



SALE DEED FOR RS. 1,48,00,000.00 ONLY
(RUPEES ONE CRORE FORTY EIGHT LAC ONLY)
MARKET VALUE RS. 1,24,00,000.00 ONLY

Item No. 26.399/37 Page No. 664 Rate @ Rs. 35,640/- Per Sq. Mtrs. for Land
and Rs. 26,620/- Per Sq. Mtrs. for Construction

THIS DEED OF SALE is made on this 20th Day of OCTOBER 2022 BETWEEN SHRI. PRASAD S/o SHRIRAM SHENWAI, Aged 37 Years, Occupation – Service, Resident of 571, Behind Natraj Cinema, Zenda Chowk, Mahal, Nagpur-440032, Tahsil and District – NAGPUR (PAN BOLPS9888G & AADHAR 7637 5854 0534), 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, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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(1) SHRI. ROHIT S/o VIVEK NAIK, Aged 35 Years, Occupation – Business (PAN AEYPN8205N & AADHAR 4228 7257 1900), AND (2) MRS. JANHAVI W/o ROHIT NAIK, Aged 34 Years, Occupation – Business (PAN AIFPJ8976P & AADHAR 2766 3474 1017), Both Residents of Plot No. 32, Friends Layout No. 4, Backside of Ganesh Mandir, Deendayal Nagar, Nagpur-440022, Tahsil and District - NAGPUR, hereinafter both jointly 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 respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 33 out of the sanctioned layout of THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring East-West 12.00 Mtrs. and North-South 20.00 Mtrs. equal to 240.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 130/1, 3, 4, 5 of Mouza - PARSODI, P.S.K. 44, bearing City Survey No. 948 and Sheet No. 37 of Mouza - PARSODI, situate at Deendayal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, Originally belonged to Mrs. Kirti W/o Vijay Shenwai, having purchased the same by her from The Friends Co-operative Housing Society Limited, Nagpur, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/123 having its Registered office at Nagpur, by a Sale Deed Dated 24-9-1979, which is duly Registered in the Office of the Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 296 on Pages 67 to 70 at Sr. No. 1231(P) on 6-10-1979; AND

WHEREAS the aforesaid entire land comprising Kh. Nos. 130/1, 3, 4, 5 of Mouza – PARSODI is converted for Non Agricultural (Residential) Use by the Sub Divisional Officer, Nagpur vide his Order Dated 28-1-1976 passed in Revenue Case No. 16/NAP-34/75-76; AND

WHEREAS layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 27-5-1977 made between the said Society and the Nagpur Improvement Trust, Nagpur; AND

WHEREAS the said Mrs. Kirti W/o Vijay Shenwai lateron constructed a Double Storeyed Residential House on the said Plot No. 33 covering a total Built-up area of 144.46 Sq. Mtrs. (i.e. 101.64 Sq. Mtrs. on Ground Floor and 42.82 Sq. Mtrs. on First Floor), bearing Corporation House No. 2277/33, City Survey No. 948 and Sheet No. 37 of Mouza – PARSODI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/7866/12411 Dated 28-12-1979. The said Plan lateron Revised and its bears Revised Permit No. CS/4263/12411 Dated 7-1-1997; AND

Contd. . .



viii) 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 shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendor has delivered all the Original/Relevant documents relating to the property hereby sold to the Purchasers at the time of Registration of this Sale Deed.

x) THAT in case the Purchasers are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject to, the Vendor will pay to the Purchasers by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

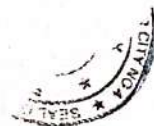
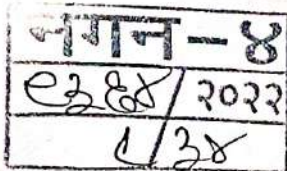
xi) THAT the Purchasers are fully aware that all the terms, conditions and covenants contained in the Principal Sale Deed Dated 24-9-1979 executed by The Friends Co-operative Housing Society Limited, Nagpur in favour of Late Mrs. Kirti W/o Vijay Shenwai bearing Registration No. 1231(P) of 6-10-1979 shall always remain binding upon them and their successors-in-title. In the like manner the rules, regulations and the bye-laws of the aforesaid Society shall also remain binding upon the Purchasers and their successors-in-title.

(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 33 out of the sanctioned layout of THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring East-West 12.00 Mtrs. and North-South 20.00 Mtrs. equal to 240.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 130/1, 3, 4, 5 of Mouza - PARSODI, P.S.K. 44 TOGETHERWITH the existing Double Storeyed Residential House standing thereon covering a total Built-up area of 144.46 Sq. Mtrs. (i.e. 101.64 Sq. Mtrs. on Ground Floor and 42.82 Sq. Mtrs. on First Floor), including all connections, fittings, electric and water meters and all other easementary rights

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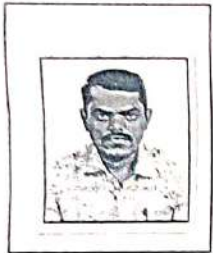
appurtenant and belonging thereto, bearing Corporation House No. 2277/33, City Survey No. 948 and Sheet No. 37 of Mouza - PARSODI, situate at Deendayal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and bounded as under :-

- ON THE EAST - PLOT NO. 34.
- ON THE WEST - PLOT NO. 32.
- ON THE NORTH - 9.00 MTRS. WIDE ROAD.
- ON THE SOUTH - PLOT NOS. 35 & 36.

IN WITNESS WHEREOF the VENDOR and the PURCHASERS hereinabovenamed have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. A.S. Waj

WITNESSES :



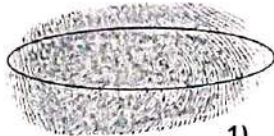
(1) *[Signature]*



P. S. Shenwai
(PRASAD SHRIRAM SHENWAI)
VENDOR

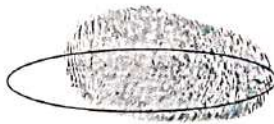


(2) *[Signature]*



1)

[Signature]
(ROHIT VIVEK NAIK)



2)

[Signature]
(MRS. JANHAVI ROHIT NAIK)
PURCHASERS



7/11/22
238/2022
2/38

