

DEED OF SALE

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

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

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 JANUARY 2022.**

BETWEEN

SAI ASSOCIATES (PAN NO. ACZFS4341M)

Through its Partner/s

1) SHRI HARSHAVARDHAN S/O RATNAKAR RAUT,

Age about 41 Years, Occupation-Agricultural and Business,

(Aadhar No. **316735078951**), **PAN No. AGIPR3725M**,

2) SMT. PRAJAKTA W/O HARSHAVARDHAN RAUT,

Age about 39 Years, Occupation-Agricultural and Business,

(Aadhar No. **397105140541**), **PAN No. AIXPK3636R**,

Both are residing at Pratap Nagar, Nagpur-440022,

3) SHRI. SUDHIR S/O BABURAOJI KALE,

Age about 68 Years, Occupation-Agricultural and Business,

R/o. Telecom Nagar, Nagpur-440025,

(Aadhar 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,

(Aadhar 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

1) SHRI. _____ S/O _____,

aged about ____ years, Occupation – _____,

Resident of- _____ -

_____, Tah & Dist- _____,

Aadhar No. _____, PAN No. _____,

2) **SHRI.** _____ **S/O** _____,

aged about _____ years, Occupation – _____,

Resident of- _____ -

_____, Tah & Dist- _____,

Aadhar 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 Khasra number 375, land admeasuring about 0.45 H. R. (1.112 Acre), kul jama Land Revenue Rs.3.06/-, 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 Manohar Lahanuji Rajurkar, Shri Pukharaj Ramanrao Rajurkar, Shri Arun Ramanrao Rajurkar, Shri Yogeshwar Ramanrao Rajurkar, Sau Kavita Raju Divare (Before Marriage Ku. Kavita Ramanrao Rajurkar) and Smt. Jyotsana Shrikant Dahake (Before Marriage Ku. Jyotsana Ramanrao Rajurkar), vide Deed of Sale dated 19/03/2021 which is duly registered with the office of Sub- Registrar office at Nagpur Gramin, Dist- Nagpur-, under the serial No. “NGN (Gra.)-10/5583/2021”.

(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 ____/____/____ passed in Revenue case No. Ra. Ma. kra. ____/NAP-____/Mauza- Godhani (Rly)/2020-21/JA.KR.Prastu/Jilhadhikari/Kavi-____/____ on ____/____/____.

(d) That said vendor got approval of the Layout plan from Nagpur Metropolitan Region Development Authority (NMRDA vide letter bearing number ____/NMRDA/____/Agree/____, dated ____/____/2022), Nagpur. That said Vendor had started development of the said land/property comprising of plot/s, houses, buildings and other structures and got approval of a layout plan from NMRDA, Nagpur.

(e) That the said Plot has been released by it as per release letter vide letter bearing number EE/NMRDA/DPC/RL/____ Dated ____/____/2022.

(f) The said scheme is known as “**SHREE KRISHNA VIHAR PHASE - IV**”.

(g) VENDOR has registered the project under the provisions of the Real Estate Regulatory Act with the Real Estate Regulatory Authority _____, authenticated copy is attached herewith.

(h) That the aforesaid Vendor 1,2 & 3 has executed Special Power of Attorney for Admission in favour of **SHRI BHUSHAN S/O BHAGWANTRAO BHANKHEDE**, R/o Mhada Colony, Zingabai Takli, Godhani Road, Nagpur-440030, and **SHRI MANOJ S/O VISHVESHWAR NAGMOTE**, R/o. 26, New Amar Nagar, Nagpur jointly or severally/individually vide registration bearing No. NGN-4/3846/2020 before the office of Sub-Registrar Nagpur-4 on 06/08/2020.

(i) The Purchaser being interested for purchase the plot No. ____ of the said sanctioned layout 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 ____/____/2022 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 ____/____/2022 hereof and the receipt for the same has been acknowledged by the vendor.

Total Rs. _____/- (Rupees _____ Only)

2. That the total some of Rs. _____/- (Rupees _____ Only) as aforesaid shall be deemed acknowledged, admitted and confirmed by the vendor towards full and final consideration amount against sale subject to realization of cheque / D.D. or transfer in vendor's account.

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

- (a) The Vendors are otherwise well and sufficiently owned, possesses, and entitled to the said property and Vendors are having full authority to convey, assign and transfer the said property to the PURCHASER/s 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 said Vendor is not under any reservation and there are no restrictions on development thereof.

4. 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.
- ii) The Vendor has already handed over peaceful Physical possession of the said property of the said land to the Purchaser in vacant conditions at the cost and risk of Purchaser at/before the time of 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.
- v) Purchaser shall be paid all the taxes after execution of this sale deed if any imposed by government in future.
- vi) **Construction by Purchaser** - That, the Purchaser shall start any constructions activities over the said plot after plots released and building plans sanctioned from competent authority in accordance with the applicable zoning regulations and development control and promotional regulation.

vii) **Charges-** Any charges if applicable after this sale deed purchaser shall be liable to purchase the same. Purchaser shall individually pay the Taxes, N.A. assessment and Cesses, dues, charges etc. as may be levied by the Concerned Public Authorities upon the said property of the Purchaser regularly. Purchaser shall always pay regularly share of common expenses such as common tax, cess, and other outgoings etc. whatsoever as may be assessed on his share.

Purchaser shall be liable and responsible to bear and pay without any delay or avoidance for any reasons whatsoever, tax on works contracts, GST or any other tax or any other expenses if it is applicable by government authorities.

viii) **Electric connection-** That all the expenses for the connection of new electricity supply shall be borne by the Purchaser. The Purchaser understands and agrees that electricity poles, transformers, junction boxes and/or other equipment required to be installed that shall be installed anywhere at suitable places including by the side of or near to any plot/site or house which shall not be objected by the Purchaser.

5. That Vendor shall have all the rights over the amenities space and also Vendor shall be free and at liberty to change/revise/re-revise the existing plan or design including amalgamation or clubbing of any portions for any reasons right to revise of the lay-out plan if require as per directed by the concerned Authority to which the Purchaser shall have no objection or claim of any sort and the Purchaser shall be liable to sign or execute any deed or document or plan.
6. 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.
7. The Purchaser shall always use the said property for residential or authorised and permissible purpose only.
8. Any term of this deed may be amended only with the mutual written consent of the Parties hereto.
9. 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.
10. This 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 Khasra number 375, admeasuring about 0.45 H. R. (1.112 Acre), project known as **“SHREE KRISHNA VIHAR PHASE - IV”**, Mouza-Godhani (Rly), kul jama Land Revenue Rs.3.06/- 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 :- KH NO. 368**
- ON THE WEST :- KH. No. 377 and 378/A,**
- ON THE NORTH :- KH. No. 378/A**
- ON THE SOUTH :- KH No. 374 and 376**

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

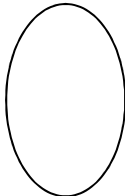
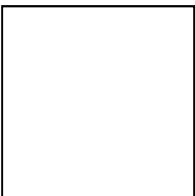
SIGNED, SEALED & DELIVERED by

The within named

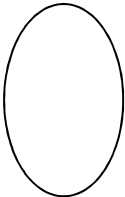
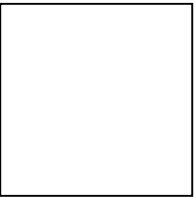
“VENDOR”

SAI ASSOCIATES

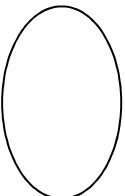
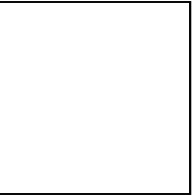
Through its Partner/s



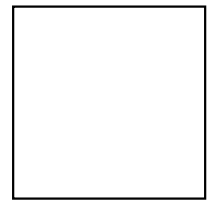
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2) SAU. PRAJAKTA W/o HARSHAVARDHAN RAUT,

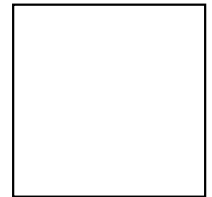


3) SHRI. SUDHIR S/o BABURAOJI KALE,

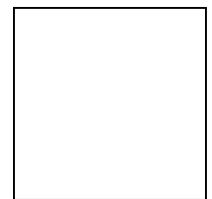


4) SHRI SHEKHAR S/O GAJANAN PUSADKAR,

SIGNED, SEALED & DELIVERED by
The within named
“THE PURCHASER”



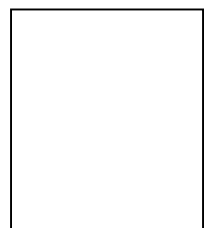
SHRI/SAU. _____



SHRI/SAU. _____

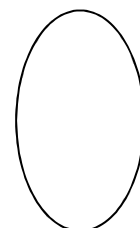
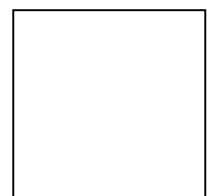
In The Presence Of and Identified By Us

WITNESSES:



1. SHRI _____

(ADHAR No. _____)



2. SHRI _____

(ADHAR No. _____)