

9-228-9761

SALE DEED FOR RS. 2,25,00,000.00 ONLY
(RUPEES TWO CRORE TWENTY FIVE LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 1,50,35,000.00 ONLY)

Zone/Item No. 27.408/7 Page 676 Rs. 38,120/- (ASR 2023-24)

Shankar

THIS DEED OF SALE is made at NAGPUR on this 31st Day of AUGUST, 2023
BETWEEN : MRS. INDRAYANI W/o CHANDRASHEKHAR APTE, Aged 69 Years,
Occupation – Retired, PAN ABFPA6704P, AADHAR UID 3959 3395 8939, Resident of
Plot No. 51, Postal Audit Society, Pratap 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.

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(1) **SHRI. AMBARISH S/o SADASHIO BODHANKAR**, Aged about 45 Years, Occupation – Business, (Income Tax PAN AFYBP5013M & Aadhar Unique Identity No. 2882 5129 6442,

(2) **MRS. MANJIRI W/o AMBARISH BODHANKAR**, Aged about 40 Years, Occupation – Business, (Income Tax PAN BPIP7904Q & Aadhar Unique Identity No. 8116 3961 4444, Both Resident of 69/7, Ujwal Nagar, Wardha Road, Nagpur, Tahsil and District – NAGPUR, hereinafter called the **PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASERS**, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PARTOTHER 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. 51 out of the sanctioned layout of The Postal Audit Co-operative Housing Society Limited, Nagpur containing by admeasurement 2990 Sq. Ft. (OR 277.80 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 5-6/12 of MOUZA – KHAMLA, P.S.K. 9 TOGETHERWITH the existing more than 45 Years Double Storeyed Residential House standing thereon covering a Built-up area of 167.01 Sq. Mtrs., (i.e. 96.06 Sq. Mtrs. on Ground Floor & 70.95 Sq. Mtrs. on First Floor) including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing Corporation House No. 2386, City Survey No. 194 and Sheet No. 20777 of Mouza - Khamla, situated at Pratap Nagar, Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR hereinafter preferred to as '**said Property**'; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 51 out of the sanctioned layout of The Postal Audit Co-operative Housing Society Limited, Nagpur containing by admeasurement 2990 Sq. Ft. (OR 277.80 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 5-6/12 of MOUZA – KHAMLA, P.S.K. 9 bearing City Survey No. 194 and Sheet No. 20777 of Mouza - Khamla, situated at Pratap Nagar, Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Sadashiv Purushottam Mahajan having purchased the same by him from The Postal Audit Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 02-08-1967, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1, Volume No. 36 on Pages 128 to 131 at Sr. No. 3699 on even date; AND

WHEREAS the aforesaid Shri. Sadashiv Purushottam Mahajan lateron in his turn transferred the aforesaid property comprising Plot No. 51 by way of Sale to Shri. Manohar Someshwar Sathe, by a Sale Deed Dated 22-05-1973, which is duly Registered