

M/S. NAVNIRMAN BUILDCON, A Partnership Firm, (PAN AAUFN1001G) having its Office at Plot No. 1, Gajanan Nagar, Flat No. G-1, Nirman Royal Nagpur-440015 and acting through its Partners (1) **SHRI. ANIL BHAGWATRAO WARADE**, Aged 56 Years, Occupation – Business, PAN AAGPW3128D, AADHAR CARD 4078 0460 9863 & Mobile No. 9823099337, Resident of Plot No. 158, Pawan Bhoomi, Wardha Road, Nagpur-440025, Tahsil and District – NAGPUR & (2) **SHRI. PRAFUL S/o PRAKASH DEWALKAR**, Aged 34 Years, Occupation – Business, PAN AWAPD6278R, AADHAR CARD 9799 7508 1551 & Mobile No. 9503404066, Resident of Plot No. 10, "Radhesh" Shreeram Nagar, Near Bank of India, Pawan Bhoomi, Nagpur-440025, Tahsil and District – NAGPUR, hereafter called the **PURCHASER**, 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, their respective heirs, legal representative, executors, administrators 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. 64 out of the layout of State Bank of India Staff Co-operative Housing Society Limited, Nagpur containing by admeasurement 3000 Sq. Ft. (OR 278.706 Sq. Mtrs.) (As per City Survey Record the area is 277.50 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of MOUZA – PARSODI, P.S.K. 44, TOGETHERWITH the existing Residential House standing thereon covering a Built-up area of 92.9 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1737, City Survey No. 459 and Sheet No. 16 of Mouza – Parsodi, situated at 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 THOSE Pieces and parcels of lands bearing Plot Nos. 59, 60, 64, 65 and 66 out of the layout of Karim Layout each containing by admeasurement 3000 Sq. Ft. (OR 278.706 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of MOUZA – PARSODI, P.S.K. 44 bearing City Survey No. 459 and Sheet No. 16 of Mouza – Parsodi, situated at Gopal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. S.H. Karim, being his separate property, who later on transferred the aforesaid property by way of Sale to State Bank of India Staff Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 28-02-1970, which is duly Registered at the office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1132 on even date; AND

WHEREAS the said State Bank of India Staff Co-operative Housing Society Limited, Nagpur later on constructed the Houses on the said each Plot of land i.e. Plot

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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. 64 out of the layout of State Bank of India Staff Co-operative Housing Society Limited, Nagpur containing by admeasurement 3000 Sq. Ft. (OR 278.706 Sq. Mtrs.) (As per City Survey Record the area is 277.50 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of MOUZA – PARSODI, P.S.K. 44, TOGETHERWITH the existing Residential House standing thereon covering a Built-up area of 92.9 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1737, City Survey No. 459 and Sheet No. 16 of Mouza – Parsodi, situated at 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

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SALE DEED FOR RS. 2,20,00,000.00 ONLY
(RUPEES TWO CRORE TWENTY LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 1,95,58,000.00 ONLY)

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Zone/Item No. 26.400/16 Page No. 667 @Rs.34030/-PSM (ASR 2023-24)

THIS DEED OF SALE is made at NAGPUR on this 20th Day of FEBRUARY, 2024 BETWEEN : MRS. ANITA W/o SHRIKANT BADKAS, (Nee MISS. ANITA D/o KAMLAKAR DESHKAR), Aged 61 Years, Occupation - Housewife, PAN AOCPB1508G, AADHAR UID 7078 0480 5318, Mobile 8600666961, Resident of Plot No. 64, State Bank 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 her heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

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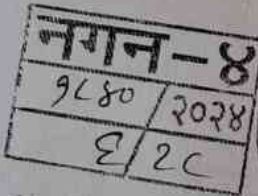
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakh) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and parcel of land bearing Plot No. 64 out of the layout of State Bank of India Staff Co-operative Housing Society Limited, Nagpur containing by admeasurement 3000 Sq. Ft. (OR 278.706 Sq. Mtrs.) (As per City Survey Record the area is 277.50 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of MOUZA – PARSODI, P.S.K. 44, TOGETHERWITH the existing Residential House standing thereon covering a Built-up area of 92.9 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1737, City Survey No. 459 and Sheet No. 16 of Mouza – Parsodi, situated at Gopal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues, Electricity and Water Charges, outstanding Dues/Penalties and all other outgoing etc. levied thereon and payable by the Vendor upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT :-

Rs. 51,000=00 (Rupees Fifty One Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 092232 dated 29-10-2023, drawn on Nagpur Nagarik Sahakari Bank Ltd. Vivekkanand Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 4,49,000=00 (Rupees Four Lakh Forty Nine Thousand) Only paid by the Purchaser to the Vendor by Cheque No. 092233 dated 01-11-2023, drawn on Nagpur Nagarik Sahakari Bank Ltd. Vivekkanand Nagar Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.



Nos. 59, 60, 64, 65 and 66 each covering a Built-up area of 92.90 Sq. Mtrs. (1000 Sq. Ft.) in the year of 1971 out of its own funds; AND

WHEREAS the aforesaid State Bank of India Staff Co-operative Housing Society Limited, Nagpur ALL THAT Piece and parcel of land bearing Plot No. 64 out of the layout of State Bank of India Staff Co-operative Housing Society Limited, Nagpur containing by admeasurement 3000 Sq. Ft. (OR 278.706 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of MOUZA - PARSODI, P.S.K. 44 TOGETHERWITH the existing Residential House standing thereon covering a Built-up area of 1000 Sq. Ft. (OR 92.9 Sq. Mtrs.) bearing Corporation House No. 1737, City Survey No. 459 and Sheet No. 16 of Mouza - Parsodi, situated at Gopal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR by way of sale to its Shareholder Member namely Shri. Kamlakar Shankarrao Deshkar, by a Sale Deed Dated 22-12-1989, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1072 on Pages 56 to 61 at Sr. No. 10979(P) on even date; AND

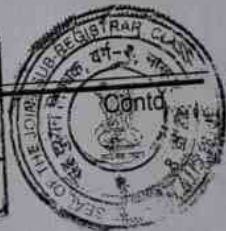
WHEREAS the aforesaid Shri. Kamlakar Shankarrao Deshkar left for heavenly abode on 05-03-1997 (his wife Smt. Nilima Kamlakar Deshkar predeceased him on 22-10-1986) leaving behind him, his 3 daughters namely Mrs. Anita Shrikant Badkas, Mrs. Anjali Umesh Topre and Mrs. Alpana Kishor Anandikar, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

WHEREAS the said Mrs. Anjali Umesh Topre and Mrs. Alpana Kishor Anandikar relinquished all their rights, title and interest in the said property in favour of Mrs. Anita Shrikant Badkas, the Vendor named hereinabove, by a Deed of Relinquishment Dated 09-09-2015, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 5825 on even date. As result therefore the Vendor has become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also mutated in her name in all relevant records; AND

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in her best interest and for the benefits of her family members; AND

WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakh) Only upon the following terms and conditions.

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SCHEDULE REFERRED TO ABOVE(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing Plot No. 64 out of the layout of State Bank of India Staff Co-operative Housing Society Limited, Nagpur containing by admeasurement 278.706 Sq. Mtrs. (As per City Survey Record the area is 277.50 Sq. Mtrs.) being a portion of the entire land bearing Khasra Nos. 33/1 and 34/1 of MOUZA – PARSODI, P.S.K. 44, TOGETHERWITH the existing Residential House standing thereon covering a Built-up area of 92.9 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1737, City Survey No. 459 and Sheet No. 16 of Mouza – Parsodi, situated at 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 - BY FLAT SCHEME OF SHRI. KALE
(MUKUND APARTMENTS),
ON THE WEST - BY HOUSE OF MRS. MAYA THAKRE,
ON THE NORTH - BY HOUSE OF SHRI. SAOJI,
ON THE SOUTH - BY ROAD.

IN WITNESS WHEREOF the VENDOR and the PURCHASER 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			<p><i>Mrs. Anita S. Badkas</i></p> <p>(MRS. ANITA SHRIKANT BADKAS) (Nee Miss. Anita Kamlakar Deshkar) <u>VENDOR</u></p>

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