

SALE DEED

VALUED AT RS. _____/-

(RUPEES _____ ONLY)

MARKET VALUE RS. _____/-

STAMP DUTY RS. _____/-

REGISTRATION FEES RS. _____/-

PLOT NO. _____, MOUZA – WANADONGRI,

TAHSIL – HINGNA, DISTRICT-NAGPUR.

This **DEED OF SALE** is made and executed at Hingna, Nagpur on
this _____DAY OF _____2022.

-: BETWEEN :-

M/S. L.G. DEVELOPERS & BUILDERS, (PAN NO.AACFL3250H) at Babde Sabhagruh, Wanadongri, Hingna, Nagpur-441110, acting through its Partner **MR. DHANRAJ GANPATRAO BABDE**, aged about 49 years, here-in-after referred to and called as “**THE VENDOR/OWNER/DEVELOPER**”, which expression unless repugnant to the subject, meaning or context thereof shall always mean and include the said VENDOR/OWNER/DEVELOPER as well as its legal representative, successor, administrator, executors, assigns, partners and all other person or persons claiming through or under the said firm, the Party No.1 of **THE FIRST PART** ;

AND

MR. _____, aged about _____ years, (**PAN NO.** _____, **ADHAR NO.** _____) R/o. _____, Nagpur. Hereinafter referred to and called as **THE PURCHASER**, which expression unless repugnant to subject, meaning or context thereof shall always mean and include the said Purchaser as well as his legal heirs, legal representatives, executors, successors, administrators, assignees and all other person or persons claiming through or under him, the Party No.2 of the Second Part.

WHEREAS the Vendors are the absolute owner of All that piece and parcel of Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/- , Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur, and their name is mutated in 7/12 extract (property card).

WHEREAS the Vendors have purchased the said property i.e. entire Khasra No.296/2, admeasuring 0.91 H.R. from Mr. Sanjay Tumdeo Hulke, vide Sale Deed, registered at Serial No.4508/2010, Dated 23-09-2010, before Sub-Registrar Hingna and its Supplementary Agreement registered on 27.12.2021 before Sub-Registrar Hingna at Serial No.8187/2021 by paying additional stamp duty.

AND WHEREAS, the said property is converted from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Tahsildar, Hingna, has issued the Order vide its Order Ja.Kr. No. Ka.V. -388/2022, Ra.Ma.Kr. 21 /N.A.P.-34/Mouza – Wanadongri/2021-2022, Dated 21-02-2022. Further the Chief Executive Officer, Nagar Parishad, Wanadongri has duly recommended for sanction the layout plan on 02-09-2021.

WHEREAS, the said Real Estate Project shall be known and styled as “_____” (Hereinafter referred to as the “**Project**”) and the same is duly registered with Maha RERA Authority vide Registration **No.** _____ AND Release the Plot No._____, vide Letter No._____, Dated _____.

WHEREAS, the Vendors desirous to sell the plot in the said layout and the Purchaser is also interested in purchasing the plot mentioned below. The Vendors and the Purchaser have negotiated with each other and after negotiations they have agreed on the following terms and conditions : -

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

1. That the Vendors hereby sells and Purchaser hereby purchases All that piece and parcel **Plot No.**____, admeasuring about area _____ **Sq. Mtrs.**, situated in the Layout of Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/- , Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur, and more particularly described in schedule hereunder written, on as is where is basis TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof. The total consideration is fixed at **RS.**_____/ - (**RUPEES** _____ **ONLY**). The Purchaser has paid total consideration amount of **RS.**_____/ - (**RUPEES** _____ **ONLY**) in the following manner.

MANNER OF PAYMENT

Rs._____/ - (Rupees _____ Only) paid vide cheque bearing No._____, Dated _____, Drawn on _____, Nagpur.

RS._____/ - (**RUPEES** _____ **ONLY**)
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In this manner the Purchaser has paid total consideration amount to the Vendors and the Vendors do hereby admits and acknowledges the receipt of the same.

2. That Purchaser has prior to the execution of this Sale Deed, has inspected the property and its documents and now the Purchaser is satisfied about the title of the Vendors and their authority and has accepted the same.

3. That the Vendors do hereby covenant that the Vendors have good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property by way of sale to the Purchaser absolutely forever. The Vendors assures to the Purchasers that the property hereby sold is belonging to the Vendors alone and that none except the vendors, have any sort of right, title or interest whatsoever in the said property.

4. That the Vendors shall tender all the necessary co-operation to the Purchaser, for the purposes of getting his/her name mutated in the various records of the Government, and also for the better enjoyment of the property hereby sold by the Vendors as and when necessary. However, the further costs, etc., required for the mutation applications, declarations, affidavits, if any, shall be exclusively and solely borne by the Purchaser.

5. That the all taxes, rates, dues, charges, etc., in respect of property hereby sold, have been duly paid by the Vendors, till the date of this Deed and hereafter the same shall be paid by the Purchaser, in respect of said property from today onwards in all respect declared by the concerned authorities, etc, from time to time as per rules.

6. That the property hereby sold is believed and shall be taken to be as correctly described in the schedule hereunder written and the map annexed and if any mis-statement error or omission shall be discovered the same shall not annul this contract nor shall any compensation be allowed in respect thereof to the Purchaser but all the same such mis-statement, error or omission will always be subject to correction by the parties, without any hesitation.

7. That, the Purchaser shall always pay regularly his share of Gram Panchayat Taxes, Common maintenance, Electric charges and Water charges and all other out goings including Development Charges, Peripheral Charges, whatever may levied by Competent Authority and other Taxes Extra etc., whatsoever assessed on his land which Purchaser is to own and possess subsequent to the date hereof.

8. That, the said property is sold subject to the responsibility of the Purchaser/s to pay betterment/peripheral development charges to the Nagpur Improvement Trust or any designated authority in accordance with the provisions of the Nagpur Improvement Trust Act, 1936.

9. The Purchaser shall maintain at his/her own costs, the property purchased by him/ her and shall abide by all Bye-laws, Rules and Regulations of the Government, Municipal Corporation, The Nagpur Metropolitan Region Development Authority (NMRDA) or of any other

authorities and shall not violate any of the conditions or Rules or Bye-laws of the said authorities and shall observe and perform all the terms and conditions contained in this Sale Deed. Further the Purchaser shall not start construction without the prior approval of Nagpur Metropolitan Region Development Authority (NMRDA) or Competent Authority as may be designated in this behalf. In the matter of use and construction of any plot/plots in this layout, the Nagpur Metropolitan Region Development Authority (NMRDA) shall have unfettered control in accordance with the Building and Zoning Regulation as may be in force from time to time.

10. That, the Purchaser shall use the said plot for Residential purpose only and shall not do or cause to be done any act of thing to the annoyance of the Vendors and other Plot owners. That, the Purchaser shall not throw any garbage, dirt or water on the open space/Road to the annoyance of the other Plot owners and a co-operation that is essential to maintain harmony and peaceful enjoyment of the property.

11. That, the Vendors has this day delivered the vacant possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the same.

12. That, all the expenses on account of payment of stamp duty and registration fees payable on this Sale-deed have been borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of **Plot No._____**, admeasuring about area _____ **Sq. Mtrs.**, situated in the Layout of Khasra/Survey No.296/2, admeasuring about 0.91 H.R., Land Revenue Rs.4.65/- , Khate No.228, **Mouza – Wanadongri**, P.H.No.46, Tahsil – Hingna, District – Nagpur, and the same is bounded as under:

ON THE EAST -
 ON THE WEST -
 ON THE NORTH -
 ON THE SOUTH -

IN WITNESS WHEREOF the VENDORS and the PURCHASER herein above named have set their respective hands and signed this SALE-DEED at NAGPUR in presence of the following witnesses on the day first above written.

WITNESSES:-

1. _____

THE VENDOR

2. _____

THE PURCHASER