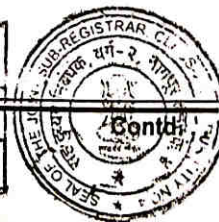
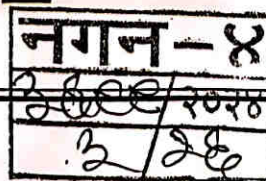


SALE DEED FOR RS. 1,35,00,000/- ONLY
(RUPEES ONE CRORE THIRTY FIVE LAKH ONLY)
MARKET VALUE RS. 64,72,000/- ONLY
(Item No. 20.330/723, Page No. 565, Rate 23,230/- Per Sq.Mtr.)

THIS DEED OF SALE is made on this 3rd Day of APRIL, 2024 BETWEEN SHRI. AATISH S/o JAICHAND MOON (PAN – CDXPM5750P) (Aadhar No. 4493 9105 8689) Aged 37 Years, Occupation – Service, Resident of S. T. Depot Road, Yuva Chowk, Ramnagar, Wardha – 442001, Tahsil and District - WARDHA, 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.**

AND



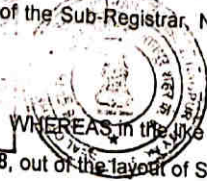
M/S. S. S. INFRASTRUCTURE, (PAN - ADYFS8239E) A Partnership Firm having its Office at Nagpur and acting through its Partners **(1) SHRI. SADANAND S/o BHURAO KOLHE (PAN - AJKPK2556L)**, Aged 56 Years, Occupation - Business, Resident of 'Kanta', Plot No. 369, Hanumannagar, Nagpur - 440009, Tahsil and District - NAGPUR; AND **(2) SHRI. ANKUSH S/o ASHOKRAO WAKTE (PAN - ABUPW1808P)** (Aadhar No. 7453 4916 6861) Aged 38 Years, Occupation - Business, Resident of Flat No. 102, Plot No. 51/52/53, Jiwan Akshay Society, Behind Manomay Celebration, Somalwada, New Manish Nagar, Nagpur - 440015, Tahsil and District - NAGPUR, hereinafter 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 representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of land bearing **Plot No. 137**, out of the layout of Suraj Gruha Samasya Niwaran Sanstha, Maryadit Nagpur, containing by admeasurement 1500 Sq.Ft. (**139.35 Sq. Mtrs.**) being a portion of the entire land bearing Kh. Nos. 90/1,2,3 of **Mouza - SOMALWADA**, P.S.K. 44, bearing City Survey No. 590 and Sheet No. 723, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, Originally belonged to Shri. Murlidhar Ganpatrao Naralkar, having purchased the same by him from the aforesaid Society by a Sale Deed Dated 30-09-1989, which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Book No. 1, at Sr. No. 9140 on even date; AND

WHEREAS the aforesaid Plot No. 137 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the aforesaid Plot No. 137 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 137 is also issued by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)572/393/53/3355 of 2001, Dated 08-08-2002, in File No. 572/393/53 and Plot No. 137 is shown and declared as 139.29 Sq. Mtrs. Thus the area of the said Plot No. 137 is at present **139.29 Sq. Mtrs.**; AND

WHEREAS the said Shri. Murlidhar Ganpatrao Naralkar lateron transferred the aforesaid Plot No. 137 by way of sale to Shri. Aatish S/o Jaychand Moon, the Vendor hereinabovenamed by a Sale Deed Dated 01-06-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 2751 on 05-06-2015; AND

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WHEREAS in the like manner ALL THAT Piece and Parcel of land bearing **Plot No. 138**, out of the layout of Suraj Gruha Samasya Niwaran Sanstha, Maryadit Nagpur, containing by admeasurement 1500 Sq.Ft. (**139.35 Sq. Mtrs.**) being a portion of the entire land bearing Kh. Nos. 90/1,2,3 of **Mouza - SOMALWADA**, P.S.K. 44, bearing

(ix) THAT the Vendor has delivered all the Original/Relevant documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(x) THAT if the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same, the Vendor will pay to the Purchaser by way of damages the whole amount of sale price or such part of it, as the case may be.

(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THOSE Piece and Parcel of land bearing Plot Nos. 137 and 138, out of the layout of Suraj Gruha Samasya Niwaran Sanstha, Nagpur, containing by admeasurement 139.29 Sq. Mtrs. and 139.29 Sq. Mtrs. (Thus Total 278.58 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 90/1,2,3 Mouza – SOMALWADA, P.S.K. 44, bearing Corporation House No. 3534A/137 and 3534A/138, City Survey No. 590 and Sheet No. 723, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR and bounded as under :

PLOT NO. 137

ON THE EAST - PLOT NO. 138.
ON THE WEST - PLOT NO. 136.
ON THE NORTH - PLOT NO. 162.
ON THE SOUTH - ROAD.

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८/२६



PLOT NO. 138

ON THE EAST - PLOT NO. 139.
ON THE WEST - PLOT NO. 137.
ON THE NORTH - PLOT NO. 161.
ON THE SOUTH - ROAD.