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SALE DEED

PLOT NO. 34-A BANDHU GRUHA NIRMAN SAHAKARI SANSTHA,
MARYADIT NAGPUR, KH. NO. 98, MOUZA - BHAMTI, CITY SURVEY NO.
207 AND SHEET NO. 53A OF MOUZA - BHAMTI

CONSIDERATION OF RS.49,00,000/-
(RUPEES FORTY NINE LAKHS ONLY)

28.428/53अ-श्रीलक्ष्मीनगरमधील सुबहसिटी नं. 53अ	11000	0	0	0	0	श्री मीटर
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28.428अ-श्रीलक्ष्मीनगरमधील नासुप्र/मनसा द्वारा ना विकास क्षेत्रातील नियमित केवले प्रकल्प	14820	33870	98310	45540	0	श्री मीटर
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MARKET VALUE OF RS.48,81,000/-

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE ^{7th} DAY OF
DECEMBER, 2022 HERE AT NAGPUR

BETWEEN

SHRI. SHRIRAM S/o BAPURAO KULKARNI, Aged 77 years, Occupation - Retired, {PAN - ACMPK9548B} {Adhar No. - 3673 3633 7665} (MB NO.7741952922) Resident of Plot No. 34-A, Near Last Bus Stop, Date Layout, Swavalambi Nagar, Nagpur-440022, 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 his legal heirs, representatives, successors, executors, administrators and assignees etc.) of the FIRST PART;

AND

M/S PLATINUM REALITIES A PROPRIETARY CONCERN THROUGH ITS PROPRIETOR SHRI SANKET GANGADHAR DHAGE, (PAN NO. CJPPD3736C) (UID NO. 8752 0464 3082) (MB NO. 9766264911) aged About 28 Years, Occ-Business, R/o. Plot No. 39, Swarup Nagar, Nagpur 440 022 hereinafter referred to as the 'PURCHASER' (which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said Purchaser as well as his

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legal heirs, representatives, successors, executors, administrators and assignees etc.) of the **SECOND PART**;

WHEREAS ALL THAT Piece and Parcel of land bearing **PLOT NO. 34/A** out of the layout of **BANDHU GRUHA NIRMAN SAHAKARI SANSTHA, MARYADIT NAGPUR**, containing by admeasuring 181.19 Sq. Mtrs. (as per Regularisation letter) & 181.22 Sq. Mtrs. (as per Property Card) being a portion of the entire land bearing **Kh. No. 98**, of **MOUZA - BHAMTI**, P.S.K. 44, bearing **CITY SURVEY NO. 207 AND SHEET NO. 53A** of **MOUZA - BHAMTI**, situate at Bandhu Gruha Nirman Sahakari Sanstha, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District -NAGPUR, Originally belonged to **BANDHU GRUHA NIRMAN SAHAKARI SANSTHA, MARYADIT NAGPUR**, and its name is mutated in the records of rights.

AND WHEREAS, ALL THAT Piece and Parcel of land bearing **PLOT NO. 34/A** out of the layout of **BANDHU GRUHA NIRMAN SAHAKARI SANSTHA, MARYADIT NAGPUR**, containing by admeasuring 181.19 Sq. Mtrs. (as per Regularisation letter) & 181.22 Sq. Mtrs. (as per Property Card) being a portion of the entire land bearing **Kh. No. 98**, of **MOUZA - BHAMTI**, P.S.K. 44, bearing **CITY SURVEY NO. 207 AND SHEET NO. 53A** of **MOUZA - BHAMTI**, situate at Bandhu Gruha Nirman Sahakari Sanstha, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR to Shriram Bapurao Kulkarni by way of Sale Deed dated 01/04/1982 which is duly registered in the office of Sub-Registrar Nagpur at Serial No. 1747(P), Volume No. 315, Pages 120 to 121, on 01/04/1982.

AND WHEREAS, That the aforesaid plot of land is under 1900 Unauthorised Layout. That the Government of Maharashtra under Maharashtra Gunthewari Developments (Regulation, Upgradation and control) ordinance, 2001 decided to develop the aforesaid layouts through development Authority Nagpur Improvement Trust. Thus, Nagpur Improvement Trust vide his Board Resolution No. 15, dated 27/01/2001

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fixed the development price for the development of the aforesaid layout as per the ordinance.

AND WHEREAS, the present owner/ Vendor herein is in need of money for welfare of his family members and shown his desire to sell the aforesaid property. The Purchaser herein were in search of a plot for their family and came to know about the desire of the Vendor. Accordingly, Purchaser agreed to purchase the aforesaid property for a valuable consideration of **RS.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY)**. The Vendor, having found the offer given by the Purchasers reasonable and marketable, has agreed to sell the aforesaid property to the Purchasers on the terms and conditions mentioned hereunder.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER

1) In consideration of **RS.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY)**, the Vendor have sold and the Purchasers have purchased all right, title and interest of the Vendor in the property i.e. ALL THAT Piece and Parcel of land bearing **PLOT NO. 34/A** out of the layout of **BANDHU GRUHA NIRMAN SAHAKARI SANSTHA, MARYADIT NAGPUR**, containing by admeasuring 181.19 Sq. Mtrs. (as per Regularisation letter) & 181.22 Sq. Mtrs. (as per Property Card) being a portion of the entire land bearing **Kh. No. 98**, of **MOUZA - BHAMTI, P.S.K. 44**, bearing **CITY SURVEY NO. 207 AND SHEET NO. 53A** of **MOUZA - BHAMTI**, situate at Bandhu Gruha Nirman Sahakari Sanstha, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District -NAGPUR TO HOLD THE SAME TO AND UNTO THE PURCHASERS AS ABSOLUTE OWNERS THEREOF forever with heritable and transferable rights.

2) The Purchasers have paid the total sale consideration amount of **RS.49,00,000/- (RUPEES FORTY NINE LAKHS ONLY)** to the Vendors in the following manner.

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11) That, all the expenses such as Stamp Duty, Registration Charges and all other incidental charges required for execution and registration of this Sale-Deed are borne and paid by the Purchasers.

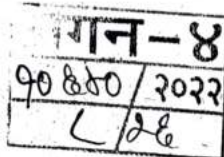
SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing **PLOT NO. 34/A** out of the layout of **BANDHU GRUHA NIRMAN SAHAKARI SANSTHA, MARYADIT NAGPUR**, containing by admeasuring 181.19 Sq. Mtrs. (as per Regularisation letter) & 181.22 Sq. Mtrs. (as per Property Card) **ALONGWITH A HOUSE ADMEASURING 82.44 Sq. Mtrs.** constructed thereon being a portion of the entire land bearing **Kh. No. 98**, of **MOUZA - BHAMTI**, P.S.K. 44, bearing **CITY SURVEY NO. 207 AND SHEET NO. 53A** of **MOUZA - BHAMTI**, situate at Bandhu Gruha Nirman Sahakari Sanstha, Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District -NAGPUR and bounded as under :-

BOUNDARIES OF PLOT NO. 34/A.

EAST : **BY OPEN LAND.**
WEST : **BY 30 FT. WIDE ROAD.**
NORTH : **BY PLOT NO. 29**
SOUTH : **BY PLOT NO. 35**

IN WITNESS WHEREOF the parties to this Deed have set their hands and signed this DEED OF SALE in presence of the witnesses named below at Nagpur on this the day, month and year mentioned at the beginning of these presents.



**NAGPUR MUNICIPAL CORPORATION
(TOWN PLANNING DEPARTMENT)**

13/6/2002

) of 2002

Date: 22-4-2003

(Regularisation of Unauthorised Construction /Plot/ Layout)

Permit for regularization of Unauthorized Construction of the House /Plot/ Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance, 2001 and NIT Board Resolution No. 15, 27th January 2001.

File No. 572/556

Name of the Applicant & Address	Shri. Shri. Ram Shriram Bapurao Kulkarni Plot No-341A. Gate Jay out, Railway line Bhamti, Nagpur	
Date of application	24/3/2001	Details of Development charges/ Penal Amount paid Cash/Cheque/DD
M. No. & Mouza	98 Bhamti	
Name of the Layout	Bandhu Griha Nirman Sahakari Samstha	
Plot No.	341A	24/3/01 1000/-
Plot Area	1950 Ft. — 18'22 Sqm	15/4/02 35694/-
Plot area Regularized	8244 sq ²	Total Rs 36694/-

1. Regularization is accorded on the conditions enumerated on the plan/ sketch.
2. This Regularization will neither establish the Ownership nor affect the Ownership over the land.
3. This Regularization will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976.
4. NMC has every right to take up the demolition of affected structures and portion of site as and when required by NMC in future .
5. The applicant should not make any construction without obtaining sanction plan from NMC in future.
6. The applicant should not sale/mortgage the plot without NOC from NMC.
7. The applicant should not sub-divide the plot without prior approval of NMC
8. The provision is applicable for NIT owned plots and the plots which are vested with NIT under Urban Land Ceiling Act.
9. The assessment charges shall be paid to the concerned Department.
10. The applicant shall demolish the uncompoundable infringement shown on plan and as agreed as set down by the applicant.
11. For building construction, NOC from Nagpur Airport Authority shall be obtained.

- Enclosure :
- 1) One copy/one set of sanctioned plan.
 - 2) Copy of Layout Plan.


Town Planner
N. M. C. NAGPUR.
 Assistant Director, Town Planning
 Nagpur Municipal Corporation

- Copy forwarded to :
1. The Assessor, Nagpur Municipal Corporation – For information.
 2. The Zonal office, Zone No. _____ Nagpur Municipal Corporation -- For information with a copy of sanctioned Plan (enclosed herewith) for record.

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