

SALE DEED

FOR RS. RS. 1,85,00,000=00 ONLY
(RUPEES ONE CRORE EIGHTY FIVE LAC ONLY)

MARKET VAUE /ASR RS. 1,80,00,000/-

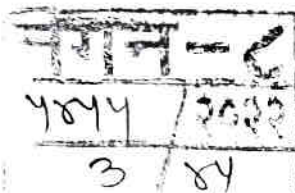
(Mouza - BHAMTI, Item No. 29.418/5, City Survey No. 5 & Sheet No. 1938/5, Open Plot Rate @ 42000/-per Sq. Mtrs. & Const. 26620/- Sq. Mtrs, Page no. 0712)

THIS DEED OF SALE is made at NAGPUR on this ~~20th~~ Day of October 2022, BETWEEN:

M/s **AMBAR BUILDERS**, A Partnership Firm, having its registered Office at Nagpur, (Income Tax PAN AABFA5938J) and acting through its Authorized Partners 1) **MR. PRAMOD S/o RAMCHANDRA BHAVE**, Aged 71 Years, Occupation - Business, (Income Tax PAN ABYPB9702D & Adhar Unique Identity No. 4867 5295 3384), Resident of Survey No. 425/87, ALLIANCE PARIJAT, Flat No. 401, TMV colony, Near Tilak Vidhyapith, Mukund Nagar, Gultekdi, PUNE-411037, & 2) **SHRI. ANIL RAMCHANDRA BHAVE** Aged 40 Years, Occupation - Business, (Income Tax PAN ABKPB1713A & Adhar Unique Identity No. 955925331287), Resident of Plot No. 37, Warade-Patil Layout, Pratap Nagar, Nagpur - 440022, Tahsil and District - NAGPUR FOR HIMSELF AND BEING A Power of Attorney FOR MR. PRAMOD S/o RAMCHANDRA BHAVE, (for admission and registration only) hereinafter called the "VENDORS", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "PARTNERSHIP FIRM" and its "PARTNERS", as well as his/her respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART. {MOB NO. 9823894183}

AND

SHRI SAMEER S/o RASHTRAPAL KAMBLE, (PAN NO. DAIPK3349K & Adhar Unique Identity No. 8422 0238 9544) age 28 year, Occupation-Business, R/o. Plot No. 273, Kamgar Colony, Subhash Nagar, Nagpur 440 022, 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. 9766881667}



WHEREAS the Vendor hereinabovenamed own and possess the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Lease Hold **Plot No. 56/G**, under the sanctioned scheme of Bhamti Parsodi Street Scheme by total admeasurement 326.45 Sq. Mtrs. (OR 3513.90 Sq. Ft.), HAVING G+1 construction, being a portion of the entire bearing **Kh. No. 19/1, 20 & 21** of **Mouza - BHAMTI**, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and bearing Corporation House No.4017/56G City Survey No. 5 & Sheet No. 1938/5 of Mouza - Bhamti, situated at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Lease Hold **Plot No. 56/G**, under the sanctioned scheme of Bhamti Parsodi Street Scheme by total admeasurement 326.45 Sq. Mtrs. (OR 3513.90 Sq. Ft.), being a portion of the entire bearing **Kh. No. 19/1, 20 & 21** of **Mouza - BHAMTI**, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and bearing Corporation House No. 4017/56/G City Survey No. 5 & Sheet No. 1938/5 of Mouza - Bhamti, situated at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR, belonged M/s Ambar Builders, the vendors hereinabove named the acquired the same by it from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term/period commencing from 01-04-1985 and ending on 31-03-2015 and thereby again renewal on 01-04-2015 to 31-03-2045 by an Indenture of Lease dated 01-02-2016, which is duly registered at the office of the Sub-Registrar, Nagpur-4 in Addl. Book No. 1 at Sr. No. 972/2016 on 22-02-2016, As a result therefore the Vendor herein above named has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records; As a result therefore the Vendors hereinabove named have now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for cogent reasons and good causes the aforesaid Vendors have now decided to sell the said property to any interested buyer to utilize the Sale Proceeds therefore in their best interests and for the benefits of their family members; AND

WHEREAS the Purchaser being interested in buying the same and having got knowledge and the intention of the Vendor to sell the property, he offered to purchase the same for a valuable consideration; AND

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vii) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and his heirs, successors and assigns etc. as may reasonably be required.

viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto with mutual understanding.

ix) THAT the possession of the property will be handed over to the Purchaser only after realization of the payment hereby given in the sale deed.

(3) THAT the PURCHASER does hereby covenant with the VENDOR as follows :-

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.

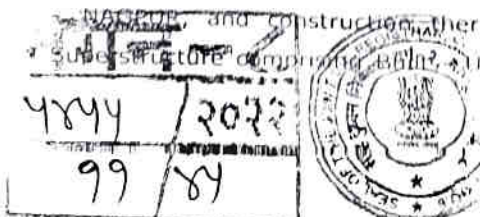
ii) THAT the Vendor have delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

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, GST or any other taxes and duties or expenses in relation of this sale deed payable thereon have been borne by the Purchaser. Similarly purchaser will pay all the transfer fees and charges in relation with this property and this sale deed.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Lease Hold **Plot No. 56/G**, under the sanctioned scheme of Bhamti Parsodi Street Scheme by total admeasurement 326.45 Sq. Mtrs. (OR 3513.90 Sq. Ft.), being a portion of the entire bearing Kh. No. 19/1, 20 & 21 of Mouza - BHAMTI, bearing Corporation House No. 4017/56G City Survey No. S & Sheet No. 1938/5 of Mouza - Bhamti, situated at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur, and construction thereon, TOGETHERWITH the entire R.C.C. Superstructure comprising an area of 163.07 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, in Tahsil & District – NAGPUR, and bounded as under:-

ON THE EAST - LANE
 ON THE WEST - 9 M. ROAD
 ON THE NORTH - PLOT NO. 56/F.
 ON THE SOUTH - 9 M. ROAD

IN WITNESS WHEREOF the VENDOR, the PURCHASER hereinabove named have fully examined and read over this **DEED OF SALE** before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, they are read over the contents of this document and explain the same in vernacular, which they admit to have understood at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

{Drafted By: - Adv. Umesh B. Badki, Mob. 9822377899}
 As per the instructions and documents provided by the parties.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			M/s Ambar Builders acting through its Authorised Partner  (MR. PRAMOD RAMCHANDRA BHAVE)
02			M/s Ambar Builders acting through its Authorised Partner  (SHRI. ANIL RAMCHANDRA BHAVE)

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