

SUB- REGISTRAR OFFICE AT NAGPUR(GRAMIN), DIST. NAGPUR.

Item No. __, Rate Rs. _____/- per Sq Mtr.,

DEED OF SALE

Stamp duty of Rs. _____/-

Registration Charges Rs. _____/-

Market value of Rs. _____/-

Deed of sale value at Rs. _____/-

(Rupees _____ Only)

**THIS DEED OF SALE IS MADE AND EXECUTED AT NAGPUR ON
THIS ____ DAY OF AUGUST 2021.**

BETWEEN

SAI ASSOCIATES (PAN NO. ACZFS4341M) Through its Partner/s **1) SHRI HARSHAARDHAN S/O RATNAKAR RAUT**, Age about 40 Years, Occupation-Agricultural and Business, (Adhar No. **316735078951**), **PAN No. AGIPR3725M**, **2) SAU. PRAJAKTA W/O HARSHVARDHAN RAUT**, Age about 38 Years, Occupation-Agricultural and Business, (**Adhar No. 397105140541**), **PAN No. AIXPK3636R**, Both are residing at Pratap Nagar, Nagpur-440022, **3) SHRI. SUDHIR S/O BABURAOJI KALE**, Age about 67 Years, Occupation-Agricultural and Business, R/o. Telecom Nagar, Nagpur-440025, (**Adhar No. 930312202963**), **PAN No. ADGPK6846B**, **4) SHRI SHEKHAR S/O GAJANAN PUSADKAR**, Age about 48 Years, Occupation-Agricultural and Business, R/o. Plot No. 3, Gorewada Raod, Borgaon, Nagpur-440013, (**Adhar No. 686629634165**), **PAN No. ADDPP6049C**, hereinafter referred to as "THE VENDOR/OWNER", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its always mean and include the said owner as well as the legal heirs, legal representatives assigns, executors, administrators, successors) being the **PARTY OF THE FIRST PART.**

AND

SHRI. _____ S/O _____, aged about ____ years, Occupation – _____, Resident of- _____ - _____, Tah & Dist- _____, Adhar No. _____, PAN No. _____, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its legal heirs, legal representatives assigns, executors, administrators, successors) being the **PARTY OF THE SECOND PART.**

ALL THAT piece and parcel of land bearing Khasar number 378/A (old) 378/A/1 (New), land admeasuring about 0.90 H. R. (2.222 Acre) out of total area 2.11 H.R. (5.213924 Acre), kul jama Land Revenue Rs.12.02/-, Khata No. 218, and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur and more

particularly described in the First Schedule hereunder written and hereafter referred to as “**the said land**” .

WHEREAS:—

(a)Vendors are absolutely owned, seized and possessed said land from Shri Puneshwar Nagoji Meshram and Sau Vanita Puneshwar Meshram, vide Deed of Sale dated 22/01/2021 which is duly registered with the office of Sub- Registrar office at Nagpur Gramin, Dist- Nagpur-, under the serial no. “NGN (Gra.)-10/1818/2021”.

(b) The Vendors absolutely owned, seized and possessed or otherwise well and sufficiently entitled to the said land and vender also mutated his name on revenue record.

(c) That the said agricultural land is converted for Non-Agricultural (Residential Use) by the office of Collector, Nagpur vide its Order Dated 23/07/2021 passed in Revenue case No. Ra. Ma. kra. 267/NAP-34/Mauza-Godhani (Rly)/2020-21/JA.KR.Prastu/Jilhadhikari/Kavi-709/2021 on 23/07/2021.

(d) That the said Vendor entered into Development Agreement with Nagpur Metropolitan Region development Authority Nagpur on 20/08/2021.

(e) That said vendor sanctioned the Layout plan on ___/___/_____ from _____.

(f) The Purchaser is interested for purchase the plot No. ___ of the said sanctioned land hereinafter referred to as, “**Said Plot**” and Vendors being the absolute owner of the said land are executing the present deed of Sale on the following terms and condition.

NOW THIS INDENTURE WITNESSETH THAT

1. Vendor are agreed to sale and the purchaser is agreed to purchase the plot bearing No. _____ admeasuring area about _____ Sq Mtr. (_____ Sq. Ft.) out of the Said sanctioned lay out for the total consideration of **Rs. _____/- (Rupees _____ Only)**. The Consideration has been paid by the purchaser to the said Vendor are as follows

1) Rs. _____/- (Rupees _____ Only) paid by purchaser to Vendor by way of _____ bearing No. _____, Drawn on

_____ Bank, _____ on Dated ____/____/2021
hereof and the receipt for the same has been
acknowledged by the vendor.

2) Rs. _____/- (Rupees _____ Only) paid
by purchaser to Vendor by way of _____
bearing No. _____, Drawn on
_____ Bank, _____ on Dated ____/____/2021
hereof and the receipt for the same has been
acknowledged by the vendor.

3) Rs. _____/- (Rupees _____ Only) paid
by purchaser to Vendor by way of _____
bearing No. _____, Drawn on
_____ Bank, _____ on Dated ____/____/2021
hereof and the receipt for the same has been
acknowledged by the vendor.

4) Rs. _____/- (Rupees _____ Only) paid
by purchaser to Vendor by way of Bank finance from
_____ Bank vide Cheque/D.D./RTGS bearing
No. _____, Drawn on
_____ Bank, _____ on Dated ____/____/2021
hereof and the receipt for the same has been
acknowledged by the vendor.

Total Rs. _____/- (Rupees _____ Only)

2. THE VENDOR HEREBY DECLARES AND CONFIRMS AS UNDER:—

- (a) The Vendors is otherwise well and sufficiently owned, possesses, and entitled to the said property described in the schedule hereunder written. Their title to the said land is free and marketable.
- (b) No other person except the Vendor has any right, claim or demand in respect of the said property of the said land or any part thereof;
- (c) The Vendors has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said land is not subject to any claim or demand, encumbrance, attachment or any process issued by

any Court or Authority and the Vendor hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the said land including any change in the existing tenancies or any of them.

- (d) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said property of the said land.
- (e) There are no proceedings instituted by or against the Vendor in respect of the said land and pending in any Court or before any authority and the said land is not under any *lispendens*;
- (f) No Notice from any Government, Grampanchayat, Municipal Corporation or any other public Body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Municipal Corporation Act, and Urban Land Ceiling Act, or any other statute has been received or served upon the Vendor in respect of the said land or any part thereof which restricts or may restrict the development of the said land; and
- (g) The said Vendor is not under any reservation and there are no restrictions on development thereof.

3. THE PURCHASER RIGHTS AND OBLIGATION;-

- (i) The Purchasers shall be entitled to get the said property out of the land mutated and transferred in his own name or in the name of its nominee(s), in the Government / Revenue records or any other concerned authority, on the execution of this deed of sale. However the Vendor shall assist by executing necessary application, document for such mutation.
- ii) The Vendor is handed over peaceful Physical possession of the said property of the said land at the time registration of Sale/Conveyance Deed to the purchaser. Purchaser shall entitle to enjoy the peaceful possession of the said property.
- iii) The vendor transferred the right, title interest of the said property of the said land.
- iv) That the Purchaser is fully satisfied with the title of the said property and shall observe the all the conditions, covenants, terms and regulation which has been incorporated or imposed by the appropriate state government authority at the time of sanctioning the layout in the said land.

4. The Vendor have paid all the taxes and charges pertaining to the said land to the concerned Authority till the date of this deed and liable to pay the same if any remaining to be unpaid. The Purchaser shall discharge all liabilities tax from the date of execution of present deed.
5. That the said Property shall be taken to be correctly described in the schedule if any inadvertent miss statement, error or omission found, then the same shall not annulled/cancelled the same but all the same such miss statement, error or omission will be subject to correction by the parties.
6. Any term of this deed may be amended only with the mutual written consent of the Parties hereto.
7. That all the expenses of this Deed of sale i.e., stamp duty, registration charges, transfer etc. shall be borne and paid by the Purchaser.
8. This Conveyance Document has been explained to the parties hereto in their regional language and they have understood the contents mentioned herein.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Plot no. _____ admeasuring area about _____ Sq. Mtr. (_____ Sq. Ft.) situated at Khasara number 378/A (old) 378/A/1 (New), admeasuring about 0.90 H. R. (2.222 Acre), Mouza-Godhani (Rly), kul jama Land Revenue Rs.12.02/-, Khata No. 218, and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur and bounded as under.

ON THE EAST :- _____
ON THE WEST :- _____
ON THE NORTH :- _____
ON THE SOUTH :- _____

In witness whereof the Vendor and the Purchaser herein above named have here to set their respective hands and signed this DEED of Sale at Nagpur in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv Pravin Gaidhane

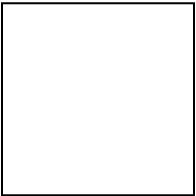
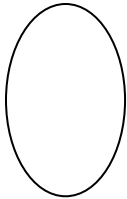
SIGNED, SEALED & DELIVERED by

The within named

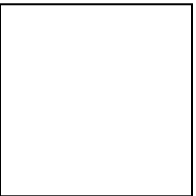
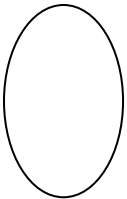
“VENDOR”

SAI ASSOCIATES

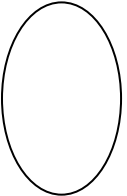
Through its Partner/s



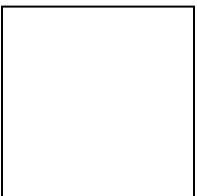
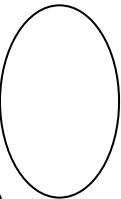
1) SHRI HARSHAARDHAN S/O RATNAKAR RAUT,



2) SAU. PRAJAKTA W/o HARSHVARDHAN RAUT,



3) SHRI. SUDHIR S/o BABURAOJI KALE,



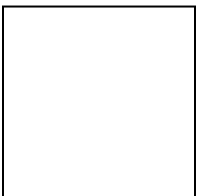
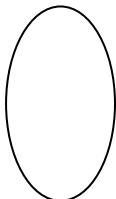
4) SHRI SHEKHAR S/O GAJANAN PUSADKAR,

SIGNED, SEALED & DELIVERED by

The within named

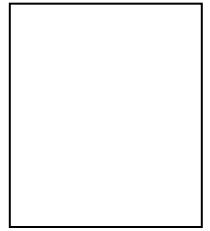
“THE PURCHASER”

SHRI/SAU. _____



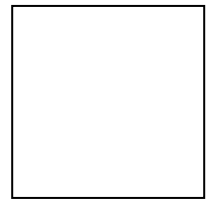
In The Presence Of and Identified By Us

WITNESSES:



1. **SHRI** _____

(ADHAR No. _____)



2. **SHRI** _____

(ADHAR No. _____)