

DEED OF SALE

VALUED AT RS. 49,00,000/-
(Rs. FORTY NINE LAC ONLY)

Mouza Jaitala, Kh No. 67/2, 68, Sheet No. 33, City Survey No. 176,
Plot No. 46, Area 162 Sq Mtr., NMC House No. 579/46, Ward No. 74
(Column No. 30 434/33, Page No. 739, @ 9730 Per Sq Mtr. RR 2020-21)
Agreement to sale registered vide reg.no.5981 Dt.28/12/2020 Which is
registered in the Office of Sub Registrar No.8, Stamp Duty of Rs.
1,47,000/-, Registration of Rs. 30,000/- Paid at the time of Agreement

THIS DEED OF SALE, is made and executed at Nagpur, on this
18th day of Feb. 2021

BETWEEN

1) MR. WASUDEO BHAURAOJI TALWEKAR

Age: 68 Years, Occ. Retired

PAN : AAYPT 1824F

ADHAR : 8660 9639 0190

M.NO. : 9158337457

R/o Plot No. 12, Flat No. 101, Universal Mansion,
New Sacha Nagar, Wardha Road, Nagpur-440015.

2) MRS. POOJA VINIT MAIND

Age: 37 Years, Occ. Service

PAN : AIDPT 5933G

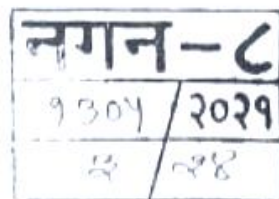
ADHAR : 6939 8886 1950

M.NO. : 9833442980

R/o Subodh Nagar, Dahiwadi, Karjat, Raigadh-410201.

(heremafter called as the VENDORS which expression shall unless
repugnant to the context or the meaning thereof, shall always mean and
include themself as well as their legal heirs, representative, executors,
administrators, successors and assignees) of the **FIRST PART;**

AND



DR. KUSHAL RAJU BHAJAN

Aged : 33 years, Occ. Doctor

PAN : BKJPB 0549R

ADHAR : 3561 0450 4236

M.NO. : 9890010290

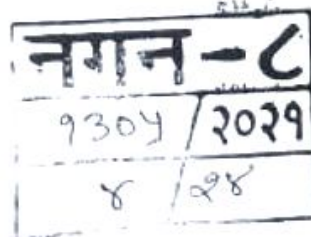
R/o.: Flat No. 202, Vimal Residency,

Indraprastha Nagar, Bhamti, Nagpur-440022.

(hereinafter called to as the **PURCHASER** which expression shall unless repugnant to the context or the meaning thereof, shall always mean and include himself as well as his legal heirs, representative, executors, administrators, successors and assignees) of the **SECOND PART**.

WHEREAS, the **VENDORS** are absolute and exclusive joint owner & in Possession of **ALL THAT** Piece & Parcel of Land bearing Plot No. 46, in the layout of Narkesari Gruha Nirman Sahakari Sanstha Ltd., admeasuring 162 Sq.Mt. as per R.L., (162 Sq.Mt. as per Sale Deed), out of Mouza Jaitala, Kh.No. 67/2, 68, Sheet No. 33, City Survey No. 176, bearing Municipal House No. 579/46, Ward No. 74, situated at Narkesari Gruha Nirman Sahakari Sanstha Ltd., Jaitala, Nagpur within the limits of NIT & NMC, Tah. & Dist. Nagpur which is regularised by NIT under the Gunthewari Act 2001 and more particularly described in schedule herein under. Which is purchased by Smt.Meena Wasudeorao Talwekar from Narkesari Gruha Nirman Sahakari Sanstha Ltd.,Nagpur, vide Registered **Sale Deed No. 4269** Dated 27/12/1999 the said Sale Deed Registered in the Office of Sub-Registrar, Nagpur-9. Smt.Meena Wasudeorao Talwekar is expired on 12/09/2015 and after her death we present Vendors become a joint owner as a legal heirs

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in his best interests and for the benefits of his family members, AND



- (ix) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed
- x) THAT the Purchaser has verified the Title and Documents of the Vendor and assure the Title of the Vendor
- xi) THAT the said property regularised by the NIT under the Sheme of Maharashtra Gunthewari Development (Regulation and Control Act 2001) all the terms and conditions applicable to the Purchasers and is sold on AS IS WHERE IS BASIS

(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

(4) THAT the Agreement to Sale registered vide registration no.5081 dated 28/12/2020 which registered in the Office of Sub-Registrar No.8 and the Stamp Duty of Rs. 147000/- and Registration Fee 30000/- paid at the time of Agreement as per the Market Value and consideration value.

SCHEDULE OF PROPERTY

ALL THAT Piece & Parcel of Land bearing Plot No. 46, in the layout of Narkesari Gruha Nirman Sahakari Sanstha Ltd., admeasuring 162 Sq.Mt. as per R.L., (162 Sq.Mt. as per Sale Deed), out of Mouza Jaitala, Kh.No. 67/2, 68, Sheet No. 33, City Survey No. 176, bearing Muncipal House No. 579/46, Ward No. 74, situated at Narkesari Gruha Nirman Sahakari Sanstha Ltd., Jaitala, Nagpur within the limits of NIT & NMC, Tah. & Dist. Nagpur , which is regularised by NIT under the Sheme of Maharashtra Gunthewari Development (Regulation, Upgradation and Control Act 2001) within the limits of NIT & NMC, Tah. & Dist. Nagpur and the said plot is bounded as under :

- ON THE EAST : Plot No. 39
- ON THE WEST : 9 Mtr. wide road
- ON THE NORTH : Plot No. 45
- ON THE SOUTH : Plot No. 47

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Nagpur Improvement Trust

(Regularization of Unauthorized Construction/Plot/Layout)

Permit for Regularisation of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27.1.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No.10/977 dated 28.5.2001 and B.R. No. 8/1003 dated 2.4.2003.



Permit No. : 1275
Case No. : 200307151283

Dated : 20/09/2016
Layout No. : 572/Jait/3789

Name of Applicant / Plot Holder	MEENA WASUDEV TALVEKAR	
Address	NEW SNEHA NAGAR WARDHA ROAD NAGPUR	
Application No. & Date	Application No.41972 dt. Apr 09,2001	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 09-APR-2001 -> Rs 1000.00 03-AUG-2016 => Rs 86191.00
Mouza & Khasra	Jaitala-67/2,68	
Name of Layout	Nar-Keshari G.N.S.S.	
Plot Number	46	
Plot Area	As per Sale Deed 162.0000 (Sq.m)	
Regularized Area	162.0000 (Sq.m)	
Built up Area Regularised	(Sq.m)	
User for which the plot is regularised.	Residential	
Plot Area surrendered to NIT	.0000 (Sq.m)	
Area of Construction to be demolished	(Sq.m)	

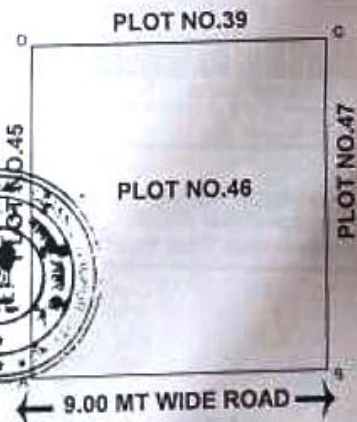
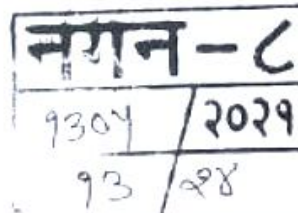
Schematic Plan

Reference :-

- Plot Boundary Shown Thus 
- Area Surrendered to N.I.T. For Road Widening 

DIMENSIONS OF PLOT IN METERS :-

AB	9.000	Mt.
BC	18.000	Mt.
CD	9.000	Mt.
DA	18.000	Mt.



PLOT AREA AS PER SALEDEED	162.0000	Sq. M.
DEDUCT AREA FOR M TANGENT		Sq. M.
DEDUCT AREA UNDER ROAD WIDENING		Sq. M.
NET AREA REGULARIZED	162.000	Sq. M.