

the extent of their execution only, in favour of **Shri Ashish Arvindrao Maraskolhe on 02/04/2019 at No NGN-8 1090-2019** and the said document is **authenticated at No. 24/18 on 02/04/2019** in the Office of the Sub-Registrar Nagpur City - 8 and thereby **Shri Ashish Arvindrao Maraskolhe** is admitting document of sale in front of Sub-Registrar of Assurance of Nagpur Gramin.

THEREBY, the VENDOR has become the absolute owner of **Plot No., total area admeasuring Sq. Mtrs. (..... Sq. Ft.) at Kh. No. 24(PART), at Mouza-Shankarpur, P. H. No. 42, Tahsil Nagpur Gramin, Dist. Nagpur.** The VENDOR is now desirous of disposing of the said Plots to the individual PURCHASER and therefore was in search of a suitable prospective individual buyer and the PURCHASER being desirous of purchasing the scheduled property, has approached the VENDOR and expressed him/her desire to purchase the said plot of land, at **Plot No., total area admeasuring Sq. Mtrs. (..... Sq. Ft.) at Kh. No. 24(PART), at Mouza-Shankarpur, P. H. No. 42, Tahsil Nagpur Gramin, Dist. Nagpur.**

WHEREAS, the PURCHASER have inspected various documents namely the title of the said land, various sanctions and NA permissions, sanctioned lay out plan and are satisfied with the title & has satisfied himself/herself that the title is absolutely vested with the VENDOR and has clear, transferable and marketable title before signing this Sale deed. The PURCHASER offered a good reasonable and market price which the VENDOR thinks proper and therefore agreed to purchase from the VENDOR and the VENDOR hereby agrees to sale the non-agriculture **Plot No., total area admeasuring Sq. Mtrs. (..... Sq. Ft.) at Kh. No. 24(PART), at Mouza-Shankarpur, P. H. No. 42, Tahsil Nagpur Gramin, Dist. Nagpur** which is more particularly described in the Schedule herein under written for the total consideration of **Rs./- (Rs. Only)** and the PURCHASER agrees to purchase the same from VENDOR upon the terms and conditions contained hereunder: -

**NOW THIS DEED OF SALE WITNESSES AND IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. **THAT**, the PURCHASER hereby executing an sale deed to purchase from the VENDOR and the VENDOR is executing a Sale deed with the PURCHASER for **Plot No., total area admeasuring Sq. Mtrs. (..... Sq. Ft.) at Kh. No. 24(PART), at Mouza-Shankarpur, P. H. No. 42, Tahsil Nagpur**

Gramin, Dist. Nagpur, more particularly described in scheduled hereunder written.

2. **THAT**, the total consideration agreed between the parties is **Rs./- (Rs. Only)**. Paid by the purchaser in the following manner:-

MODE OF PAYMENT: -

- 1) Dated by Cheque No..... Drawn on Bank of Baroda for Rs./-
- 2) Dated by Cheque No. Drawn on SBI Bank for Rs./-
- 3) Dated by Cheque No. Drawn on SBI Bank for Rs./-

Total Rs./- (Rs. Only).

3. As the, entire sale consideration of sale deed has been paid by the purchaser, as above and we acknowledge the receipt of the same through this Sale deed and therefore is executing this Sale deed in favour of PURCHASER. All That Piece and Parcel of Malik Maqbooza Non Agriculture Land at **Plot No., total area admeasuring Sq. Mtrs. (..... Sq. Ft.) at Kh. No. 24(PART), at Mouza-Shankarpur, P. H. No. 42, Tahsil Nagpur Gramin, Dist. Nagpur** which is more particular described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute and full owner thereof forever, free from encumbrances of all kinds whatsoever.
4. **THAT**, the receipt whereof the Vendors hereby acknowledge admits and confirms the same and purchaser has given some of the above amount to consenter from time to time and the same is agreed and accepted by the parties by way of MOU signed by consenter and vendor.
5. **THAT**, the property hereby sold is free from all types of charges, encumbrances of all kinds whatsoever. The PURCHASER be quietly entered into and upon and hold and enjoy and the rents and profits received there from by the PURCHASER without any interruption or disturbance by the VENDOR or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person whosoever.
6. **THAT**, the VENDOR has good, valid and marketable title to the property hereby sold and has full and absolute right and

authority to sell the same to the PURCHASER absolutely and forever.

7. **THAT** the VENDOR hereby handing over the actual physical possession of the said plots and the PURCHASER has taken the possession of the same. Now, here onwards the PURCHASER shall be responsible for all the outgoing of any nature whatsoever.
8. **THAT**, the property hereby sold shall be believed and taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission shall be discovered, the same shall not annul this sale nor shall any compensation be allowed to the PURCHASER. But, all such misstatement, errors or omissions shall always be subject to corrections by the parties hereto.
9. **THAT**, the VENDOR will support any application made by the PURCHASER for mutation of names on the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the PURCHASER in all relevant records.
10. **THAT**, the VENDOR has paid all the taxes, cesses levied on the said plot of land and has up to date paid the Grampanchayat Tax. So also maintained the layout/ property/ plot, till the date of this registration of Sale Deed. Now here onwards, it shall be the responsibility and liability of PURCHASER to maintain his property and the VENDOR shall not at all be responsible for its maintenance of any kind and payment of any taxes.
11. **THAT**, it is agreed, understood and accepted by the Purchaser that Goods and Service Tax if applicable on the instant transaction of sale is specifically agreed to be borne and paid by the Purchaser and in no circumstances Vendor shall be held liable for payment of such charges.
12. **THAT** the PURCHASER shall from the date hereof always pay regularly the Grampanchayat Taxes, N. A. Tax and any other taxes, cesses etc. as levied on the said plots from time to time and shall keep the VENDOR thereof always indemnified against the same.
13. **THAT**, the Purchaser shall construct his Residential House on the said plot of land accordance with the existing building construction rules and regulation of the Competent Development Authority/Nagpur Metropolitan Region Development Authority.