

DEED OF SALE

VALUED AT RS. 7,00,00,000/-

GOVT. R. R. VALUED AT RS. 3,32,68,000/-

(Mouza Bhamti , City Survey no.5, Sheet no. 6 Item no.
29.418/6 , Rate Rs. 42,000/- per square meters
Stamp Duty Rs. 49,00,000/- and Registration Fee Rs. 30,000/- paid

That this SALE DEED has been executed between the
below mentioned persons / parties on this 1st day of February
2024 in between

Smt. Manjiri Sunil Manohar ,

aged about 52 years (PAN No.ACGPM0726R)

Aadhar No. 8369 8033 8635 , Mb-98816 39 609

R/o. 107, Aronodaya , Abhayankar Road ,
Dhantoli Park, Dhantoli, Nagpur- 440012

Herein after referred to and called as THE VENDOR (which
terms and expressions shall, unless repugnant to the context or
meaning thereof ,shall always mean and include the said vendor
as well as his heirs, legal representatives, executors,
administrators, successors and assigns, etc.)

AND

i) Shri Suresh Ramesh Shivdasani ,

Aged about 51 years, (PAN No. APVPS3620L)

Aadhar No. 2950 5142 6903 , Mb-99210 21020

ii) Sau. Hema Suresh Shivdasani ,

Aged about 51 years, (PAN No. APVPS3617M)

Aadhar No. 5239 4640 5605 , Mb-99210 21020

Both R/o. Plot No. 120, K.T.Nagar, Katol Road,
Nagpur- 440013

Herein after referred to and called as THE PURCHASERS)
(which terms and expressions shall, unless repugnant to the
context or meaning thereof ,shall always mean and include the
said purchasers, as well as heirs, legal representatives, executors,
administrators, successors and assigns, etc.)



WHEREAS.....

- A. All that piece and parcel of land , bearing NIT plot no. 7 , admeasuring about 486.00 square meters out of Khasara no. 19/4 in Bhamti Parsodi Scheme of NIT , City Survey no. 5, Sheet no. 6 of Mouza Bhamti, along with Residential Building with constructed area of 482.58 square meters constructed on plot no. 07 , corresponding house no. 4020/7 , within the limits of NIT and NMC (Hereinafter referred as "the said property") is the subject matter of this deed.
- B. As per agreement dated 03/09/1992 between The Irrigation Staff Co-operative Housing Society Limited , Nagpur and Nagpur Improvement Trust , the Nagpur Improvement Trust allotted and released 16 No. residential plots (including plot no. 7) on premium and annual ground rent . The possession of the said 16 plots obtained by Irrigation Staff Co-operative Housing Society Limited from the Nagpur Improvement Trust , Nagpur , was further allotting it to its members with lease hold rights .
- C. The Nagpur Improvement Trust , Nagpur has executed lease deed for the above said 16 plots in favour of the Irrigation Staff Co-operative Housing Society Limited vide lease deed dated 20/05/1993 duly registered with the office of Sub registrar , Nagpur at Sr. No. 1647/93 on dt. 20/05/1993 , Volume no. 151, Page no. 281 to 284 .
- D. In turn the Irrigation Staff Co-operative Housing Society Limited transferred the plot no. 07 to its member Ku. Manjiri D/o. Prabhakar Mundle vide sale deed registered with the office of Sub registrar , Nagpur -8 at Sr. No. 1926 on dt. 09/06/1993 , Volume no. 157, Page no. 49 to 54 .
- E. The name of said Ku. Manjiri D/o. Prabhakar Mundle changed to Smt. Manjiri Sunil Manohar after marriage vide registration no. 2030657 in government Gazzete of Maharashtra State and she got her name mutated in government records .
- F. The vendor got building constructed on said plot no. 07 as per building plan sanctioned by Building Engineer Nagpur Improvement Trust, Nagpur vide building permit no. CS/2487/19507 dated 15/07/1995 .



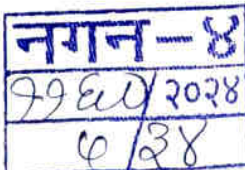
Prabhakar Mundle

M. S. Manohar

3. Possession Of The Said Property : The Purchasers are hereby entitled to the exclusive possession of the said Property after full payment of consideration to the vendor .
4. After receiving full consideration the Vendor/Owner shall render all assistance and co-operation by signing and executing all applications, plans, authorities, affidavits, bonds and undertakings and any other document as may be necessary or required from time to time to enable the Purchasers to get their names inducted in revenue and other govt., semi govt. records.
5. That the Vendor hereby undertakes to keep the Purchasers sufficiently saved, defended and harmless and indemnified from the said property, of this deed made, executed, occasioned and suffered by the Vendor or by any person or persons lawfully or equitably claiming, by from, through and under the Vendor. The Vendor further agrees and undertakes to clarify and remove defects/irregularities (if any) in the title/title documents of the Vendor.
6. The Vendor has simultaneously handed over all the original documents pertaining to the said Property to the Purchasers.
7. All the taxes etc accruing from the date of these presents shall be borne and paid by the Purchasers. The Vendor has paid the same till the date of this sale deed.
8. All Stamp Duty, Registration and other charges payable on this presents shall be borne by the Purchasers alone.
9. This Sale Deed is subject to the provisions of Transfer of Property Act.
10. In this deed wherever relevant to the context, masculine includes feminine gender or vice-versa and singular includes plural or vice-versa.

SCHEDULE OF PROPERTY

All that piece and parcel of land , bearing NIT plot no. 7 , admeasuring about 486.00 square meters out of Khasara no. 19/4 in Bhamti Parsodi Scheme of NIT , City Survey no. 5, Sheet no. 6 of Mouza Bhamti, along with Residential Building with constructed area of 482.58 square meters constructed on plot no. 07 , corresponding house no. 4020/7 , within the limits of NIT and NMC and bounded as under:



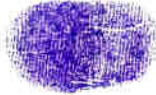
Handwritten signature

On the East : Plot no. 06
 On the West : Open Space (at time of possession /
 09/06/1993)
 NMC fire brigade station
 (as of today)
 On the North : Ring Road
 On the South : Plot no. 16 and 17

IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabove named named have put their respect hands and signed this SALE DEED at NAGPUR in presence of the attesting witnesses on the day & the date first hereinabove mentioned.

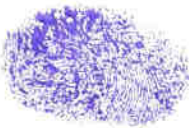
(Drafted by Shri R.G.Sahajwani, Adv Rajiv, mb-9373107130)

WITNESSES:-



M. S. Manohar

Smt. Manjiri Sunil Manohar
THE VENDOR



1. Rajiv



2. Suresh Shivdasani



Suresh Shivdasani

i) Shri Suresh Ramesh Shivdasani



Hema Shivdasani

ii) Sau. Hema Suresh Shivdasani
THE PURCHASRS



नगन-४
११६०/२०२४
८/२४

