

## SALE DEED

Valued at Rs. 75,00,000/-

(RUPEES SEVENTY-FIVE LAKHS ONLY)

Market Value as per A.S.R. Rs. 56,76,511/-

Mouza: Parsodi, City Survey No. 766, Sheet No. 28, R.R. Item No. 26.400/28,  
Rate Rs. 34,030/- per Sqr. Mt.

THIS SALE DEED is made and executed at Nagpur on this 04<sup>th</sup> day of  
September, 2023.

### BETWEEN

(1) MISS NEENA D/o NETRAM DHOBLE (PAN: BXUPD1429C), aged about 61 years, Occupation: Household, Resident of Ward No. 6, Karanja, District: Wardha 442204, (2) MRS. NEETA W/o PRAKASH BANNAGARE (PAN: BWBPB4561R), aged about 59 years, Occupation: Housewife, Resident of Plot No. 81, Near N.I.T. Garden, Dronacharya Nagar, Nagpur – 440025, (3) SHRI NITIN S/o SHESHRAO PAWAR (PAN: AJAPP6093K) aged about 48 years, Occupation: Private, Resident of Near Satpuda Bank, Patel Ward, Multai, District Baitul, Madhya Pradesh – 460661, (4) SHRI ARVIND S/o SHESHRAO PAWAR (PAN: AILPP6929Q) aged about 57 years, Occupation: Private, Resident of Near Alka Talkies, Patel Ward, Multai, District Baitul, Madhya Pradesh – 460661, (5) MRS. MANISHA W/o SANJU DHOBLE (PAN: AKYPD8657N) aged about 56 years, Occupation: Housewife, Resident of House No. 35, H K Home, Banjari Kolar Road, Bhopal, Madhya Pradesh – 462042 and (6) MRS. ARCHANA W/o VIJAY NAKHATE, aged about 52 years, Occupation; Housewife, Resident of Australia, Vendor No. 1, 2 and 5 all acting through their constituted power of attorney holder Shri Arvind S/o Sheshrao Pawar, hereinafter all jointly called as the VENDORS or PARTY NO. 1 (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Vendors as well as their heirs, legal representatives, successors, executors, administrators and assign etc.) the party of the FIRST PART,





AND

(1) **MISS. YASHASHREE D/o HARENDRA JAISWAL** (PAN: ATZPJ0211E), aged about 29 years, Occupation: Service, (2) **SHRI HARENDRA S/o KAMALNARAYAN JAISWAL** (PAN: AENPJ6816L) aged about 59 years, Occupation: Business, (3) **MRS. ANITA W/o HARENDRA JAISWAL** (PAN: AFFPJ3569P) aged about 51 years, Occupation: Housewife and (4) **SHRI KARAN S/o HARENDRA JAISWAL** (PAN: BGAPJ3107L) aged about 26 years, Occupation: Business, All Residents of Flat No. T-1, Parimal Apartment, Gajanan Mandir Road, Zenda Chowk, Dharampeth, Nagpur – 440010 hereinafter all jointly called as the **PURCHASERS** or **PARTY NO. 2** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Purchasers as well as their heirs, legal representatives, successors, executors, administrators and assigns etc.) the party of the SECOND PART.

**WHEREAS**, the Vendors are joint owners and in possession of ALL THAT Piece and Parcel of land bearing Plot No. 7 admeasuring 166.809 Sqr. Mtrs. in the layout of Mangaldham Co-operative Housing Society Limited, Nagpur, being a portion of the entire land bearing Khasra Nos. 91/2 and 92/2, Mouza: Parsodi, City Survey No. 766, Sheet No. 28, bearing Nagpur Municipal Corporation House No. 1923/7, Ward No. 74, situated at Parsodi, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur (hereinafter shortly termed as "the said property"),

**AND WHEREAS**, originally Shri Sheshrao S/o Daulatrao Pawar purchased the abovesaid Plot No. 7 admeasuring 178.279 Sqr. Mtrs. (i.e. 1919 Sqr. Fts.) from Mangaldham Co-operative Housing Society Limited, Nagpur vide Sale Deed dated 06-04-1981 registered at Sr. No. 2033 (P) in Book No. 1, Volume No. 372 on Pages 171 and 172 on 24-06-1981 with Joint Sub Registrar Nagpur City II,

**AND WHEREAS**, the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur regularized the abovesaid Plot No. 7 vide Regularization Permit No. 979 Dated 16-09-2016 on the powers conferred on them as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001, N.I.T. Board Resolution No. 15 dated 27-01-2001 and B.R. No. 10/977 dated 28-05-2001 and B.R. No. 10/977 dated 28-05-2001 and B.R. No. 8/1003 dated 02-04-2003 and as per Regularization Permit the regularized area of Plot is 166.809 Sqr. Mtrs.,

**AND WHEREAS**, the Court of Additional Tahsildar, Non-Agriculture Assessment, Nagpur No. 5 has assessed the Non-Agriculture Tax for abovesaid Plot No. 7 vide his Order No. Ra. Ma. Kra. 6983/N.A.P. 34/2017-18 dated 27-06-2018,

**AND WHEREAS**, the aforesaid Shri Sheshrao S/o Daulatrao Pawar died intestate at 20-10-2022 and her Wife Smt. Chindhubai Sheshrao Pawar predeceased on 29-06-2011 at Multai, District Baitul, Madhya Pradesh leaving behind him the Vendors





13. THAT, the Vendors will support mutation applications made by the Purchasers in respect of the Property sold herewith to the authorities such as Nagpur Municipal Corporation, City Survey, and any other Statutory Authorities.

14. THAT, the Purchasers are required to pay the Municipal Taxes and other Taxes which would be required to pay to the State Government or Statutory Body on the property from the date of Sale Deed.

15. THAT, all expenses for preparation of Sale Deed, Stamp Duty, Registration Fees and Professional Fees have borne and paid by the Purchasers.

### SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing Plot No. 7 admeasuring 166.809 Sqr. Mtrs. in the layout of Mangaldham Co-operative Housing Society Limited, Nagpur, being a portion of the entire land bearing Khasra Nos. 91/2 and 92/2, Mouza: Parsodi, City Survey No. 766, Sheet No. 28, bearing Nagpur Municipal Corporation House No. 1923/7, Ward No. 74, situated at Parsodi, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur and bounded as under:

TOWARDS EAST : 9.00 Meter Wide Road  
TOWARDS WEST : Other Layout  
TOWARDS NORTH : Other Layout  
TOWARDS SOUTH : Plot No. 6

IN WITNESS WHEREOF the Vendors and Purchasers hereinabove named have fully examined and read over this Deed of Sale before execution and the same is drafted as per their instruction and their own say 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 the presence of two attesting witnesses on the day first above written.



*Arvind Sheshrao Pawar*



(ARVIND SHESHRAO PAWAR)  
For Self & as Power of Attorney Holder for  
Mrs. Neena Dhobale, Mrs. Neeta Bannagare,  
Mrs. Manisha Dhoble & Mrs. Archana Nakhate



*Nitin Sheshrao Pawar*

(NITIN SHESHRAO PAWAR)  
VENDORS / PARTY NO.1



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