

**BEFORE THE SUB-REGISTRAR, NAGPUR
(GRAMIN)
SALE DEED**

RS. /- (RS. ONLY)

Government Value as per ready recknor Division No. 9.2, Page No. 1333, Mouza-Shankarpur, Tahsil-Nagpur Gramin, Dist. Nagpur @ 7,850/- per Sq. Mtrs. for the year 2021, is **Rs. /-**

Stamp Duty paid at Rs. /- & Registration Fees paid at Rs. /-

Plot No., admeasuring (..... Sq. Mtr.) (..... Sq.ft.)

Project – SILVERPARK-10, P.H. NO. 42, Mouza - Shankarpur, Kh. No. 24(PART)

This Deed of Sale of Plot is made and executed on this ____ Day of 2021

BETWEEN

MRS.

Age - Years, Occupation -,

R/o.

(PAN -), Aadhar No.)

Mobile No.

Hereinafter called the **PURCHASER**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER** as well as him/her respective legal heirs, executors, administrators, successors and assigns of the **FIRST PART**.

AND

**M/S. TIRUPATI DEVELOPERS (PAN No. AAFT 2905 K),
Having its office at 3rd floor, NKY Tower, Ajni square, Nagpur - 440 015.**

THROUGH ITS PARTNERS,

1. SHRI. PRASHANT S/O MANOHARRAO BONGIRWAR,

Aadhar No. 2563 1565 3287

Mobile No. 9763022999

Aged - 51 years, Occupation - Business,

R/o. 11/A, Khare Town, Dharampeth, Nagpur - 440 010.

2. SHRI. RAHUL S/O. ARUNRAO UPGANLAWAR,
Aadhar No. 6728 4935 3791
Mobile No. 9561800888

Aged - 46 years, Occupation - Business,
 R/o. Flat No. 304, Plot No. 202, Akshay Heights,
 Cement Road, Shivaji Nagar, Nagpur - 440 010.

Through their Power of Attorney Holder for Admission,
SHRI. ASHISH S/O ARVINDRAO MARASKOLHE,
Aadhar No. 2895 1713 1789

Aged - 28 Years, Occupation - Service,
 R/o. Wardha Road, F.C.I. Godown, Chunabhatti, Nagpur.- 440015.
 Mobile No. 8530920888

Hereinafter referred to as "**VENDOR**", which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said Owner / Vendor, Company and their Legal Representatives, Executors, Administrators and assigns, power of attorney holders and successors whenever this context or meanings shall so require or permit, **SECOND PART.**

WHEREAS, all that piece and parcel of Non-Agricultural land from **Kh. No. 24(PART) total area admeasuring 1.31 HR** Bhogwatdar Class - I land, P. H. No. 42, **comprising of Plot No. 1 to 64, total potable area of 8486.19 Sq. Mtrs., Mouza - SHANKARPUR**, Tahsil - Nagpur Gramin & District Nagpur is owned & Possessed by the above named Vendors **M/s. Tirupati Developers acting through its Partner Shri Prashant S/o. Manoharrao Bongirwar along with Shri Rahul S/o. Arunrao Upganlawar** and their names are recorded in the 7/12 records vide Ferfar No., dt.....

WHEREAS the previous owner Shri. Syed Sadique Ali Zafar Ali, decided to dispose of the scheduled property at Kh. No. 24(PART) area admeasuring 1.31 HR of Mouza Shankarpur to M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar and accordingly entered into a registered Sale Deed bearing No. NGN7-7424-2021, dt.19/05/2021 the documents are duly registered in the Office of the Sub Registrar Nagpur 7, thereby by virtue of the said registered Sale Deed M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar became the absolute owner of the said land at Kh. No. 24(PART) area admeasuring 1.31 HR of Mouza Shankarpur and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No., dt.....

WHEREAS, the owners M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar have decided to develop the said land by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority Metro Region, on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority, vide its Letter No. का.अभि. /नामप्रविप्रा/..... दि.- and forwarded it to the Collector Nagpur granted its permission for the conversion of the said land is then decided to be converted into Non-Agriculture use for the residential purpose and accordingly the proposal was submitted before the Collector Nagpur and after the due processing and scrutiny of the said proposal the Collector Nagpur in his Order in the Rev. Case No. /Mouza-Shankarpur/....., dt..... Kh. No. 24(PART) area admeasuring Sq.Mtr. out of 1.31 HR of Mouza Shankarpur land into Non-Agriculture use for the residential purpose on a various terms & conditions. However, the Executive Engineer Nagpur Metropolitan Region Development Authority (NMRDA) approved the Layout Plan for the said land dt..... and based on this document and terms & conditions mentioned therein the Collector Nagpur has finally sanctioned the Layout for the Residential Purpose hereby. **The said plot is regularize by NMRDA vide its RL Letter No. dt. Thereby the scheduled property is absolutely regularized, Non Agriculture plot of land.**

WHEREAS the said property is free from any encumbrance, lien or mortgage and no litigation is pending with respect to the said land before any Court of Law. So also the Owner hereby assures the PURCHASER that they have not entered into any agreement to sale or transferred this property to anybody else other than this PURCHASER. In case if it is observed or come to the knowledge of PURCHASER or anybody make any claim for this land based on any such agreement the Owners take full responsibility of the same and indemnifies the PURCHASER from any such liability arises out of such agreement and shall repay the sale consideration along with the damages.

WHEREAS, the Vendors Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Upganlawar being pre-occupied in their activities and therefore unable to visit the Office of the concern of Sub-Registrar of Assurances of Nagpur, executed a registered General Power of Attorney only for admitting the contents of the documents to