

SALE DEED

(Agreed cost Rs. 45,00,000=00 Market Value Rs. 47,06,000=00)

**Apartment No. 301 on Second Floor adm. 64.747 Sq.Mts.
"MANGAL APARTMENTS" "Mouza - Lendra"**

Plot No. 108/B/2, House No. 329/E

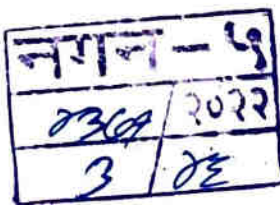
City Survey Nos. 69 and Sheet Nos. 17/A/2,

(Item No. 17.281/17A Apartment @ 72,670/- per Sq.Mts.)

THIS Sale Deed is made on this 15th day of July - 2022 at Nagpur
BETWEEN

(1) SHRI. DIWAKAR HARI JOSHI, Aged about 83 years, Occupation: Retired (PAN : AEDPJ5575L) (UID : 837530812792) **(2) SHRI. AMOL DIWAKAR JOSHI** Aged about 45 years, Occupation: Service (PAN : AJAPJ5214A) (PASSPORT : F5409274) R/o Flat No. C-35, Vastushilpa Co-Operative Housing Society, Azad Nagar Road No. 3 Off. Veera Desai Road, Andheri (West), Mumbai-400058 **(3) MRS. VRUSHALI SATISH PURANDARE (Nee MS VRUSHALI DIWAKAR JOSHI)** Aged about 51 years, Occupation: Housewife (PAN : AFZPP6663A) (UID : 270070628038) R/o. 301, A Shreeji Paradise, Ramesh Nagar, Jai Bhavani Mata Road, Opp. Minatai Thakre Udhyan, Amboli, Andheri (West) Mumbai-400058 **(4) SHRI. ATUL DIWAKAR JOSHI**, Aged about 46 years, Occupation: Service (PAN : AGFPJ0810Q) (UID : 231196989643) Flat No. C-35, Vastushilpa Co-Operative Housing Society, Azad Nagar Road No. 3 Off. Veera Desai Road, Andheri (West), Mumbai-400058 For Sr. No. 1 to 3 POWER OF ATTORNEY HOLDER **SHRI. ATUL DIWAKAR JOSHI**, Aged about 46 years, Occupation: Service (PAN : AGFPJ0810Q) (UID : 231196989643) Flat No. C-35, Vastushilpa Co-Operative Housing Society, Azad Nagar Road No. 3 Off. Veera Desai Road, Andheri (West), Mumbai-400058 hereinafter called as **VENDORS/PARTY No. 1**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor as well as their legal heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART. Mob. 9819814938**

AND



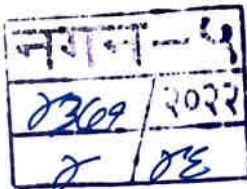
MS. ROHINI TAMRADHWAJ KHOBRAGADE, Aged about 33 years,
Occupation: Service (PAN : DIXPK8656Q) (UID : 2103 1481 8405) R/o
Ward No. 4, Near Girgaon Bus Stop, Girgaon, Tahsil Nagbhid, Dist.
Chandrapur-441223 hereinafter called as **PURCHASER /PARTY No. 2**,
which expression shall unless repugnant to the context or meaning thereof
always mean and include the said Purchaser as well as her legal heirs, legal
representatives, executors, administrators, successors and assigns of the
SECOND PART. (Mob. No. 9665023100)

WHEREAS originally all that piece and parcel of land bearing Plot No.
108/B/2 admeasuring 388.42 Sq. Mt., of Mouza - Lendra situated in the old
Sanctioned layout was owned and possessed by 1) Smt. Mangala W/o
Manohar Laturkar and Mr. Manohar S/o. Balbhim Laturkar being their
separate property.

AND WHEREAS on 10/08/1982 1) Smt. Mangala W/o Manohar
Laturkar and Mr. Manohar S/o. Balbhim Laturkar had sold the 1/6th
undivided share in the said Plot No. 108/B/2 to Mrs. Vaishali Diwakar
Joshi, by way of executing registered Sale Deed, same was duly registered in
the office of Sub-Registrar Nagpur No.3, at Sr. No.541(P), dated 10/08/1982

AND WHEREAS later on the aforesaid 1) Smt. Mangala W/o Manohar
Laturkar and Mr. Manohar S/o. Balbhim Laturkar along with other Co-
owners of the plot had jointly decided to developed the said plot by
constructing a multistoried building thereon for that purpose they had
entered into an agreement of development with Mr. Vijay Yashwant
Nawghare and Mrs. Vaishali Diwakar Joshi and in accordance with the
sanctioned above mentioned agreement of Development the aforesaid owners
had prepared a building plan for the purposed scheme which was duly
sanctioned and approved by Nagpur Improvement Trust, Nagpur vide its
building plan and permit dated 27/04/1981.

AND WHEREAS in accordance with the above mentioned building plan
and with the help of builder Mr. Vijay Yashwant Nawghare and Mrs. Vaishali
Diwakar Joshi along with Four other Co-owners of Plot No. 108/B/2 namely
1) Smt. Malti Shivram Bhagwat 2) Shri. Sursh Bansidhar Khandelwar 3)
Smt. Vaishali Divakar Joshi 4) Shri. Ram Kawduji Katkar had constructed a



Lawyer's fees payable in respect thereof has been agreed to be borne and paid by the PURCHASER.

- 18) THAT, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission is discovered, the same shall not annul this Sale-Deed nor shall any compensation be allowed in respect thereof, but all the same, such mis-statement, error or omission will always be subject to correction by the parties hereto.
- 19) THAT the parties hereby declare that they have fully examined and read over the contents of this Sale-Deed and they hereby sign it without any coercion, undue influence, threat, intoxication and mis-representation of any kind and they are fully satisfied with the contents of this Sale-Deed and they will hold each other free and harmless of any demands, claims, actions or proceedings in respect of the property hereby sold..

SCHEDULE OF PROPERTY

All that R.C.C. Superstructure comprising **Apartment No. 301** situated on **Second Floor** covering a built up area 64.747 Sq. Mt., situated in the building known and styled as "**MANGAL APARTMENTS**" together with **1/6th undivided** share and interest (i.e. 16.66 %) in all that piece and parcel of land bearing **Plot No. 108/B/2** admeasuring 388.42 of **MOUZA - LENDRA** bearing Circle No. 20, Division No. 8, Chalta No. 190, City Survey No. 69, Sheet No. 17/A/2, having its Corporation **House No. 329/E**, situated in Ward No. 70, at Khare Town, Dharampeth, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur in Tahsil and District Nagpur and the same is bounded as under.

On the East	:	Plot of Mr. V.S. Pande,
On the West	:	Conservancy Land & House of Mr. Shastri,
On the North	:	5 Ft of land surrender to NIT U/A dt. 8.6.70
On the South	:	Property of Shri. Barlinge.

