

# SALE DEED

**FOR RS. 1,31,00,000.00 ONLY**  
**(RUPEES ONE CRORE THIRTY ONE LAC) ONLY**

**MARKET VAUE /ASR RS. 1,05,00,000/-**

(Mouza-Parsodi, Item No. 26.400/24, CTS 1130/24 (old)  
1130/126 (New) & Sheet No. 24, Open Plot Rate @ 33100 per Sq.  
Mtrs. & Const. @26620/- Sq. Mtrs, Page no. 668)

THIS DEED OF SALE is made at NAGPUR on this 31<sup>st</sup> Day of March  
2022, BETWEEN:

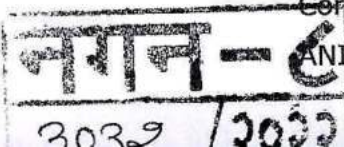
(1) **Shri. Kishore S/o Laxmanrao Barbate** Aged 62 Years,  
Occupation - Retired, {PAN-AALPB3257B} {AADHAAR NO. 4779 8746 6236}  
(2) **Shri Arpan Kishore Barbate** Aged 32 Years, Occupation - Business,  
{PAN-BQKPB1118D} {AADHAAR NO. 5834 1992 6752} & (3) **Shri Mihir  
Kishore Barbate** Aged 26 Years, Occupation - Business, {PAN-  
CBOPB0520R} {AADHAAR NO. 9188 8411 4654} All above Resident of Plot  
No. 22, Subhash Putla, Satranjipura, Bhandara road, NAGPUR, hereinafter  
called the **VENDOR**, which expression shall, unless repugnant to the context  
or meaning thereof, always mean and include the said **VENDOR**, as well as  
their heirs, legal representatives, executors, administrators, successors &  
assigns of the ONE PART. {MOB NO. 9970359915}.

**AND**

**SHRI. MUKESH S/o MANOHAR SAKHARE** Aged 37 years,  
Occupation - Business, {PAN-AZZPS0774K} {AADHAAR NO. 8863 4029  
7457} Resident of Plot No.72, Dinprajahit Society, Narendra Nagar, Nagpur -  
440015, District - NAGPUR, hereinafter called the **PURCHASER**, which  
expression shall, unless repugnant to the context or meaning thereof, always  
mean and include the said **PURCHASER**, as well as his heirs, legal  
representatives, executors, administrators, successors and assigns of the  
OTHER PART. {MOB NO. 9860531774}

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur  
Improvement Trust Lease Hold Plot No. 126, in Civil Station Expansion  
Scheme of NIT, by total admeasurement 196.20 Sq. Mtrs. (OR 2111.89 Sq.  
Ft.), being a portion of the entire bearing Kh. No. 70 of Mouza - PARSODI,  
and bearing Corporation House No. 1993/126, City Survey No. 1130/24 (old)  
1130/126 (New) & Sheet No. 24 of Mouza - PARSODI, situated at  
TRIMURTINAGAR Nagpur, within the limits of the Nagpur Municipal  
Corporation Ward No. 74, in Tahsil and District - NAGPUR, originally belonged

ANIL S/O BHIKAJI JOSHI, who acquired the same by indenture of lease which



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i) That the Purchaser shall hereafter individually pay Corporation Taxes and Cesses etc. as may be levied by the Nagpur Municipal Corporation upon the said Plot and shall also the electricity and Water Charges as per Departmental bills.

ii) THAT the Vendor have delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

iii) THAT the Purchaser has inspected various documents related to the title of the said land and is fully satisfied with the same and has satisfied him that the title is absolutely vested with the Vendor and has clear, marketable and transferable title before signing this Deed of Sale.

(4) THAT all expenses on account of preparation of this deed including the legal fees of advocate, cost of Stamp Duty and Registration fees payable thereon have been borne by the Purchaser.

### SCHEDULE OF PROPERTY

#### (RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Lease Hold **Plot No. 126**, in Civil Station Expansion Scheme of NIT, by total admeasurement 196.20 Sq. Mtrs. (OR 2111.89 Sq. Ft.)(as per sale Deed), & 182.45 Sq. Mtrs., (as per CTS property Card) being a portion of the entire bearing Kh. No. 70 of **Mouza – PARSODI, City Survey No. 1130/24 (old) 1130/126 (New) & Sheet No. 24** of Mouza – PARSODI, and house constructed thereon, TOGETHERWITH the entire R.C.C. Superstructure comprising **Built - Up area of 190 Sq. Mtrs.** of a building constructed on the said Plot of land including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, situated at TRIMURTINAGAR Nagpur, within the limits of the Nagpur Municipal Corporation ward No.75, bearing Municipal House No. 1993/126 AND Nagpur Improvement Trust Nagpur in Tahsil & District – NAGPUR, and bounded as under:-

**ON THE EAST** - **BY PLOT NO 38A**

**ON THE WEST** - **BY ROAD**

**ON THE NORTH** - **BY PLOT NO. 126A**

**ON THE SOUTH** - **BY PLOT NO. 125**

