

**SALE DEED FOR RS. 2,00,00,000.00 ONLY**  
**(RUPEES TWO CRORE ONLY)**  
**VALUATION AS PER ANNUAL STATEMENT OF RATES**  
**(ASR) RS. 1,16,55,000.00 ONLY**

Zone/Item No. 26.400/19 Page No. 667 @ Rs. 34,030/- PSM (ASR 2022-23)

THIS DEED OF SALE is made at NAGPUR on this 04<sup>th</sup> Day of **MAY, 2023**,  
BETWEEN: **SHRI. RAHUL S/o HARISHCHANDRA MESHARAM**, Aged 40 Years,  
Occupation – Business, PAN AIKPM2918H, AADHAR UID 8504 4448 7468, Mobile  
9860690755, Resident of Plot No. 61, SBI Colony, Karim Layout, Gopal Nagar, Nagpur-  
440022, Tahsil and District – 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 his heirs, legal representatives, executors,  
administrators, successors and assigns of the **ONE PART**.

*Rahul*  
*Rahul*

**AND**

*Rahul*

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(1) **SHRI. AMIT S/o DINESH BABARIA**, Aged about 36 Years, Occupation – Business, PAN APLPB0590C, AADHAR UID 2611 9016 4567 & (2) **MRS. VIDISHA LAL W/o AMIT BABARIA**, Aged about 35 Years, Occupation – Business, PAN AEUPL6815Q, AADHAR UID 3652 6762 0968, Both Residents of A-117, Sector – 46, Noida-201301, hereinafter called the **PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASERS**, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS, the Vendor named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 43 containing by admeasurement 255.285 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 33 and 24/57 of MOUZA – PARSODI, TOGETHERWITH the existing more than 40 Years old Double Storeyed load bearing House covering a total Built-up area of 111.48 Sq. Mtrs. (OR 1200 Sq. Ft.) including all connections, fittings, electric and water metes and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1716, City Survey No. 738 and Sheet No. 205/19 of Mouza – Parsodi, Situated at SBI Colony, Karim Layout, Gopal Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, hereinafter referred to as '**said Property**'; AND

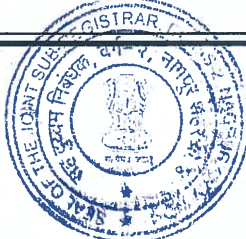
WHEREAS, ALL THAT Piece and parcel of land bearing Plot No. 43 containing by admeasurement 255.285 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 33 and 24/57 of MOUZA – PARSODI, bearing City Survey No. 738 and Sheet No. 205/19 of Mouza – Parsodi, Situated at SBI Colony, Karim Layout, Gopal Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, Originally belonged to Shri. Margeshwar Hiranman Patil, having purchased the same by him from Mohammad Aktar Khwaja, by a Sale Deed Dated 12-04-1979, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. I at Sr. No. 1782 on even date; AND

WHEREAS the said Shri. Margeshwar Hiranman Patil lateron constructed a load bearing Residential House on the said Plot No. 43 covering a total Built-up area of 1200 Sq. Ft. (OR bearing Corporation House No. 1716, City Survey No. 738 and Sheet No. 205/19 of Mouza – Parsodi; AND

WHEREAS the aforesaid Shri. Margeshwar Hiranman Patil lateron in his turn transferred the aforesaid property by way of Sale to Shri. Shridhar Shankar Hawal, by a Sale Deed Dated 27-03-1996, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 562 on Pages 130 to 135 at Sr. No. 1261 on 06-05-1996; AND

WHEREAS the aforesaid Shri. Shridhar Shankar Hawal lateron in his turn transferred the aforesaid property by way of Sale to Shri. Chittur Subramaniam Ayyar, by

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(6) THAT full Stamp Duty of Rs. 14,00,000/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement to Sell dated 30-03-2023, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 at Serial No. 3004 on even date

**SCHEDULE REFERRED TO ABOVE**  
**(RESIDENTIAL)**

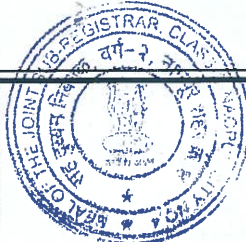
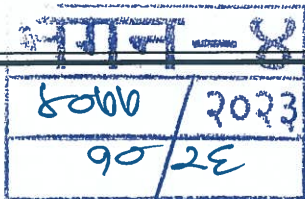
ALL THAT Piece and parcel of land bearing Plot No. 43 containing by admeasurement 255.285 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 33 and 24/57 of MOUZA – PARSODI, TOGETHERWITH the existing more than 40 Years old Double Storeyed load bearing House covering a total Built-up area of 111.48 Sq. Mtrs. (OR 1200 Sq. Ft.) including all connections, fittings, electric and water metes and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1716, City Survey No. 738 and Sheet No. 205/19 of Mouza – Parsodi, Situated at SBI Colony, Karim Layout, Gopal Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 42,
ON THE WEST	-	PLOT NO. 44,
ON THE NORTH	-	9.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	PLOT NO. 46.

IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & 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, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

*Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.*

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (RAHUL HARISHCHANDRA MESHAM) <u>VENDOR</u>



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