

SALE DEED

Consideration Rs.1,00,00,000/-

(Rupees One Crore Only)

Market Value Rs.48,50,000/-

Item No. 21.338/735, Page No. 581, @Rs.12,710/-

THIS DEED OF SALE is made and executed at Nagpur on this 31st day of December 2020; BETWEEN

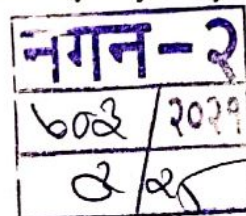
SMT. SHAILAJA SHASHIKANT DEO, Aged About 65 Years, Occupation – Business, **PAN NO. ABQPD0434J**, Aadhar No. 6563 6783 4745, R/o. 209, Laxmi Nagar, Nagpur. Hereinafter referred to as the **VENDOR** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR** as well as her legal heirs, legal representative, executors, administrators & assigns of the **FIRST PART**;

AND

SHRI. ABHAY HARIDAS JINDE, proprietor of **Shubh Swapn Builders**, Aged About 54 Years, Occupation – Business, **PAN NO. AALPJ3898G**, Aadhar No. 9763 6995 0157, Office Add. F-13, Swapnshilp Height, In Front of Tajshree Honda, Beltarodi Road, Manish Nagar, Nagpur - 440037. Hereinafter referred to as the **PURCHASER** which expression shall unless repugnant to the meaning shall always mean and include the said **PURCHASER** as well as his legal heirs, legal representatives, administrators, executors, and assigns of the **SECOND PART**;

WHEREAS, initially All the piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.609 Sq. Mtrs. (4000 Sq. Ft.), being a part and portion of the entire land bearing Kh. No. 24/1, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, initially belonged to Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur

AND WHEREAS, thereafter Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur acting through it's Chief Secretary Shri. Manikrao Dayaramji Vaidya sold the said Plot No.



56 & 57 to Smt. Shailaja Shashikant Deo, by virtue of the Sale Deed dt. 01/06/1988, which is duly registered before the Sub-Registrar Office Nagpur at Sr. No. 4118. As such Smt. Shailaja Shashikant Deo became the owner of the said Plot No. 56 & 57.

AND WHEREAS, It is observed that the said property was under 1900 Lay- Out scheme of N.I.T. under Regularisation Of Unauthorized Construction Of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the said land has paid development charges to N.I.T. And thereafter the N.I.T. has issued Regularisation Letter for Plot No. 56 & 57 in favour of Smt. Shailaja Shashikant Deo, on 20/10/2008.

AND WHEREAS, the Vendor for the good and cogent reason decided to sell the said property and was in search of suitable Purchaser who shall pay reasonable consideration for it.

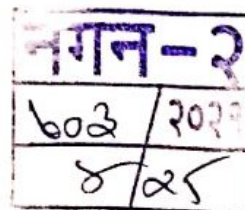
AND WHEREAS, the Purchaser approached the Vendor and expressed his desire and willingness to purchase the said property for the reasonable consideration and the Vendor agreed to sell the same to the Purchaser for a total consideration of Rs.1,00,00,000/- (Rupees One Crore Only) upon the terms and conditions agreed by and between the parties.

AND WHEREAS, the Purchaser is desirous of purchasing the above referred property which is specifically described in the schedule written hereunder free from all encumbrances with heritable rights therein and the Vendor has agreed to sale the same having absolute title therein, this Sale Deed is executed on the following terms and conditions.

AND WHEREAS, the parties to this deed have complied with the terms and conditions and now want the contract to be fully performed by executing a suitable deed of conveyance.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

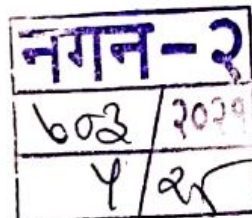
I. THAT in pursuance of the aforesaid agreement and in consideration of a total sum of Rs.1,00,00,000/- (Rupees One Crore Only) paid by the Purchaser to the Vendor in the manner appearing here-in-below, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full owner thereof do hereby grant, convey, assign and transfer by way of sale to the Purchaser, All the piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.5500 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 24/1, situated in the layout of Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, bearing Corporation House No. 1504/B/56+57, within the limits of N.I.T. and N.M.C. Ward No. 75, Tahsil and District Nagpur, and the said property is



more particularly described in the schedule written hereunder TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner thereof forever, free from encumbrances of all payable up to the date of registration of the Sale Deed. That the total consideration Rs.1,00,00,000/- (Rupees One Crore Only) is received by the Vendor from the Purchaser in the following manner.

MANNER OF PAYMENT

Rs.19,50,000/-	(Rupees Nineteen Lakhs Fifty Thousand Only) paid by the Purchaser to the Vendor by Cheque dt. 29/12/2020, bearing No. 549935, drawn on Punjab National Bank, Lakadganj, Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
Rs.19,50,000/-	(Rupees Nineteen Lakhs Fifty Thousand Only) paid by the Purchaser to the Vendor by Cheque dt. 31/12/2020, bearing No. 549936, drawn on Punjab National Bank, Lakadganj, Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
Rs.19,00,000/-	(Rupees Nineteen Lakhs Only) paid by the Purchaser to the Vendor by Cheque dt. 02/01/2021, bearing No. 549937, drawn on Punjab National Bank, Lakadganj, Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
Rs.75,000/-	(Rupees Seventy Five Thousand Only) paid by the Purchaser to the Vendor for T.D.S.
Rs.15,00,000/-	(Rupees Fifteen Lakhs Only) paid by the Purchaser to the Vendor by Cheque dt. 25/01/2021, bearing No. 549941, drawn on Punjab National Bank, Lakadganj, Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
Rs.15,00,000/-	(Rupees Fifteen Lakhs Only) paid by the Purchaser to the Vendor by Cheque dt. 25/01/2021, bearing No. 549942, drawn on Punjab National Bank, Lakadganj, Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
Rs.11,25,000/-	(Rupees Eleven Lakhs Twenty Five Thousand Only) paid by the Purchaser to the Vendor by Cheque dt. 25/01/2021, bearing No. 549943, drawn on Punjab National Bank, Lakadganj, Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
RS.1,00,00,000/-	TOTAL RUPEES ONE CRORE ONLY

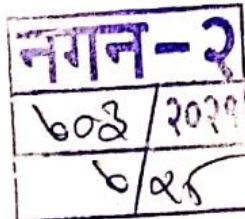


7. **THAT**, the Vendor has this day delivered the actual physical possession of the property hereby sold, to the Purchaser, in vacant condition.
8. **THAT**, the Vendor will support any application made by the Purchaser for mutation of his name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser.
9. **THAT**, the said property is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale but the same shall be subject to correction by the parties hereto.
10. **THAT**, the Purchaser shall pay the Corporation Taxes, Cesses as may be levied on the property sold to him, from the date of this Sale Deed.
11. **THAT**, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.
12. **THAT**, the VENDOR hereby declare that the Purchaser has now become the absolute and exclusive owner of the property described in the schedule herein below, having absolute and exclusive transferable and heritable rights therein.

SCHEDULE OF PROPERTY

All the piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.5500 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 24/1, situated in the layout of Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, bearing Corporation House No. 1504/B/56+57, within the limits of N.I.T. and N.M.C. Ward No. 75, Tahsil and District Nagpur, and the said land is bounded as under: -

East	:	Plot No. 55
West	:	Plot No. 58
North	:	Plot No. 44, 45
South	:	9.00 Mtrs. Wide Road

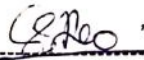


IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this **DEED OF SALE** at Nagpur on the day, date first above written in the presence of attesting witnesses.

Drafted by Adv. Makarand M. Pathak

Mo. No. 9890387594



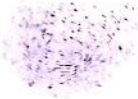

Smt. Shailaja Shashikant Deo
VENDOR




Shri. Abhay Haridas Jinde
proprietor of Shubh Swapn Builders
PURCHASER



WITNESSES: -

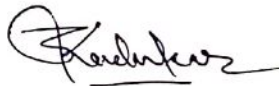


1.


S.M.D. 20



2.


(Babam Gulabrao Kadukar)

