



दि महाराष्ट्र स्टेट को-ऑपरेटिव्ह मार्केटिंग फेडरेशन लि.  
कार्यालय जिल्हा मार्केटिंग अधिकारी भंडारा

जा.क्र/जिमाअ/भंडारा/२०१४-१५/ 468

दिनांक: १०.१२.२०१४

प्रति,

मा.व्यवस्थापक (प्रकल्प),  
प्रधान कार्यालय, मुंबई.९

विषय :- वरठी येथील गोदामाचे जागे बाबत.

गोदाम,

वरील विषयांस अनुसरून कळविण्यात येते की या कार्यालयाचे वरठी येथे गोदाम असून त्या गोदामाची जागा श्री. रमेश बन्सीलाल अग्रवाल यांचे कडून विकत घेण्यात आलेली आहे. त्या जागेचे मालकांनी मोजमाप केले असून आपण गोदामास जी कम्पाऊंड भिंत बांधलेली आहे. त्यानुसार आपणांकडे ०.१२ हेक्टर जागेचा जास्त ताबा घेतलेला असल्याचे पत्र दिले आहे व आपल्या ताब्यामध्ये असलेल्या जागेचे मोजमाप करून ०.१२ हेक्टर जागा जास्तीच्या ताब्यात असलेली जागा परत ताब्यात देण्यात यावी असे दि. ०६.१२.२०१४ रोजी पत्र दिले आहे. ते पत्र या पत्रासोबत योग्य त्या कार्यवाहीस्तव पाठवित

आहोत.

मे कळावे

आपला विश्वासू

जिल्हा पणन अधिकारी  
भंडारा.

MAHARASHTRA STATE CO-OPERATIVE MARKETING FEDERATION LTD. MUMBAI-9
16 DEC 2014
Word No.

To,  
The District marketing officer,  
Maharashtra state co-operative marketing federation  
Dilip Bhiogade building above Central Bank of India,  
Hanuman ward, Bada bazar, Bhandara 441 904

06/12/2014

Subject : Our lands Khasra no. 307/1,307/2 and 307/3 at Warthi,Distt-Bhandara.

Dear Sir,

It is to bring to your kind information that we have sold land Khasra no. 307/2 admeasuring 21,980 Sq.ft. i.e. 0.20 Hectors on 04/02/1983 vide our sale deed executed at bhandara. All relevant papers are being enclosed as page 1 to 6.

There after we have again sold land land Khasra no. 307/3 admeasuring 0.44 Hectors in year 1990 vide our sale deed executed at bhandara. All relevant papers are being enclosed as page 7 to 11. This leaves behind land khasra no. 307/1 in my ownership as 0.57 Hectors.


However we have been informed by land record office that your office has occupied 0.30 Hectors land for Khasra no. 307/2 instead of 0.20 Hectors and 0.46 Hectors land for Khasra no. 307/3 instead of 0.44 Hectors. Thus leaving behind land area of 0.45 Hectors with us. We are enclosing 7/12 record of these lands issued by patwari Mouza- Warthi at page no. 12 to 14. **All above facts have been appropriately stated in Durusti takta issued by Sub divisional officer Bhandara which is enclosed at Page no.15.**

There after we have conducted land measurement on 25/05/2012 from land record officer , Mohadi, Distt Bhandara, which shows that in fact the lands occupied by you in Khasra no. 307/2 exceeds by 0.10 Hectors and in Khasra no. 307/3 exceeds by 0.02 Hectors i.e. 0.12 Hectors in total. The "K" prat of land measurement dated 25/05/2012 is enclosed at Page no.16.

Sir, above given facts are very clear that your esteemed organisation occupies land area of 0.12 Hectors more than its ownership. Thus reducing ownership of undersigned to that extent.

Now may we very kindly request you to look in to matter,& allow us to conduct land measurement of all above Khasras jointly in presence of responsible officers from your organisation in order to resolve this matter. *Please oblige.*

Thanking you.

  
Ramesh Bansilal Agrawal  
Present Address: C-102, Yoglaxmi Complex,  
Modi No. 1, Sitabuldi, Nagpur - 12 Phone 94221 05560

Enclosed : Two sets of all papers for your ready reference.

R E C E I P T

Received from Maharashtra State Co-operative Marketing Federation Ltd., Bombay through District Marketing Officer Bhandara. Rupees 65940/- ( Inwards) Rupees Sixty five thousand nine hundred forty only) vide cheque No. 143893 dated 4.2.83 Account payee drawn on Bhandara. District Cooperative Bank Bhandara. Against sale deed of worthi land executed today by the undersigned.

(Ramesh Bansilal Agrawal)

nc.

टेलीफोन : ३२२२९४/९८  
Telephone : 322294/98

तारिका पत्रा : "कॉपमार्केट"  
Telegram : "COPMARKET"

## दि महाराष्ट्र स्टेट को-ऑपरेटिव्ह मार्केटिंग फेडरेशन लिमिटेड

कर्मूर हाऊस, नरसीनाथा स्ट्रीट, मुंबई नं. ४००००९. पो. बॉक्स नं. ५०८०.

**THE MAHARASHTRA STATE CO-OPERATIVE MARKETING FEDERATION LIMITED**

Kanmoor House, Narsi Natha Street, BOMBAY-400 009. Post Box No. 5080

जा. नं.

PJG Dmo 110/81-82 4340

रिप्लाय

N<sup>o</sup> 20056

तारीख : २१-११-८१

श्री. रमेश अग्रवाल

१३०, बजाज रोड,

नागपूर.

महाराष्ट्र,

विषय: डोअवून बांधण्या करील जागा मिळणेबाबत.

वरील सुध्दाद्वारे आपणास कळविण्यात येते -

की, आपण आपल्या मातृकाच्या भंडारा रेल्वे स्टेशनजवळ असलेली

उपलब्ध जागा फेडरेशनला डोअवून बांधणी करून देऊ शकते. आसत

यानाबत आपणास कळविण्यात येते. फेडरेशनच्या

कार्यकारी समितीने उपसमित्याची मध्यक कक्षात जागापहाणी व देवाबाबत

नक्की करण्युकरिता केले आहे. जिल्हा मार्केटिंग कार्यकारी - अमरावती

यांचे कार्यालय ता. २७-११-८१ रोजी सकाळी ११-०० वाजता मिटींग

कार्ये जग करण्यात आली आहे. आपण सर्व कागदपत्रासह अमरावती

कार्यालयत सकाळी ११-०० वाजता उपस्थित होणे गरजेचे आहे.

ता. कळते -

अमरावती कार्यालयाचा पत्ता -

महाराष्ट्र स्टेट को-ऑप. मार्केटिंग फेडरेशन लि.

डॉ. रामदास देशमुख यांचा बंगला

आयु. टी. जगू. समार

अमरावती

आपला विश्वासू

म. न. ज. र. (सहायक)

**THE MAHARASHTRA STATE CO-OPERATIVE MARKETING FEDERATION LTD.**

Kanmoor House, Narsi Natha Street, P. B. No. 5080, BOMBAY-400 009.

No. PJT/DMD-119/81-82/600

December 8, 1981

927/8

To

Shri Ramesh Bansilal Agrawal,  
130, Bajaj Nagar,  
Nagpur.

Subject: Construction of godown at Bhandara Road,  
Offer of plot for the ...

Ref:- Meeting of the Sub-Committee of the Executive  
Committee Meeting held at Amravati on  
27th November 1981.

.....

Dear Sir,

With reference to the decision of the above Committee held at Amravati on 27th November 1981 you are informed as under:

1. Please submit your willingness to sell your land to Federation at the rate approved by the Directors i.e. Rs. 3.00 sft. (Rupees Three only) in writing. The original application sent by you with Sri Jain Dy. Engineer of the Federation is still not received in this office though it was dispatched by him on 30th November 1981. (letter received today & may not be sent now)
2. You please inform the name of the Advocate appointed by you to deal this case on your behalf so that the Federation's advocate can contact your advocate.
3. The agreement to sale can be executed only after the approval of Executive Committee meeting scheduled to be held on 30th Dec. 81.
4. The payment can be affected only after scrutiny of the relevant papers by legal Advisor appointed by the Federation, executing the transfer deed etc.

Please do the needful at the earliest.

Thanking you,

Yours faithfully,

Manager (Project)

n/-

*[Handwritten Signature]*  
*[Handwritten Initials]*

Rs. 2000/-

329  
1-2-83

Sr No 69A  
1-2-83

Rs. Two thousand only

Sd/-  
P.N. Rajwadekar  
1-2-83

The Maharashtra State Co-op Marketing  
Fed. Ltd, Bombay through P.N. Rajwadekar

Sd/-  
EX-O.S.V  
Bhandara  
1-2-83

This indenture made at Bhandara, this Friday 4th of February 1983 between Shri Ramesh Bansilal Agrawal - resident of Nagpur carrying on business at Nagpur hereinafter called the vendor ( which expression shall unless repugnant to the subject or its context or meaning thereof be deemed to mean and include the survivors, heirs executors, and the respective heirs, executors and Administrators ) on the one part and the Maharashtra State Cooperative Marketing Federation Ltd., Bombay a Cooperative Society incorporated and registered under the Bombay Cooperative Societies Act, 1925, having Registered no. 24020 of 1958 and having their registered office at Kanmoor House, Narai Natha Street, Bombay hereinafter called purchaser of the other part.

...2...

...2...

AND WHERE AS -

1. The vendors is seized and possessed of or otherwise well and sufficiently and absolutely entitled to all the land or parcel of the land described below and hereinafter referred to as the property with the boundary lines, free from all encumbrances. By the agreement of sale, dated 15-4-82 made between the vendor agreed to sell to the purchaser of the one part and the purchaser of the other part, the vendor agreed to sell to the purchaser a half acre land out of 3.02 acre land i.e. survey No. 307 and the purchaser agreed to purchase from the vendor free from all encumbrances the property shown and surrounded in the description below at Rupees three per square foot of the actual area ( 21980 Sq. Ft. ) of the said property to be calculated at the rate stated above, and on calculation which comes to Rs. 65940/- the purchaser paid to the vendor the sum of Rs. Nil only as and by way of earnest money for which the receipt was acknowledged by the vendor.

2. The purchaser desires to pay the said balance

Rs. 1000/-

SR.No. 69.B  
1-2-83

Rs. One thousand only  
Sd/-  
P.N. Rajwadekar  
1-2-83

The Maharashtra State Coop Marketing  
Fed. Ltd. Bombay through P.N. Rajwadekar

...3...

Sd/-  
Ex-OS.V  
Sd/-  
1-2-83

Purchase Price of Rs. 65940/- ( Rupees Sixty five Thousand  
nine hundred forty only ) and take a conveyance in respect  
of the property more particularly described below, and has  
and has paid to the vendor <sup>the</sup> consideration by chq no 143813 and  
therefore requested the Vendor to execute the conveyance  
in respect of the said property which the vendor has  
agreed to do in the manner here after appearing.

Note:- All payee  
Cheque drawn  
on DCC Bank Ltd  
Mandara.

3. The payment of the purchase price, making in the  
aggregate of the said sum of Rs. 65940/- being the full  
purchase price agreed to be paid by the purchaser to the  
vendor in respect of the said property, described below  
the vendor does and doth hereby grant, convey, sell, assign,  
transfer and assure upto the purchaser all that the said  
property which is described hereunder, together with the  
area, trees, plants, scrubs, right of way, passages

...4...

...4...

easements and all that appertains to the said property and all the rights, interest, claims and demands what soever, at law and in enquiry of the vendor into, out of or upon the land or any part thereof, To HAVE AND TO HOLD all and singular the said property granted, conveyed, sold assigned hereby and assure with every right to the purchaser. The vendor now has in himself good right, full power and absolute authority to grant, convey, sell assign transfer and assure the said property hereby granted conveyed, sold, assigned, transferred and assured in the manner aforesaid, AND THAT, It shall be lawful for the purchaser, from time to time and at all the times hereafter peaceably and quietly to hold, enter, upon have, occupy, possess and enjoy the said property hereby granted, conveyed sold, assigned and transferred and assured with their appurtenances and to derive all the benefit without any suit, eviction, interruption, claim and demand what soever from or by the vendor or any of his heirs or from or by any person lawfully or equitably claiming through or under or in trust for him, AND THAT free and clear and absolutely acquitted, exonerated, released or forever discharged or otherwise by the vendor

... 5 ...

Rs. 30/-

Sr. No. 69 C  
1-2-33  
Rs. Thirty only  
Sd/-  
PN Rajwade  
1-2-33

The Maharashtra State Co op. Marketing  
Fed. Ltd. Bombay through PN Rajwade

Sd/-  
S. Y. V.  
K. S. N. D. W.  
1-2-33

...5...

will and sufficiently saved, defended, kept harmless  
undemnified of, from and against all former, title, charges  
and in- cumbrances what soever either already or to be  
hereafter had, made, executed occasioned, or sufficed by  
the Vender or any one or by any other person, or persons  
claiming through him under or in tract for any of them and  
that the Vender - will from time to time and at all the  
times hereafter at the request and cost of the purchaser does  
and execute or cause to be done and execute all such further  
lawful and reasonable acts, deeds, things, matters, conveyance  
and assurances in law what soever for the better, further and  
more perfectly and absolutely granting and assuring the said  
property and every part thereof hereby granted, conveyed,  
conveyed, sold, assigned, transferred and assured or expressed  
so to be upto and to the use of the purchaser in manner above  
said as shall or assiness of the purchaser.

4. All the Stamp duty and other charged of the Registration  
of this conveyance shall be shared equally by parties to the  
agreement.

...6...

...6...

5. IN WITNESS whereof the Vendor has hereunto  
sets and subscribed his hand on the day and year  
first here in above written.

Details of Property

at Mauza WARTHI ( RI. SEN. SHANDARA )  
SATA No. 47 Taluqa Mohadi District Shandara.  
Survey No. 307 Acreage -  $\frac{1}{2}$  Acre i. e. 2180 Sq. Ft.  
North Side - ROAD  
WEST Side - new land of Khaska No. 303  
EAST Side - road and land of Khaska No. 306  
SOUTH Side - Land of Khaska No. 297/303/300/299/301 & 302

Vendor :-

Witnesses

1. M. V. C. L.
2. R. A. Rathod.

Draft prepared by  
V. G. Shanwarwar  
Advocate specially  
authorised to draft by  
the vendor.

7

DRAFT SALE DEED

This indenture made at Bhandara, this ..... day of ..... 1990, between Ramesh Bansilal Agrawal, resident of Nagpur carrying on business at Nagpur, hereinafter called the Vendor ( which expression shall unless repaganant to the subject or its context or meaning thereof be deemed to mean and include the survivors, heirs, executors and their respective heirs, executors and administrators) on the one part, and the Maharashtra State Co-operative Marketing Federation Ltd., Bombay a Co-operative Society incorporated and registered under the Bombay Co-operative Societies Act 1925, having registered No. 24020 of 1958 and having their registered office at Kanmoor House, Narsi Natha Street, Bombay, hereinafter called purchaser of the other part.

AND WHEREAS

1) The vendors is seized and possessed of or otherwise well and sufficiently and absolutely entitled to all the land or parcel of the land described below and hereinafter referred to as the property with the Bombay lines, free from all encumbrances. By the agreement of sale, dated..... made between the vendor of the one part and the purchaser of the other part, the vendor agreed to sale to the purchaser road side land out of 2-52 acres land i.e. survey no. 307 and the purchaser agreed to purchase from the vendor free from all encumbrances the property sham and surrounded in the description below at Rs.....

per square foot of the actual area 48110 sq.ft. of the suit property to be calculated at the rate stated above and on the calculation which comes to Rs. \_\_\_\_\_ the purchaser paid to the vendor the sum of Rs. \_\_\_\_\_ only as and by way of earnest money for which the receipt was acknowledged by the vendor.

2. The purchaser desires to pay the said balance purchase price of Rs. \_\_\_\_\_ and take a conveyance in respect of the property more particularly described below, and has, therefore, requested the vendor to execute the conveyance in respect of the said property which the vendor has agreed to do in the manner here after appearing.

3. The payment of the purchase price, making in the agreement of the said sum of Rs. \_\_\_\_\_ being the full price or purchase price agreed to be paid by the purchaser to the Vendor in respect of the said property, described below, the vendor does and do hereby grant, convey, sell, assign, transfer and assure to the purchaser all that the said property which is described hereunder, together with the area, trees, plants, shrubs, right of way, passages, easements and all that appertenance to the said property and all the rights interest, claims and demands what so ever, at the law and equity of the vendor into, out of or upon the land or any part thereof, . TO HAVE AND TO HOLD all and singular the said property granted, conveyed, sold, assigned hereby and assure with every right to the purchaser. The Vendor now has in himself good right, full power and absolute

authority to grant, convey, sell, assign transfer and assure the said property hereby granted, conveyed, sold, assigned, transferred and assured in the manner aforesaid.

AND THAT, It shall be lawful for the purchaser, from time to time and at all the times, hereafter peaceably and quietly to hold, enter, upon have occupy, possess and enjoy the said property having granted, conveyed, sold, assigned and transferred and assured with their appurtenances and to desire all the benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the vendor or any of his heirs or from or by any person lawfully or equitably claiming through or under or in trust for him, AND THAT free and clear and absolutely acquitted, exonerated, released or forever discharged or otherwise by the vendor will and sufficiently saved, defended kept harmless, undisturbed of from and against all farmers, title, charges and encumbrances what so ever either already or to be hereafter, had, made executed, occasioned, or suffered by the Vendor or any one or by any other person, or persons claiming through him under or in trust for any of them and that the Vendor will from time to time and at all the times hereafter at the request and cost of the purchaser does and execute or cause to be done and execute all such further lawful and reasonable acts, deeds, things, matters conveyances, and assurances in law what so ever for the better, further and more perfectly and absolutely granting and assuring the said property

and every part thereof hereby granted, conveyed, sold, assigned, transferred and assured or expressed so to be unto and to use of the purchaser in the manner aforesaid as shall or may be reasonably required by the purchaser, successors or assigned of the purchaser.

4. All the stamp duty and other charges of the Registration of this conveyance shall be on purchaser to this agreement.

5. IN WITNESS Whereof the Vendor has hereunto sets and subscribed his hand or the day and year first hereinabove written.

DETAILS OF THE PROPERTY

At Mouza WARTHI (Rly Station Bhandara Road)  
Saza No. 47 - Taluka Mohadi distt, Bhandara Survey  
No. 307 Total area 48110 sq.ft.

North side of land - Road (Warthi Bhandara)  
To the West side - Land of Kh.No. 308  
To the East side - Road and land of Kh.No. 307/2  
To the South side - Land of kh.No. 303,299,301,302

Vendor \_\_\_\_\_

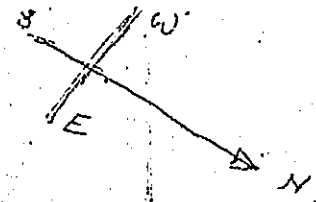
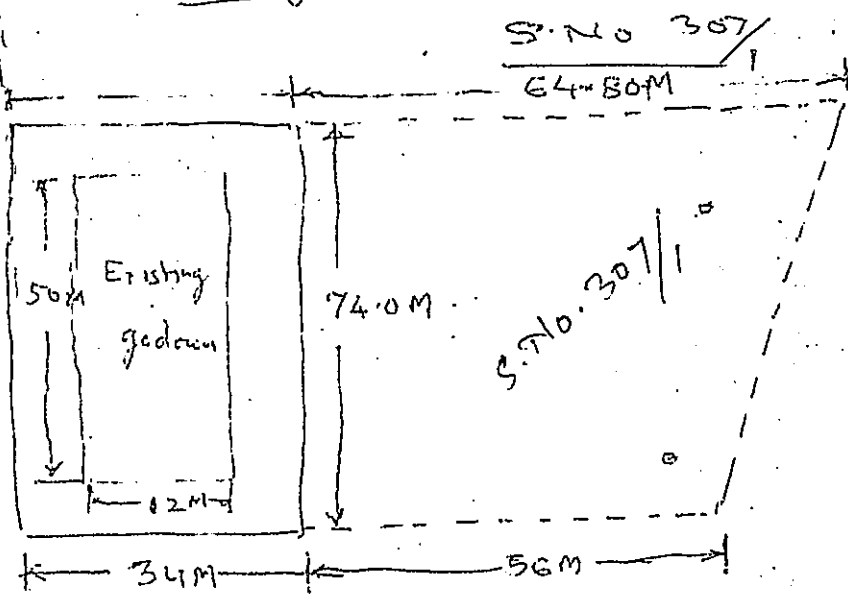
Witnesses :-

1.

2.

Drafted by M.T.Bedarkar, Advocate Bhandara.

Site plan showing the location  
of plot belonging to Shri Ramesh Agrawal  
at Bhandra Road (Wasti) for construction  
of godown under the N.E.D.C.-II



Plot Area  
 $= \frac{56.0 + 64.8}{2} \times 74.0$   
 $= 4469.60 \text{ Sqm}$   
 $= 48110.59 \text{ Sq.ft}$   
 $= 1.104 \text{ Acres.}$

- o Electric Pole
- 7 marginal plot
- Existing plot

To the gram panchayat  
 village road

S. K. Sharma  
 18/11/98 By. Engineer









