

This **SALE DEED** executed on this <sup>16<sup>th</sup></sup> day of December 2022 at  
Nagpur by: -

1. **Shri Waman Chamdeo Mule**, aged about 49 years, Occupation –  
Private Work,

PAN No. AQQPM8456N

ADHAR NO. 674082441576

2. **Smt. Padma Waman Mule**, aged about .46 years, Occupation –  
Private Work,

PAN No. BJUPM5886J

ADHAR No. 956464819315

Both resident of Village - Kalmpha, Post. - Yerala, Tah. - katol, Dist.  
- Nagpur - 441305 of them is hereinafter known and referred as the  
"SELLERS" which term unless repugnant to the context shall means and  
include his heirs, legal representatives and assigns of the **FIRST PART**  
**AND**

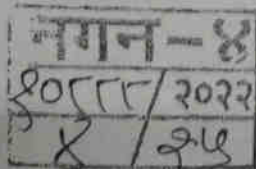
### IN FAVOUR OF

**Shri Harshal Laxmikant Sontakke**, aged about 29 years,  
Occupation – Private Service, resident of Flat No 401, Plot No. 89, Vinus  
Apartment, Omkar Nagar, Ring Road, Nagpur - 440027 and is hereinafter  
known and referred to as the "PURCHASER" which term unless  
repugnant to the context shall means and includes his heirs, legal  
representatives, assigns of the **SECOND PART AND**

PAN No. BDOIPS8216H

ADHAR No. 336537929402

Cont...3...



9) Notwithstanding anything stated previously, The purchaser acknowledges and agrees that, (i) The purchaser has entered into this transaction with the intention of purchasing the said property relying upon his own investigation of the physical, economic and legal condition of the property, and that (ii) The purchaser is not relying upon any representations made by sellers or anyone acting or claiming to act on seller's behalf concerning the said property. The purchaser has purchase the property in its "AS IS" condition, and assumes the risk that adverse physical, economic or legal conditions may not have been revealed by its investigation

### SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the land legally own and in possession of the sellers bearing Plot No. 152 admeasuring area 125.42 sq. meter (1350.00 sq. feet's) as per registered sale deed and 118.55 sq. meter (1275.60 sq. feet's) as per Nagpur Improvement Trust release letter in respect of the said plot. The said plot is demarcated in the layout called and name as The Nagpur Vijay Co-Op Housing Society, Nagpur situated over the land bearing Khasara No. 4/2, 4/4, 4/5, 6/3, 6/10, 6/11, 6/12, and 6/13, P.H. No. 44, City Survey No. 3, Sheet No. 299/13, Mouja - Sonegaon, Nagpur bearing Municipal Corporation House No. 3864/152, Ward No. 75 and within the jurisdiction Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur and the said entire property are bounded as below: -

ON EAST - Plot No. 137.  
 ON WEST - Road of the said layout.  
 ON NORTH - Plot No. 151.  
 ON SOUTH - Plot No. 153.

Cont...7...

नगन-४  
 २०२२/२०२२  
 २५/२५





2022-2023

नागपूर महानगरपालिका  
कर व कर आकारणी विभाग नागपूर

2022-2023

(हि रसिद 01/04/2022 पासून 31/03/2023 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसिद क्रमांक: RCPT2223251344 मोहल्याचे नांव: KHAMLA BLOCK 3  
घर क्रमांक: 3864/152  
पूीन: 0750440581 इंडेक्स क्रमांक: 75018782  
घर मालकाचे नांव: SHRI KIRAN VASANTRAO CHAUDHARY  
वहिवाटदाराचे नांव:  
घरचा पत्ता: 3864/152, KHAMLA BLOCK 2 440001 VAJAY SOCIETY SWALAMBI NAGAR  
KHAMBLA ROAD NAGPUR  
तारीख पासून : 01-04-2014 ता 31-03-2023 पावेतो

कराचे नांव/ Details of Tax	वकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	8596	1324	
पाणी कर (Water Tax)	0	0	
मलजल कर (Sewerage Tax)	4929	722	
प्रकाश कर वृक्ष कर (Light Tax/Tree Tax)	337	60	
अग्नी सेवा कर (Fire Service Tax)	411	60	
मलजल लाभ कर (Sewerage Bene. Tax)	374	60	
पाणी लाभ कर (Water Bene. Tax)	374	60	
पथ कर (Street Tax)	374	60	
विशेष सफाई कर (Special Conservancy Tax)	0	0	
मनपा शिक्षण उपकर (Municipal Education Tax)	374	60	
सेवा शुल्क (Service Charge)	0	0	
नोटीस फी (Notice Fee)	0	0	
वारंट फी (Warrant Fee)	0	0	
किरकोळ (Misc.)	17125	0	
रा.स.शी.कर (Educn. Cess)	2354	362	
रोजगार हमी कर (E.G.S. Cess)	0	0	
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0	0	
सुट (Rebate)	0	120	
एकूण (Grand Total)	35248	2648	

एकूण रक्कम अक्षरी रु (In words total Rs.) THIRTY-SEVEN THOUSAND EIGHT HUNDRED AND NINETY-SIX RUPEES ONLY

Received Amount : 37,896.00

(Payment is made by cash)

दिनांक: 13/12/2022

Generated By: S-MASKE

नागपूर - ४  
2022/2023  
23/24



वसूल करणाराची पूर्ण सही

Full Signature of the Official

This is a computer generated receipt, signature is not required. Please visit website <http://www.nmcnagpur.gov.in>

# Nagpur Improvement Trust

[Regularization of Unauthorised Construction/Plot/Layout]

Permit for Regularisation of Unauthorised 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. : BECW/1900/W/3434  
Case No. : 200303033082

Dated : 18/10/2005  
Layout No. : 1900/W/Son/285

Name of Individual		SHASHIKALA NARAYANRAO KHADASE	
Address		55 KUKADE LAYOUT PARVATI NAGAR NAGPUR	
Application No. & Date	Application No. 109368 dt. Aug 24 2002		Details of Development Charges: Penal Amount paid in Cash/Cheque/D.D. INITIAL DEPOSIT 24 AUG-2002 > Rs. 1000.00 01 MAR-2004 => Rs. 15.00
Mouza & Khasra	Sonegaon-4/2/4/4,5,6/10,6/11,6/12,6/13,6/3		
Name of Layout	The Nagpur Vijay Co-Op Housing Society		
Plot Number	152		
Plot Area	As per Sale Deed	125.4150 (Sq.m)	
	Regularized Area	118.5500 (Sq.m)	
Built up Area Regularised	.0000 (Sq.m)		Regularisation of this plot Subject to 1) Demarcation of plot by city/survey dept. 2) Availability of plot at site as per ownership documents and approved layout plan. Courts except if any.
User for which the plot is regularised.	Residential		
Plot Area to be surrendered to NIT	6.8650 (Sq.m)		
Area of Construction to be demolished	.0000 (Sq.m)		

**Subject to condition that N.O.C. be obtained from Airport Authority.**

**This Regularisation letter is subjected to following Terms & Conditions**

1. Regularisation is accorded on the conditions enumerated in the plan enclosed.
2. This regularisation will neither establish the Ownership nor affect the Ownership over the land.
3. This regularisation will not bar the application of provisions of Urban Land ( Ceiling & Regulation ) Act, 1976, and N.A. assessment charges.
4. No compensation/TDR will be given for land taken for road or any D.P. reservation.
5. The applicant should remove the construction shown in yellow colour which is not sanctioned within 30 days.
6. NIT has every right to take up the demolition of affected structures and/or take possession of the affected portion of site as and when required by NIT in future.
7. The applicant should not make any construction without obtaining sanctioned plan from the NIT in future.
8. The applicant should not sale/mortgage/transfer the plot without N.O.C. from NIT.
9. The applicant should not sub-divide the plot without prior sanction of NIT for the same.
10. Ground Rent is applicable to land plots owned by the NIT and the plots which are vested in the NIT under the Urban Land Ceiling Act.
11. The applicant has to pay N.A. assessment tax as asked by the Collector, Nagpur.

Enclosure : 1. One copy/one set of sanctioned plan copy of undertaking (Hamipatra)  
2. Copy of Part-Layout plan.



200303033082

**Building Engineer (N/E/W/S)**  
1900 Layouts  
Nagpur Improvement Trust

**Copy to :**

1. The Assessor Nagpur Municipal Corporation for information. The estimated cost of proposed/existing building as per party's statement Rs. \_\_\_\_\_

06/05/2023	विशेष फेरकार खरेदी नोंद - सह सु.नि.नागपूर ४ यांचेकडील र.द.क्र. २४४४/२०२३ दिनांक १७/०३/२०२३ अन्वये आलोक विवाहार आर्चीकर यांनी मू.क्र.५२ क्षेत्र २२२,९५० चौ.मी.मिठी केल्याने नोंद घाबळ.	सह सु.नि.नागपूर ४ 2417/2023 17/03/2023	H	शिवण पुणर वीसाळ	नागपूर फेरकार क्र. ६१४८ प्रमाणे सही- 06/05/2023 न.सु.अ. न.सु.अ. नगर सुभाषण आधिकारी क्र ३ नागपूर
06/05/2023	विशेष फेरकार खोसा/ गाहाणखल/ तारण नोंद - सह सु.नि.नागपूर ४ यांचेकडील र.द.क्र. १६४४/२०२१ दिनांक ०२/१२/२०२१ अन्वये विठमटी अर्दन को ऑफ रिक ली यानी प्रमोद लक्ष्मणराव घोडे व इतर १ यांनी मू.क्र.१८६ क्षेत्र १३९,२९ चौ.मी.वर र.रु.३२५०००/-कर्ज घेतल्याने खोसा नोंद घाबळ.	सह सु.नि.नागपूर ४ 9649/2021 02/12/2021	H	विठमटी अर्दन को ऑफ रिक ली	फेरकार क्र. ६१२६ प्रमाणे सही- 06/05/2023 न.सु.अ. नगर सुभाषण आधिकारी क्र ३ नागपूर
06/05/2023	विशेष फेरकार खोसा/ गाहाणखल/ तारण नोंद - मा.क्र.८४ दिनांक.१२/१२/२०२२ अन्वये काननेरा विमनमार्ह मटेल व इतर यांनी मू.क्र.१९० क्षेत्र १९१,७३ चौ.मी.वर र.रु.१५००००००/- कर्ज घेतल्याने खोसा नोंद घाबळ.	सह सु.नि.नागपूर ४ 10888/2022 16/12/2022	H	हर्षल लक्ष्मीकांत सोनटकरे मू.क्र.१५२ क्षेत्र १९८,५५ चौ.मी	फेरकार क्र. ६२१५ प्रमाणे सही- 06/05/2023 न.सु.अ. नगर सुभाषण आधिकारी क्र ३ नागपूर