवत  
 २०१ मुंबई मुंबई

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(2) श्री गणेश गवत  
 आवे. ५०१ व्यापार, री  
 कार्यालय मुंबई  
 गवत १२/१०१ पत्तण  
 मुंबई अ धनकर ५०० रु. ०० प

इ दुकान निबंधक यथ्या जोळीचे  
 यथ्ये ने धरीत वस्तुवैज कलन  
 बेधारात स्वतः जोळीत असल्याचे  
 साबित व साही जोळीत पडविण्यात



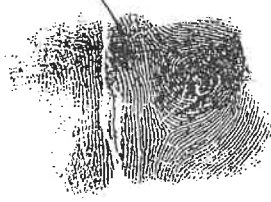
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दुकान निबंधक मुळशी पोडा

११-५-२००१



वहिले नंबरचे पुस्तकाचे  
 ११५ नंबर नोंदला

दुकान निबंधक मुळशी  
 दिनांक २०/२/२००१

