

Before the Sub Registrar, Nagpur (Gramin/Rural).

SALE DEED.

Valued at Rs. 29,33,690/-

Market Value Rs. 13,31,400/-

Stamp Duty of Rs. 1,76,050/- is paid.

Registration fees Rs. 29,350/- is paid.

(Govt. Rate Rs. 7850/- per Sq. Mtrs. Vibhag – 9/9.4)

Mouza – Shankarpur, {P.H. No. 42} Survey No.113/1(KH)

(METROCITY II)

Plot No. 37, admeasuring 169.60 Sq.Mtr. (1825.57 Sq.ft.)

THIS Deed of Sale is executed on 27th day of January 2020.

BETWEEN

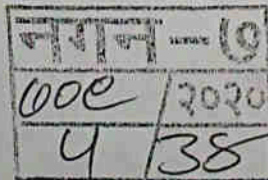
Mr. Hemant Vasantrao Tepale,
Aged 43 about years, Occ :
Add.- Plot No. 4142-B Manavseva
Nagar, Near Bajrang Kirana stores,
Seminary Hills, Nagpur-440006
(Mob.-)
(PAN No. AFGPT-6988-N)

(Hereinafter called the Purchaser)

Which term and expression, shall unless repugnant to the context or meaning thereof shall mean and include the said Purchaser as well as his/her legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 1.

AND

M/s. Pratham Properties, (PAN NO. AAKFP-3575-H) a Partnership firm
having its office at NKY Tower, Ajni Square, Wardha Road, Nagpur
through its authorized Partners,



1. Shri. Prashant Manoharrao Bongirwar,

Aged about 50 years, Occ. Business,
R/o 11-A, Khare Town, Dharampeth,
Nagpur. 440010 (Mob- 9225818222)

2. Shri. Sachin Vasantao Poshattiwar,

Aged about 51 years, Occ: Business,
R/o Flat No. G/01, Pranhita Apts,
Near Paranjpe School, Dharampeth,
Nagpur.440010

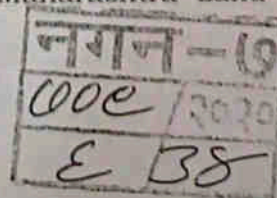
(Hereinafter called the Vendors)

Which term and expression, shall unless repugnant to the context or meaning thereof shall mean and include the said Partnership firm as its partners as well as their legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 2.

Whereas Party No. 2 is the absolute owner of the **Plot No.37,** out of Survey. No. 113/1(KH) Total admeasuring 1.50 H.R. Mouza Shankarpur, Tah. Nagpur (Gramin), District-Nagpur. That the Party No.2 hereinafter have decided to sell, transfer and convey the said property to the prospective purchaser i.e. Party No.1.

And Whereas, the said Survey. No. 113/1(KH), Total admeasuring 1.50 H.R. Mouza Shankarpur, was purchased by vendor from (i) Shri. Vinod Ramashray Tripathi (ii) Shri. Pramod Ramashray Tripathi (iii) Shri. Ramashray Rambhawan Tripathi (iv) Miss. Arti Ramashray Tripathi (v) Shri. Sumedh Vasantao Gajbhiye (vi) Shri. Manjeet Arun Kashetiwar (vii) Shri. Manish Arun Kashetiwar (viii) Shri. Ravi Vilasrao Mungilwar (ix) Shri. Ashish Vasantao Komwar and (x) Shri. Raghvendra Rameshchandra Chepurwar way of sale deed which is duly registered in the office of Jt. Sub Registrar Nagpur-7 (Gramin) at Sr. No. 2330-2018 on 04.04.2018. That, the name of the said vendors is recorded in the 7/12 extract.

And Whereas, the said **M/s Pratham Properties** has obtained Non-Agriculture order in Rev. case No. 328/NAP-34/2018-19 in respect of survey no. 113/1(KH) admeasuring area 1.50 H.R from the NMRDA (Nagpur Metropolitan Region Development Authority) Nagpur under Section 44 of the Maharashtra Land Revenue Code, 1966 in respect of the said land.



always indemnify the Vendor from the same which is agreed and accepted by the Purchaser and hence the Vendor is executing this sale deed in favour of the Purchaser.

13) That it is agreed by the purchaser that the entire layout shall be named and styled as "**Metro City**"II

14) That, the purchaser shall construct the house on the said plot as per the sanction from the competent authority only. That if any change made by the NMRDA In respect of the area of the said plots/construction the same will be binding on the purchaser.

15) That, the property sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission shall be discovered, subsequently the same such misstatement, error or omission will always be subject to correction by the parties hereto.

16) That, the vendor has registered the project under the provision of the act with the Real Estate Regulatory Authority (RERA) at Nagpur having a Registration no. P50500022391.

17) That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendor from the date of execution of sale deed to the next five years and after that the responsibility of maintenance of the said plot is of the purchaser/Society of the said layout. If the purchaser fails to pay such maintenance charges as determined by the vendors then the same amount will have to pay by the respective associates of that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutata the name of customers in Govt. records.

18) That, all the expenses towards stamp duty, registration charges, scanning and incidental expenses hereto are borne and paid by the purchaser.

SCHEDULE OF PROPERTY.

All that piece and parcel of **Plot No. 37**, admeasuring **169.60 Sq.Mtrs. (1825.57 Sq. Ft.)** out of **Survey No. 113/1(KH)** of Mouza **Shankarpur**, Total admeasuring 1.50 HR., P.H.No.42, Class-I, Tah. **Nagpur (Gramin)**, District **Nagpur**. The said plot is bounded as under:



Sale Deed for Plot No. 37, admeasuring 169.60 Sq.Mtrs. (1825.57 Sq.Ft.) out of Survey No. 113/1(KH), of Mouza Shankarpur,

Plot No. 37

North : Plot No 36

South: Kh. No. 113/1Kh

East : Plot No 28

West : 9.00 MTR Wide Road

In witness whereof the parties to this deed of Sale have signed on the date, month and year mention hereinabove in the presence of witness. That as per the instructions/information and the documents provided by the parties hereto, Mr. Pankaj Ambule has drafted the present Sale Deed.



Hemant

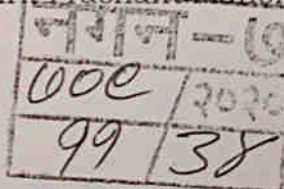
Mr. Hemant Vasant Rao Tepale,
(Purchaser/PARTY NO. 1)

M/s. Pratham Properties, through
its authorized partners



Prashant

Shri. Prashant Manoharrao Bongirwar,



Sachin

Shri. Sachin Vasant Rao Poshattiwar.



(Vendors/ PARTY NO. 2) .

WITNESSES:-

1) *Amich* - *अजित कुमार*



Letter No. E.E./NMRDA/ DPC/R6/304 Nagpur, Date: 23/10/2019

To,

✓
M/s. Pratham Properties Through its Partners
Shri Prashant Manoharrao Bongirwar,
Shri Sachin Vasantrao Poshattiwar,
11 A Khare Town, Dharampeth,
Nagpur-440012.

Subject :- Release of Plots in Layout on Land bearing Kh. No. 113/1 Kh of Mouza Shankarpur, Tah. Nagpur (Rural), Dist. Nagpur.

Reference :- 1) Your application dated-10/10/2019.
2) Development Agreement dated 03/10/2019.

With reference to above following ID Nos. of Plots are released as per clause No. 17(a) of development agreement and as per detailed dimensions, areas from approved layout plan as per of Hon'ble Metropolitan Commissioner orders dt. 19/01/2019.

Sr. No.	Plot No.	Dimensions (in mtr.)	Gross area of each plot (in Sqm.)	Deducti on for Tan. (in Sqm.)	Net area of each plots (in Sqm.)	No. Of Plots	Net area (in Sqm.)
(1)	(2)	(3)	(4)	(6)			(7)
1.	3	10.10 x 16.00	161.60	7.72	153.88	01	153.88
2.	11	0.50 (16.35+16.05) x 7.00	113.40	-	113.40	01	113.40
3.	12	0.50 (16.05+15.75) x 7.00	111.30	-	111.30	01	111.30
4.	13	0.50 (15.75+15.45) x 7.00	109.20	-	109.20	01	109.20
5.	16	0.50 (9.15+7.60) x 24.50	205.18	-	205.18	01	205.18
6.	19	15.00 x 12.00	180.00	7.72	172.28	01	172.28
7.	36	7.40 x 16.00	118.40	-	118.40	01	118.40
8.	37	0.50 (10.90+10.30) x 16.00	169.60	-	169.60	01	169.60
9.	38	0.50 (8.80+9.45) x 17.50	159.68	-	159.68	01	159.68
10.	39	7.10 x 17.50	124.25	-	124.25	01	124.25
TOTAL						10	1437.17
Amenity space (As per Sanctioned layout)		0.50 (43.15+45.00) x 34.35	1505.16	- 7.72 (Tangent)			1497.44

Total plot area released = 1437.17 Sq.m.
Total Amenity Space area released = 1497.44 Sq.m.

[Approved by Hon. Superintending Engineer (NMRDA)]

Executive Engineer
Nagpur Metropolitan Region Development Authority

N.B. :-

- 1) The Plots and Amenity Space are released subject to payment of betterment / abandonment peripheral charges as and when demanded by N.M.R.D.A. as per Agreement executed between M/s. Pratham Properties Through its Partners Shri Prashant Manoharrao Bongirwar, Shri Sachin Vasantrao Poshattiwar, 11 A Khare Town, Dharampeth, Nagpur-440012 and NMRDA.
- 2) The remaining plots will be released after completion of development works as per clause No. 17 (b to f) of development agreement dated 03-10-2019.

Copy to :-

1. Executive Engineer -2, N.M.R.D.A., Nagpur.
2. Assistant Engineer (South), N.M.R.D.A., Near NIT Swimming Pool on North Ambazari Road, Nagpur

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Executive Engineer
Nagpur Metropolitan Region Development Authority