

SALE DEED FOR RS. 00,00,000.00 ONLY
(RUPEES ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)
RS. 00,00,000.00 ONLY

THIS DEED OF SALE is made and executed at NAGPUR on this _____ Day of _____, _____, BETWEEN :

M/s. MAHALAXMI INFRA, A Registered Partnership Firm, (Income Tax PAN ABCFM1454B) having its Registered Office at N-103, Laxmi Vihar Apartments, behind Hotel Airport Centre Point, Wardha Road, Nagpur – 440 015 and acting through its Partners **(1) SHRI. RAHUL S/o JAGDISH BONDRE**, Aged about 32 Years, Occupation – Business, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur – 440 025, Tahsil and District – NAGPUR; AND **(2) SHRI. ANISH S/o BHAWARILAL CHHAJED**, Aged about 49 Years, Occupation – Business and Agriculturist, Resident of Flat No. 303, Mangalam Apartments, Khare Twon, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter called the **“VENDOR / PROMOTER”**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **“PARTNERSHIP FIRM”** and its **“PARTNERS”**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

SHRI./SMT. _____,
Aged about _____ Years, Occupation – _____,
Income Tax Permanent Account No. _____,
Resident of - _____,
Tahsil – _____ and District – _____,

hereinafter called the **“ALLOTTEE / PURCHASER”**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **“ALLOTTEE / PURCHASER”**, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

(1)	Title History :
	The Vendor/Promoter hereinabove named is owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of land containing by admeasurement 1.62 Hectares (OR 4.00 Acres) comprising the EASTERN PORTION of the entire land bearing Khasra / Survey / Gut No. 91 having a total area of 3.92 Hectares, Land Revenue Rs. 15.35 Yearly, held in Occupancy Class-1 Rights of Mouza – JAMTHA, Patwari Halka No. 42, situated at Jamtha, within the limits of the Grampanchayat – JAMTHA in Tahsil – NAGPUR (Rural) AND District - NAGPUR; ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey / Gut No. 91 (Old Field Survey No. 64), having a total area of 3.57 Hectares (OR 8.83 Acres), Land Revenue Rs. 14.00 Yearly, held in Occupancy Class-1 Rights of Mouza – JAMTHA, Patwari Halka No. 42, including all types of Trees, Shrubs, Passage, Right of Way,

Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Jamtha, within the limits of the Grampanchayat – JAMTHA in Tahsil – NAGPUR (Rural) AND District – NAGPUR, Originally belonged to Shri. Sampatrao Madhao Dhadge, Shri. Baban Madhao Dhadge, Shri. Nana Madhao Dhadge and Smt. Leela Hemraj Dhadge, being their separate property;

The aforesaid Shri. Sampatrao Madhao Dhadge, Shri. Baban Madhao Dhadge, Shri. Nana Madhao Dhadge and Smt. Leela Hemraj Dhadge lateron in their turn transferred the aforesaid Agricultural land bearing Khasra / Survey / Gut No. 64 having a total area of 3.57 Hectares (OR 8.83 Acres), Land Revenue Rs. 14.00 Yearly, held in Occupancy Class-2 Rights of Mouza – JAMTHA, Patwari Halka No. 42 by way of sale to Shri. Khanderao Jyotiba Jadhao, by a duly Registered Sale Deed. and accordingly mutated in his name in all relevant records vide Ferfar Entry No. 30 on 26-06-1980;

In the mean time as per revenue record the Kh. No. 64 renumbered Kh. No. 91 having an area of 3.08 Hectares;

The aforesaid Shri. Khanderao Jyotiba Jadhao, Shri. Rambhau Jyotiba Jadhao, Shri. Bhagwan Jyotiba Jadhao, Shri. Vinayak Jyotiba Jadhao and Shri. Bhagwantrao Jyotiba Jadhao lateron Partitioned their various Immoveable properties comprising Agricultural lands Kh. Nos. 185 and 11 of Mouza - Jamtha including the aforesaid property comprising bearing Kh. No. 91 in between himself and his brothers and in terms of which the Agricultural land bearing Kh. No. 91 of Mouza – Jamtha, situated at Jamtha in Tahsil – Nagpur (Rural) and District – Nagpur was allotted to the exclusive share of his brother namely Shri. Bhagwantrao Jyotiba Jadhao absolutely forever with heritable and transferable rights therein;

The aforesaid Shri. Bhagwantrao Jyotiba Jadhao left for heavenly abode on 21-11-1999 leaving behind him, his widow Smt.. Nirmalabai Bhagwantrao alias Bhagwanrao Jadhao, 2 sons namely Shri. Prakash Bhagwantrao alias Bhagwanrao Jadhao and Shri. Pradeep Bhagwantrao alias Bhagwanrao Jadhao and 4 daughters namely Mrs. Shobhabai Vijayrao Salvi, Mrs. Shalubai Ashokrao Yelkar, Mrs. Rekhatai Harshwardhan Mohite and Mrs. Kundabai Ashokrao Mane, as his only legal heirs of deceased and accordingly mutated in his name in all relevant records vide Ferfar Entry No. 307 on 15-03-2003;

The said Mrs. Shobhabai Vijayrao Salvi, Mrs. Shalubai Ashokrao Yelkar, Mrs. Rekhatai Harshwardhan Mohite relinquished all their rights, title and interest in the said property in favour of Shri. Prakash Bhagwantrao alias Bhagwanrao Jadhao and Shri. Pradeep Bhagwantrao alias Bhagwanrao Jadhao, by a Deed of Relinquishment Dated 05-02-2008, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1, at Sr. No. 776 on 06-02-2008;

The said Mrs. Kundabai Ashokrao Mane relinquished all her rights, title and interest in the said property in favour of Shri. Prakash Bhagwantrao alias Bhagwanrao Jadhao and Shri. Pradeep Bhagwantrao alias Bhagwanrao Jadhao, by a Deed of Relinquishment Dated 22-02-2008, which is duly Registered in the Office of the Joint Sub-Registrar,

	Nagpur-10 in Book No. 1, at Sr. No. 1124 on even date. As a result therefore the said Smt.. Nirmalabai Bhagwantrao alias Bhagwanrao Jadhao, Shri. Prakash Bhagwantrao alias Bhagwanrao Jadhao and Shri. Pradeep Bhagwantrao alias Bhagwanrao Jadhao have now become the Joint/Co-owners of the aforesaid property comprising Kh. No. 91 of Mouza – Jamtha with heritable and transferable rights therein and accordingly mutated in their names in all relevant records vide Ferfar Entry No. 113 on 09-03-2008; Considering the application of the said Smt.. Nirmalabai Bhagwantrao alias Bhagwanrao Jadhao and others the Sub-Divisional Officer, Umred held in Class-2 to Class-1 rights vide Ferfar Entry No. 1347on 01-07-2008; The aforesaid Smt.. Nirmalabai Bhagwantrao alias Bhagwanrao Jadhao, Shri. Prakash Bhagwantrao alias Bhagwanrao Jadhao and Shri. Pradeep Bhagwantrao alias Bhagwanrao Jadhao lateron transferred the said property comprising ALL THAT Piece and Parcel of land containing by admeasurement 1.62 Hectares (OR 4.00 Acres) comprising the EASTERN PORTION of the entire land bearing Khasra / Survey / Gut No. 91 having a total area of 3.92 Hectares, Land Revenue Rs. 15.35 Yearly, held in Occupancy Class-1 Rights of Mouza – JAMTHA, Patwari Halka No. 42, situated at Jamtha, within the limits of the Grampanchayat – JAMTHA in Tahsil – NAGPUR (Rural) AND District – NAGPUR by way of Sale to M/s. Mahalaxmi Infra, the Vendor/Promoter named hereinabove, by a Sale Deed Dated 26-10-2016, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 8113 on 27-10-2016. As a result therefore the Vendor/Promoter hereinabovenamed have now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records;
	N.A. permission :
	The aforesaid land having an area of 1.62 Hectares out of Khasra / Gat No. 91 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-127/2017 Nagpur vide its Order Dated 31-01-2017 passed by the Collector, Nagpur passed in Revenue Case No. 187/NAP-34/2016-17;
	Lay-out Sanction :
	For the purpose of development of said land the aforesaid Vendor/Promoter entered into an Agreement of Development with Nagpur Improvement Trust on 09-02-2017 upon several terms and conditions contained therein; In terms of the said Agreement, the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. EE/(Metro)/A.E.-1/7518 Dated 30-12-2016;
(2)	Real Estate Project Name:
	The said Real Estate Project is purely a Plotted Development and shall be known and styled as “MAHALAXMI NAGAR-I” (Hereinafter referred to as the “Project”)
	Address :
	Khasra / Survey No. 91 of MOUZA – JAMTHA, Patwari Saza No. 42, Grampanchayat – Jamtha, Tahsil – Nagpur (Rural) and District – NAGPUR, PIN Code – 441108.

	Architect :
	The Vendor/Promoter has appointed Architect Shri. Pawan Raviprasad Gupta , having its office at Plot No A-23, 24 Manav Sewa Nagar, Seminary Hills, Nagpur.
	Existing Permissible Built-up Area (F.S.I area) for Plots :
	The Nagpur Improvement Trust has approved FSI of 1.356 to the said Plot.
	Amenity Space / Public Utility Plot :
	Open Space of 1620.015 Sq.Mtrs.; is provided in the said Lay-out.
(3)	Compliance of Real Estate (Regulation & Development) Act, 2016 :
	The Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. “ Mahalaxmi Nagar-I ” is duly register with the said Authority vide Registration No. P50500001839 .
	Phasing of the Project :
	This Project is developed in a Single Phase.
	Inspection of all documents by Allottee/Purchaser :
	On demand from the Allottee/Purchaser, the Vendor/Promoter has given inspection to the Allottee/Purchaser of all documents of title relating to the project land and plans, designs & specification prepared by the project Architect and all other such documents as specified under The Real Estate (Regulation & Development) Act and Rules & Regulations made there under.
	Disclosure regarding litigation :
	The Vendor/Promoter hereby declares that there are no civil / criminal case is pending with respect to the said land.
	Disclosure regarding reservation in said land :
	The Vendor/Promoter hereby declares that based on the sanctioned Lay-out Plan obtained from local authority, area under 18 m. road widening admeasuring 62.187 sq.m., Internal Roads 3803.387 Sq.Mtrs.; Open Space 1620.015 Sq.Mtrs. are to be handed over to the local authority. Apart from this, the Vendor/Promoter declares that there is no reservation or acquisition on any part of the said land.
	Disclosure regarding legal entity for Plot Owners :
	The Vendor/Promoter hereby declares that the independent Plots are to be sold on Ownership basis by executing the Sale Deed and therefore the buyers of such Plots will become absolute Owner of such Plots with heritable and transferable rights therein. Thus a separate legal entity (co-operative society) of Plot Owners will be formed, which will be responsible for maintenance of the said Lay-out Project.
(4)	Interest shown by the Allottee/Purchaser :
	Allottee/Purchaser was in search of residential Plot in vicinity of Village – Jamtha and that is when she/he came to know through Real Estate Agent Mrs. Tanuja Manoj Rahangdale having Maha RERA Certificate No. A50500004219 about the said project of the Vendor/Promoter. The Vendor/Promoter has disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the Allottee/Purchaser and thereafter the Allottee/Purchaser has conveyed his readiness and willingness to purchase the Plot No. _____ out of the project known as “ Mahalaxmi Nagar-I ” which is more particularly described in the Schedule B and location of the which is shown on authenticated copy sanctioned Lay-out plan annexed herewith as “ Annexure C ”.
(5)	Offer and acceptance :
	The Parties relying on the confirmations representation and assurances of each other to

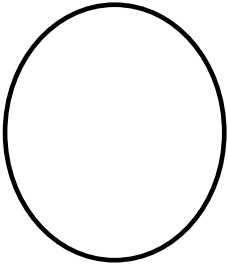
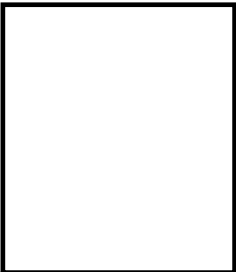
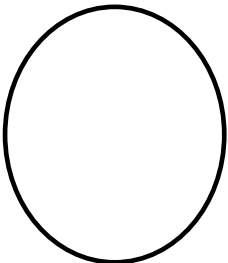
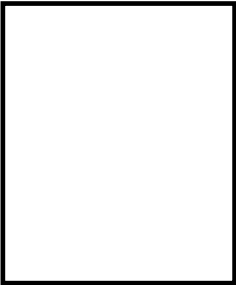
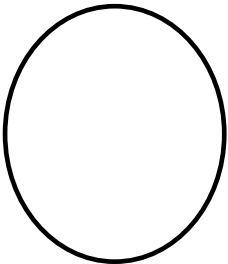
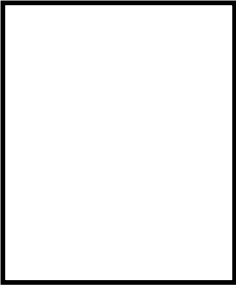
	faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, entered into Agreement of Sell upon the terms and conditions stated therein.
	<u>NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :</u>
(1)	THAT in pursuance of the agreement and in consideration of a total Consideration of Rs. 00,00,000/- (Rupees _____ Only) , paid by the Purchaser(s) to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge and the Vendor being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the ALL THAT Piece and Parcel of land bearing Plot No. _____ out of the sanctioned layout containing by admeasurement 000.00 Square Meters. (OR 0000.00 Square Feet) out of the sanctioned lay-out known and styled as “MAHALAXMI NAGAR-I” , being a portion of the entire land bearing Khasra / Survey / Gut No. 91 of MOUZA – JAMTHA, Patwari Saza No. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat – Jamtha in Tahsil – Nagpur (Rural) and District – NAGPUR, hereinafter termed shortly as the “SAID PLOT” more particularly described in Schedule B hereunder written, to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances.
(2)	<u>MANNER OF PAYMENT :-</u>
	Rs. 0,00,000=00 (Rupees _____) Only paid by the Purchaser to the Vendor by Cheque No. _____ dated ____-____-_____, drawn on _____, the receipt whereof is hereby acknowledged by the Vendor. Rs. 0,00,000=00 (Rupees _____) Only paid by the Purchaser to the Vendor by Cheque No. _____ dated ____-____-_____ drawn on _____, the receipt whereof is hereby acknowledged by the Vendor. <u>Rs. 00,00,000=00 (RUPEES _____ ONLY)</u>
(3)	THAT the VENDOR does hereby covenant with the PURCHASER as follows :-
	i) THAT , the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.
	ii) THAT , the interest hereby transferred subsists the Vendor has full authority, right and power to transfer the same to the Purchaser(s) absolutely.
	iii) THAT , the Vendor has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby it is debarred from transferring the same to the Purchaser(s) absolutely.
	iv) THAT , the Vendor has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over

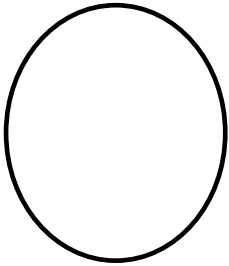
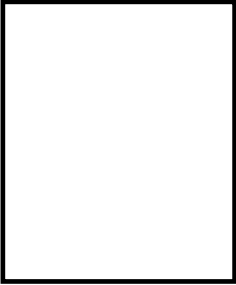
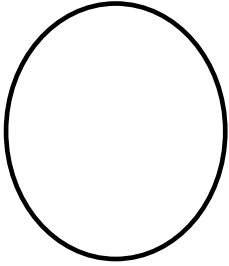
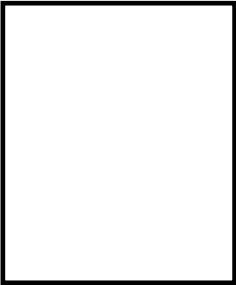
	the property hereby sold and the Vendor undertakes to clear the same if found later on and the Vendor hereby agrees to indemnify and compensate the Purchaser(s) for all losses, damages and the costs that the Purchaser(s) might matter.
v)	THAT , the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Purchaser(s) without any interruption or disturbance by the Vendor and/or any person claiming on behalf of the Vendor.
vi)	THAT , the Vendor has paid NA, Grampanchayat Taxes, rents etc. upto this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendor undertakes to pay the same to the respective authorities and keep the Purchaser(s) indemnified.
vii)	THAT , the possession of the above said Plot transferred hereunder is handed over today to the Purchaser(s), who will hold and enjoy the same hereinafter with heritable and transferable rights.
viii)	THAT , the Purchaser(s), shall from the date hereof always pay regularly the Non Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.
ix)	THAT , the Purchaser(s), shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Improvement Trust.
x)	THAT , the Purchaser(s) is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Town Planning Department & other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon their successors-in-title. Similarly the Purchaser(s) has/have agreed to pay the proportionate charges and expenses required for development of the said Lay-out, as and when demanded by the Vendor
xi)	THAT , the Vendor will support any application made by the Purchaser(s) for mutation of his/her/their name(s) in the Govt. and Local Body Records.
xii)	THAT , the Vendor will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the Purchaser(s) as may reasonably be required.
xiii)	THAT it is clearly agreed and understood by the Purchaser that it shall be her/his sole liability and responsibility to pay the betterment and development charges in respect of said Plot of land hereby sold to her/him to the concern department within time period as and when the same are demanded by it any time in future in accordance with the provisions of the Nagpur Improvement Trust Act 1936 of Maharashtra Regional & Town Planning Act 1966.
xiv)	THAT , it is specifically agreed and understood between the Parties hereto that they shall abide by all the terms and conditions stipulated in the Development Agreement Dated 09-02-2017 executed between the Vendor and the Nagpur Improvement Trust, Nagpur.
	The Vendor/Promoter shall form Co-operative Society for the Plot Owners of said Lay-out. The Allottee/Purchaser shall observe and perform all the rules and regulations the said Co-operative Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and

	maintenance of the said Lay-out and for the observance and performance of the Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies.
	The Allottee/Purchaser shall permit the Vendor/Promoters and their surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land / Lay-out or any part thereof to view, examine and/or execute any changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.
	The Allottee/Purchaser is well aware that the Vendor/Promoter will complete development works of said Lay-out. The Allottee/Purchaser assures that after possession of the said Plot he shall not cause any hindrance/ obstruction/ objection to the movement of men and machinery required for the future works.
	In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra Stamp Act, 2015 are paid by the Vendor/Promoter.
	That the aforesaid Layout is developed/got sanctioned in accordance with presently applicable charges. In case, if in future the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Lay-out, then all such charges shall be borne and paid by the Allottee/Purchaser alone. Under no circumstances the Vendor/Promoter will be liable for the same.
	SCHEDULE – A (SAID LAND)
	ALL THAT Piece and Parcel of land bearing Khasra / Survey / Gut No. 91 of MOUZA – JAMTHA, Patwari Saza No. 42, containing by admeasurement 1.62 Hectares including all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat – Jamtha in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under – ON THE EAST - BY SURVEY NO. 92, ON THE WEST - BY SURVEY NO. 91, ON THE NORTH - BY PANDHAN, ON THE SOUTH - BY SURVEY NO. 105/B-1.
	SCHEDULE – B (SAID PLOT)
	ALL THAT Piece and Parcel of land bearing Plot No. ____ containing by admeasurement 000.000 Square Meters. (OR 0000.00 Square Feet) out of the sanctioned layout carved on the land described in Schedule - A and known and styled as “MAHALAXMI NAGAR-I”, and the said Plot is bounded as under – ON THE EAST - BY PLOT NO. ____, ON THE WEST - BY PLOT NO. ____, ON THE NORTH - BY PLOT NO. ____, ON THE SOUTH - BY PLOT NO. ____.

	SCHEDULE- C DEVELOPMENT WORKS OF THE PROJECT 1) BM + SDBC Tar Road 2) Sewage Line 3) Storm Drainage Line 4) Water Pipe Line 5) Open space Compound wall 6) Sewage Treatment Plant 7) Rain Harvesting Chamber 8) Electric Network with Transformer 9) Street Light 10) Common Lay-out fencing with barbet wire & Cement Concrete Poll 11) Common Entrance Gate
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IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/PURCHASER herein above named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/s. MAHALAXMI INFRA 1) (RAHUL JAGDISH BONDRE)
02			2) (ANISH BHAWARILAL CHHAJED) Partners <u>VENDOR/PROMOTER</u>
03			(_____) <u>ALLOTTEE/PURCHASER</u>

WINTESSES :-			
I			_____ WITNESS NO. 1
II			_____ WITNESS NO. 2