

SUB REGISTRAR OFFICE, NAGPUR

MARKET VALUE Rs. 16,28,000/-

SALE DEED

VALUED AT Rs. 27,50,000/-

(Rupees Twenty Seven Thousand Fifty Lakh Only)

Item No- 21.339/781, Rate Rs. 12,240/- per Sq.Mt., Mouza- Chinchbhuvan, Sheet No. 781/81, City Survey No. 506

THIS DEED OF SALE is made and executed at Nagpur on this 4th day of August, 2017 BETWEEN:

BHAGAT HOUSING AGENCY, a Partnership Firm having it's office at 157-A, Pande Layout, Nagpur, PAN No. AAIFB3458R, acting through it's partner **MR. VIPIN GULAB BHAGAT**, Aged 41 years, Occupation:- Business, R/o Plot No. 157-A, Pande Layout, Khamla Nagpur- 440025, hereinafter referred to as **VENDOR** which expression shall, unless repugnant to the context and meaning thereof always mean and include the said Vendors as well as their heirs, legal representatives, successors, executors administrators and assigns on the **FIRST PART** :

AND

MR. VIVEK MADAN GAWALI, Aged 48 years, Occupation:- Service, (PAN No. ABKPG7422P) R/o Tathagat Chowk, Anand Nagar, Latur, Maharashtra- 413512, herein after referred to as **PURCHASER** which expression shall, unless repugnant to the context and meaning thereof always mean and include the said Purchaser as well as his heirs, legal representatives, successors, executors administrators and assigns on the **SECOND PART** :

WHEREAS All that piece and parcel of the land bearing Plot No.32, being a part and portion of the entire land bearing Kh. No. 137, situated at Mouza- Chinchbhuvan, P.HNo. 43, City Survey No. 506, Sheet No. 781/88, within the limits of N.I.T and N.M.C, Tahsil and District Nagpur initially belongs to Smruti Gruh Sanstha Maryadit, Nagpur.

THEREAFTER Smruti Gruh Sanstha Maryadit, Nagpur sold the said Plot No. 32 to Mr. Niranjn Dashrathl Fulsunge, by virtue of the Sale Deed dt. 28.01.1991, which is duly registered in the Office of Sub-Registrar Nagpur at Sr. No. 1158. As such Mr. Niranjn Dashrathl Fulsunge became the absolute owner of the said Property.

THEREAFTER Mr. Niranjn Dashrathl Fulsunge executed the General Power of Attorney in favour of Mr. Vyangalrao Narayan Dudhukori, on 24.07.1996, which is

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that all the expenses on account of preparation of this Sale Deed including the cost of stamp duty, registration fees and all other miscellaneous expenses payable thereon have been borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

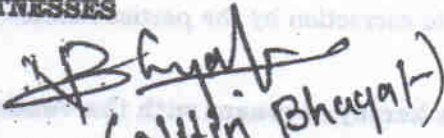
All that Piece and Parcel of the land bearing Plot No. 32, admeasuring about 132.4680 Sq.Mtrs., as per R.L Letter, being a part of the entire land bearing Kh. No. 137, situated in the Layout of Smruti Gruh Nirman Sahakari Sanstha maryadit, Nagpur at Mouza- Chinchbhuwan, P.H. No. 43, bearing City Survey No. 506, Sheet No. 781/88, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1844/A/32, within the limits of N.I.T and N.M.C , Tahsil and District Nagpur and bounded as follows:

- On the East: Plot No. 33.
- On the West: Plot No. 31.
- On the North: Plot No.49.
- On the South: 9.14 Mtrs. Wide Road.

In witness whereof the Vendor and the Purchaser herein above named have hereto set their respective hands and signed this Sale Deed at Nagpur in presence of attesting witnesses signed as on the day first above written.



WITNESSES

1. 
(Nitin Bhayat)



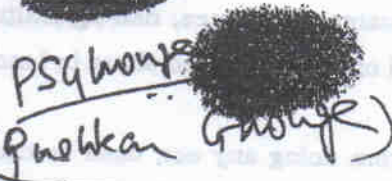


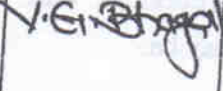



2. 
(Pashkan Gaware)



Photo	Thumb	Signature	Name
			Bhagat Housing Agency through it's Partner Mr. Vipin Gulab Bhagat (Vendor)
			Mr. Vivek Madan Gawali (Purchaser)

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