

Item no. — 29.428/32  
Page no.- 722 @ 14,820/-per sq.mt  
C.S.No. 176, 177; Sheet no.281/32, 288/43

## SALE DEED

VALUED AT RS.80,00,000/-  
(Rs. Eighty Lakhs only)  
MARKET VALUE RS. 20,01,000/-  
(STAMP DUTY PAID IS RS. 5,60,000/-)  
(Within the jurisdiction of sub-Registrar Nagpur)

*edg*  
THIS DEED OF SALE is made on this ...<sup>7<sup>th</sup></sup>.....day of November 2023 at Nagpur  
**BETWEEN : Shri Vijay Govind Hardas**, aged about 64 years, Occupation Retired,  
Resident of Ambajari Hill Top, Ramnagar, Nagpur, PAN NO.ABAPH2967E, Adhar no.  
311371899655, Mobile no.9960031512 hereinafter referred to and called as Party no.1  
the **Vendor**, which expression unless repugnant to the subject context or meaning thereof  
shall always mean and include the said Vendor as well as his/her/their legal heir,  
representatives, assignees and all other persons claiming through or under her the Party  
no.1 of the **First Part**;

AND

**Shri Amit Avinash Jarulkar**, aged about 30 years, Occupation Service, PAN NO.  
BCJPJ2263E, Adhar no. 895475933084, Mobile no. 9049165930 resident of Chatrapati  
Nagar, Wardha Road, Nagpur, 2. **Sau Sneha d/o Naresh Bokade (Maiden name), Sau  
Sneha Amit Jarulkar (after marriage name)**, aged about 30 years, PAN NO.  
CDHPB3331H, Adhar no. 395236703832, Mobile no. 7276467525 both resident of  
Trimurti Nagar, Nagpur hereinafter referred to and called as the Party no.2 the  
**Purchaser**, which expression unless repugnant to the subject, context or meaning thereof  
shall always mean and include the said Purchaser as well as his legal heir,  
representatives, assignees and all other persons claiming through or under him the Party  
no.2 of the **Second Part**.

WHEREAS the Vendor is the absolute Owner and possessor of Non-Agricultural and  
regularized Plot bearing no.60 admeasuring 135.00 Sq.mts out of land bearing Khasra  
no.50/1, 50/2 of Mouza Bhamti in the sanctioned layout of Perfect Cooperative Housing  
Society Ltd, bearing City survey No.176, 177, Sheet no. 281/32, 288/43 tahasil and  
district Nagpur more specifically described in the schedule hereunder;



..2..

WHEREAS originally the entire Khasra of land bearing no.50/1, 50/2 having area 13.29 acres of Mouza Bhamti was owned by the Perfect Cooperative Housing society ltd Nagpur a registered society, having purchased the said land by registered sale deeds dated 12/07/1984 and 02/07/1984 registered in the office of the Sub-Registrar Nagpur –3 recorded at Serial no. 4739, 4733, 4732, 4734 respectively.

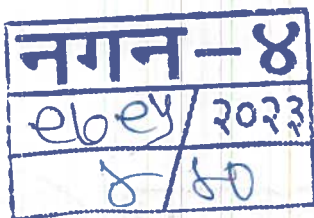
WHEREAS the name of the society was accordingly recorded in the city survey records and thereafter the said society laid a layout on its land consisting of plots and sold the same to its members for valuable consideration by executing separate sale deeds in their favour.

WHEREAS the Vendor i.e., the party no.1 became the Owner of the Plot bearing no.60 admeasuring 135.00 Sq.mts, upon purchase of it from the Perfect Co-operative Housing Society Ltd by a registered Sale Deed dated 26/02/2002 which is registered in the office of the Sub-Registrar Nagpur-9 recorded in Book no.1 at Serial no.528 on the even date.

AND WHEREAS the Vendor herein above has paid the development charges of the Plot with the NIT and the NIT accordingly has regularized the Plot no.60 having area 135.00 sq.mts by issuing a Regularization Letter dated 25/07/2005 in permit no. BE/W/190010111/1436.

AND WHEREAS, the name of the vendor has been duly recorded in the Nagpur Municipal Corporation and in the City survey records, and the Plot in question has been diverted to non-agricultural use as per the order of the Tehesildar Nagpur dated 27/11/2003 in Revenue case no. K/12203/NAP/34/2002-03.

AND WHEREAS for diverse reasons and good causes the Vendor has decided to sell and transfer the above said property to the Purchaser and to utilize the sale proceeds thereof in his best interest and for the benefit of his family;



3. The purchaser shall become the member of the society and shall abide by the byelaws, rules and regulations of the Perfect Cooperative Housing Society Ltd, and shall abide by the terms and conditions as contained in the principal sale deed dated 26/02/2002.

**(SCHEDULE OF PROPERTY HEREBY SOLD)**

All that piece and parcel of Non-Agricultural Plot bearing no.60 admeasuring 135.00 Sq.mts having its dimensions length as 15.00 meter and Width as 9.00 meter out of land bearing Khasra no.50/1, 50/2 of Mouza Bhamti in the sanctioned layout of the Perfect Cooperative Housing Society Ltd, bearing City survey No.176, 177, Sheet no. 281/32, 288/43, PH NO. 44, Corporation House no. 4052/60 tehsil and district Nagpur and is bounded as under :

East : Plot no.61  
West : Plot no.59  
North : 9 Mtr Road  
South : Plot no.67

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER hereinabove named above have hereto set their respective hands and signed this Sale Deed at Nagpur in presence of the attesting witnesses signing as such on the day first above written.



  
Vijay Govind Hardas  
(Vendor )



  
Amit Avinash Jarulkar  
(Purchaser)

