

SALE DEED FOR RS. 18,65,000.00 ONLY  
(RUPEES EIGHTEEN LAKH SIXTY FIVE THOUSAND ONLY)  
VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)  
RS. 5,25,000.00 ONLY

20/01/20

THIS DEED OF SALE is made and executed at NAGPUR on this 15<sup>th</sup> Day of  
JANUARY, 2020, BETWEEN :

M/S. MAULI INFRASTRUCTURE, A Partnership Firm, having its Office at Plot No. 20 & 21, New Sneh Nagar, Near Purusottam Bazar, Wardha Road, Nagpur-440015 (Income Tax PAN ABLFM2997C) and acting through its Partners (1) SHRI. PRAVIN S/o RATANLAL JAIN, Aged 45 Years, Occupation - Business, (Income Tax PAN ADCPJ6469R & Adhar Unique Identity No. 3059 9406 9546), Resident of Plot No. A3, Chintamani Apartments, Near Mahatme Eye Bank, Rajeev Nagar, Somalwada, Nagpur-440025, Tahsil and District - NAGPUR; (2) SHRI. VIVEK S/o VIJAY ETANKAR, Aged 26 Years, Occupation - Business, (Income Tax PAN AAWPE1677M, & Adhar Unique Identity No. 3313 7480 4406), Resident of Plot No. 59, Janki Nagar, Uday Nagar Sqaure, Behind Ankhara Bank, Manewada Road, Nagpur-440034, Tahsil and District - NAGPUR; (3) SHRI. ASHWIN S/o SIDDHARTH VAIRAGADE, Aged 32 Years, Occupation - Business, (Income Tax PAN AFCPV9131N & Adhar Unique Identity No. 2695 1593 8256), Resident of Flat No. 402, Suryodaya Apartment, Swatantra Ranvir Chowk, Near FCI Godown, East Samarth Nagar, Nagpur-440015, Tahsil and District - NAGPUR; AND (4) SHRI. PRAVIN S/o NATTHUJI RAHATE, Aged 33 Years, Occupation - Business, (Income Tax PAN AVLPR1403N & Adhar Unique Identity No. 8798 1753 5581), Resident of D-201, 202, Laxmivihar Colony, Near Hotel Airport Hotel, Wardha Road, Nagpur-440015, 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 **PARTNERSHIP FIRM** and its **PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

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AND

23/3/22  
SHRI. RANJAY KUMAR S/o UMANATH SHARMA

Aged about 45 Years, Occupation – Service,

Income Tax Permanent Account No. AXTPS1808C,

Aadhar Unique Identity No.- 8921 7234 7482

Resident of Flat No. 201, Vasant Apartment, New Amar Nagar, Chikhli,

Nagpur-440034, Tahsil and District – NAGPUR.

hereinafter called the "ALLOTTEE / PURCHASER", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "ALLOTTEE / PURCHASER", as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

(1) Title History :

The Vendor/Promoter hereinabove named is owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey No. 14/1 of MOUZA – GOTAL PANJRI, P.S.K. 38 having an area of 1.21 Hectares, (As per Possession 1.15 Hectares) Rental Rs. 6.29 Yearly, held in occupancy Class – 1 Rights; including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Gotal Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR;

ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey No. 14/1 of MOUZA – GOTAL PANJRI, P.S.K. 38 having an area of 1.21 Hectares, Rental Rs. 6.29 Yearly, held in occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Gotal Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Devendra Vithalrao Dhawade, Shri. Rajkumar Omprakash Agrawal, Smt. Meena Vasant Ghate, Shri. Inderchand Lakhichand Jain, Shri. Prafulla Chandrakant Vaidhya, Shri. Sanjay Vitthalrao Burle and Shri. Suresh Dharamdas Thool, being their separate property

The aforesaid Shri. Devendra Vithalrao Dhawade, Shri. Rajkumar Omprakash Agrawal, Smt. Meena Vasant Ghate, Shri. Inderchand Lakhichand Jain, Shri. Prafulla Chandrakant Vaidhya, Shri. Sanjay Vitthalrao Burle and Shri. Suresh Dharamdas Thool lateron transferred the Undivided 22.22% share and interest in the aforesaid property by way of Sale to Shri. Vijay Tilokchandji Borundiya and Shri. Machindra Ramchandra Kadam, by a Sale Deed Dated 21-05-2007, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3098 on even date

The aforesaid Shri. Devendra Vithalrao Dhawade, Shri. Rajkumar Omprakash Agrawal, Smt. Meena Vasant Ghate, Shri. Inderchand Lakhichand Jain, Shri. Prafulla



That the aforesaid Layout is developed/got sanctioned in accordance with presently applicable charges. In case, if in future the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Lay-out, then all such charges shall be borne and paid by the Allottee/Purchaser alone. Under no circumstances the Vendor/Promoter will be liable for the same.

**SCHEDULE - A**  
**(SAID LAND)**

ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey No. 14/1 of MOUZA - GOTAL PANJRI, P.S.K. 38 having an area of 1.21 Hectares, Rental Rs. 6.29 Yearly, held in occupancy Class - 1 Rights, situated at Village - Gotal Panjri in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under -

ON THE EAST	-	PANDHAN
ON THE WEST	-	KH. NO. 21
ON THE NORTH	-	KH. NO. 14/2
ON THE SOUTH	-	SHIV

**SCHEDULE - B**  
**(SAID PLOT)**

ALL THAT Piece and Parcel of land bearing Plot No. 27 containing by admeasurement 105.00 Square Meters. (OR 1130.22 Square Feet) out of the sanctioned layout carved on the land described in Schedule - A and known and styled as "MAULI NAGAR", and the said Plot is bounded as under -

ON THE EAST	-	BY 9.00 MTRS VIDE ROAD,
ON THE WEST	-	BY KH. NO. 21,
ON THE NORTH	-	BY PLOT NO. 26,
ON THE SOUTH	-	BY PLOT NO. 28.

**SCHEDULE - C**

**DEVELOPMENT WORKS OF THE PROJECT**

- 1) BM + SDBC Cement Road
- 2) Sewage Line
- 3) Storm Drainage Line
- 4) Water Pipe Line
- 5) Open space Compound wall
- 6) Sewage Treatment Plant
- 7) Rain Harvesting Chamber