BEFORE THE SUB-REGISTRAR
NAGPUR (GRAMIN)

SALE DEED

Valued at Rs. 1,82,50,000/-

(One Crore Eighty.....)

Market Value Rs. ...../-

Stamp duty affixed at Rs. ...../-, Regn. Fees ...../-

Rate Rs. ...../- per sq. mtr., Item No. .....

Mouza – Gotal Pajari, Tah. Nagpur (Gramin) & Dist. Nagpur

THIS SALE DEED is made on this .... Nagpur Tah. & Dist. Nagpur

BETWEEN

M/S ALLIANCE INFRASTRUCTURE through its partners**1) MR. MOTILAL JIYALAL CHAUDHARI and 2) MR. MOTILAL HOLIRAM PATLE.** Off. At- Plot No. ..... Ramsharan Shatabdi ChowkRameshwari Ring Road Nagpur, Hereinafter called the **"VENDOR",** which expression shall unless it is repugnant to the context or meaning thereof include their heirs, executors and administrators, agent, attorney of the **FIRST PART. PAN NO- ABDFA1991J**

Cont...

AND

.....,Aged about..... years, Occupation – .....
PAN NO. ..... Aadhar No._____ R/o .....
hereinafter called the **"PURCHASER"**, which expression shall unless it be repugnant to the context or meaning thereof include his/ her heirs, executors and administrators of the **SECOND PART**.

WHEREAS the **"VENDOR"** owns and possess all that piece and parcel of land admeasuring area 1.05 H. R Survey/Khasra No. 25, of Mouza - Gotal Panjari, P.H. No. 38 (A), in Tahsil Nagpur (Gramin), District Nagpur, by virtue of Regd. Sale deed bearing registration no. 11268-2018. dated 11/12/2018. with the sub registrar no.10 Nagpur (Gramin.)

AND WHEREAS, the said land bearing Kh. No. 25 has been converted from agricultural to non-agricultural use by order dated ..... as per revenue .Case Number..... Mouza- Gotal Pajari, ... outward no./prastut/ collector/ ..... and layout map is also finally Approved by Metropolitan Commissioner/ EE (NMRDA) dated on .....

AND WHEREAS, the Vendor has prepared a plan of the layout having various plots of the different sizes which is also duly sanctioned from competent authority.

AND WHEREAS the **"VENDOR"** desired to sell **ALL THAT** piece and parcel of **Plot No.....** land Admeasuring area ..... sq. mtr.,(..... Sq.Ft) out of land bearing Survey/Khasra No. 25 of Mouza Gotal Panjari, P.H. No. 38(A) Tahsil Nagpur (Gramin) District Nagpur, fully described in schedule of property forming part and parcel of this deed and hereinafter called the said property,

AND WHEREAS the **"PURCHASER"** of the second part having learnt about the intention of the "VENDOR" and desire to own and possess the said property, approached the "VENDOR" of the first part with a proposal to purchase the same on the prevailing market rate and after due deliberations and negotiation between the parties herein the "VENDOR" and "PURCHASER", the "PURCHASER" is ready & willing to purchase the aforesaid property fully described in schedule of property forming part and parcel of this deed and hereinafter

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called the said property for a valuable consideration of **...../- (RUPEES ..... ONLY).**

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER In pursuance of the sale deed and in consideration of the sum of **Rs. ...../- (RUPEES ..... ONLY).** paid by the Purchaser to the Vendor.

THE MODE OF PAYMENT

Rs...../-	(Rupees ..... Only) Paid by the Purchaser to the vendor by NEFT No. .....dated ..... The receipt of which the **"VENDOR"** do hereby acknowledged.

TOTAL RS ...../- **(RUPEES ..... ONLY)**

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1. The schedule of property to hold the same to and unto the purchaser as the absolute and full owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-agricultural assessment, , Cesses, all other outings etc. levied thereon and payable unto date.

2. The Property sold herewith and described in Schedule annexed to this deed is the absolute property of "VENDOR" and he has full and absolute right to sell, transfer, convey and assign the same. No other person whatsoever had any right, title or interest in the same. In the event of any claim made by any person and/or in the event any defect in the title of the "VENDOR" are found and put to any loss or suffers any damages to the PURCHASER, the "VENDOR" shall indemnify and compensate for the same to the "PURCHASER".

3. It is agreed that if the "PURCHASER" is required to pay any arrears of taxes, cesses levied and found due on the property up to date of this deed, the "VENDOR" shall indemnify the "PURCHASER" to that extent.

4. That, the purchaser shall be liable to make regular payment of Corporation tax and legitimate charges to the NIT/NMRDA and any other out going in respect of the property hereby sold after the date of this sale deed.

5. That the possession of the aforesaid property is delivered to the "PURCHASER" by the "VENDOR by this SALE DEED. The "PURCHASER" has become full and absolute owner of the said property by virtue of this deed. The "PURCHASER" shall use and enjoy the said property in the manner like without any hindrance, obstruction, claim or damage by the "VENDOR" or any person or persons claiming through or under him.

6. That all expenses of stamp duty, registration charges and other incidental expenses for execution and registration of this deed/sale deed are to be borne by the "PURCHASER".

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7. That the "VENDOR" shall extend all necessary co-operation to the "PURCHASER" for the purposes of getting his name mutated in the various records like Grampanchayat, Land revenue record, Patwari in Records of Right etc. for the better enjoyment of the property hereby sold and shall include the signing the application/ declaration/affidavit etc. by the "VENDOR" as and when necessary.

8. That the **"VENDOR"** hereby declares that they have received in full, the agreed consideration of sale, in respect of the property hereby sold.

9. That the said property shall be taken to the correctly described in the Schedule annexed hereto and if any misstatement, error or omission is discovered later on the same shall not annul this sale nor shall any Compensation be allowed in respect thereof, but such misstatement, error or omission will be subjected to correction by the parties.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of plot bearing **No. .....,** land Admeasuring area ..... sq. mtrs.,(..... Sq. Ft) in the layout named as **METRO CITY-II** particularly situated in the land bearing Survey/Khasra No.25 of Mouza- Gotal Panjari, P.H. No. 38(A), Tahsil Nagpur (Gramin), District Nagpur.

PLOT NO. 45 BOUNDED AS UNDER :-

TOWARDS EAST : .....

TOWARDS WEST : .....

TOWARDS NORTH : .....

TOWARDS SOUTH : .....

Cont...

IN WITNESS WHEREOF, the parties have set their hand on the day, the month and year above written.

Drafted by :Adv. Ruby M. Chaudhari, Nagpur

(VENDOR)

M/S ALLIANCE INFRASTRUCTURE

through its partners

(1) _____

(MR. MOTILAL JIYALAL CHAUDHARI)

(2) _____

(MR. MOTILAL HOLIRAM PATLE)

(PURCHASER)

_____

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WITNESSES

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