

**BETWEEN**

**SHRI. BABAN S/O BHAGWANJI WASADE** aged 44 Years, Occupation - Business, R/o. Tekadi, Gondgaon, Tah. Parshiwani, Dist. Nagpur, hereinafter referred and called to as **VENDOR**, which expression unless repugnant to the subject or meaning thereof, shall mean and includes her legal heirs, executors, administrators, assigns and all other person or persons claiming through or under them, of the **ONE PART**.

**AND**

**SMT. NALINI SAMPATRAO NIKHADE** aged 57 Years, Occupation - Service, R/o. Plot No. 39 - 40, Gawande Layout, Sneha Nagar, Nagpur hereinafter called and referred and called as the **PURCHASER** which expression unless repugnant to the subject or meaning thereof shall mean and include his legal heirs, executors, administrators, and assignees and all other person or persons, through her of the **SECOND PART**.

**WHEREAS** originally the plot property details mentioned in the schedule of the property originally belongs to Perfect Co-Op. Housing Society, later on the said plot on purchased by the **SHRI. DAYARAM BALAJI GHODMARE** from Perfect Co-Op. Housing Society, Nagpur through his Secretary **SHRI. DHYNESHWAR SONBAJI PANNASE** by way of Registered sale Deed vide Sr. No. 1682 in the office of Joint Sub-Registrar Nagpur on dated 20/05/2002. Lateron the said property was purchased by the Present Vendor name mentioned above from by way of Registered Sale Deed vide Sr. No. 2038 on dated 11/06/2002.

**WHEREAS** the Vendor herein above are the absolute owner of land of Plot No. 110, area admeasuring about 1452.60 sq.ft. (135 Sq.Mtr.), as per Sale Deed but as per Regularization Letter dated 02.09.2004 which was signed by the



*Bobalade*

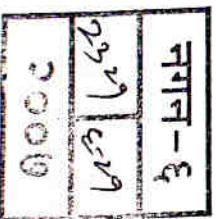
*N. Nikhade*

- iii) That, the Purchaser has seen and inspected the property hereby sold to him and has also satisfied himself with all respects.
- iv) That, all expenses on account of preparation of this Sale Deed including the cost of stamp duty and registration fees, Advocate fee payable thereon have borne and paid by the Purchaser only.
- v) That regarding the abovesaid plot property No. 110 situated at Mouza - Bhamti, under the Perfect Co-Op. Housing Society, Nagpur Kh. No. 50/1, 50/2, P.H. No. 44, City Survey No. 176, 177, Sheet No. 281/32, 288/43, Ward No. 75, under the Perfect Co-Op. Housing Society, Nagpur NOC from Perfect Co-Op. Society is already received vide letter No. 29/07-08 dated 06.04.2007 which signed by the President of the said society and both seller and purchaser are the member of society.

### SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. 110, admeasuring about 1307.34 Sq.ft. ((121.50 Sq.mtr) alongwith 100 sq.ft. Kachha construction thereon which is situated at Mouza - Bhamti, Kh. No. 50/1, 50/2, City Survey No. 176, 177, Sheet No. 281/32, 288/43, P.H. No. 44, Nagpur Municipal House No. 4052/110, Ward No. 75, under the Perfect Co-Op. Housing Society, Nagpur and within the limit of Nagpur Municipal Corporation Nagpur & Nagpur Improvement Trust, Nagpur, which bounded as under :-

On East	:	Plot No. 115
On West	:	Road
On North	:	Plot No. 109
On South	:	Plot No. 111



*(Signature)*