

BEFORE SUB-REGISTRAR, AT-NAGPUR

SALE-DEED

VALUED AT RS.1,14,00,000/-

(One Crore Fourteen Lakh Only)

**As per Govt. Ready Reckoner MARKET VALUE
RS. _____/-**

THIS DEED OF TRANSFER AND SALE made at Nagpur on this _____ day of September, 2026 by and between **Shri Shishir Diwakar Mude**, aged about 56 Years, Occupation – Business R/o. Plot No 28, Near Centre Pont School, Utkarsh Society, Dabha, Amravati road, Nagpur, (PAN: ABIPM5662R, UID: 2077 4014 3483), (herein referred to and called as THE VENDOR which term and 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 **FIRST PART.**

AND

Smt Sonali Alpesh Deshmukh, aged about 44 years, Occ. Household, R/o Flat No 502, Armor Tower New Jagruti Colony, Katol road, Nagpur (**PAN** : ASIPD5828R, **UID**: 3865 6984 6924), herein referred to and called as **THE PURCHASER** which term and expression shall unless repugnant to the Context or meaning thereof always mean and include the said Purchaser as well as her heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**.

WHEREAS, the Vendor is the lawful, sole and absolute owner of, all that share and interest in all that piece and parcel of land bearing Plot No.28 total admeasuring 167.475 Sq Mtrs (1802.68 Sq Ft), Kh. No 167/2, Mouza- Dabha, Patwari Halka No. 7, bearing house no. 1147-B/28, City Survey No 39, Sheet No. 203/59, in the layout of Utkarsha Gruha Nirman Sahakari Sanstha limited, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust, Tahsil and Dist Nagpur together with the residential house/building constructed thereon, having a built-up area of approximately 162.016 Sq Mtrs (1743.92 Sq Ft) comprising **Two floors**, (for the sake of brevity hereinafter referred to and called as "**the said property**" and specifically described in the schedule herein written.) with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

AND WHEREAS, for certain cogent, valid and good reasons and for the benefit and in the interest of the family members and so also as the Vendor/Party No.1 do not want to retain the said property as the said property is not of any use for him and have decided to dispose of the above said property by way of sale to any person offering good price, and further to utilize the proceeds for and best interest of himself and of

the family:

AND WHEREAS as the Party No.2/Purchaser is desirous and interested of owning a House with heritable and transferable rights therein for residential and other purposes and after knowing intention of the PartyNo.1/Vendor, he approached to the PartyNo.1/Vendor and expressed their desire and willingness to purchase the said property and after due deliberations, discussion and negotiations finalized the transaction as the price offered by the Purchaser/Party No.2 is being fair, reasonable and according to the current market rate, and thereby the Party No.1/Vendor herein agreed to transfer, convey and sale the said property to the Purchaser/PartyNo.2 herein for valuable consideration at Rs.1,14,00,000/- (In words Rupees One Crore Fourteen Lakh only) and the Purchaser/Party No.2 herein agreed to pay the aforesaid amount and purchase the above said property more particularly described in the schedule written hereunder by way of sale absolutely and forever upon certain terms and conditions which are as follows :-

AND WHEREAS, the Purchaser/PartyNo.2 herein above named has satisfied himself in respect of the Vendor/Party No.1 title to the said property as good, valid and marketable.

NOW THEREFORE THIS DEED OF SALE WITNESETH AS UNDER:

1) THAT, in pursuance of the said agreement and in consideration out of a total sum of Rs. 1,14,00,000/- (In words Rupees One Crore Fourteen Lakh only) paid by the Purchaser to the Vendor in the manner appearing herein below the receipt whereof the Vendor does hereby acknowledge **the Vendor** as being the sole and absolute owner in possession thereof does hereby grant, convey assure, assign

and transfer by way of sale to the Purchaser entire land bearing PlotNo.28 total admeasuring 167.475 Sq Mtrs (1802.68 Sq Ft), Kh. No 167/2, Mouza- Dabha, Patwari Halka No. 7, bearing house no. 1147-B/28, City Survey No 39, Sheet No. 203/59, in the layout of Utkarsha Gruha Nirman Sahakari Sanstha limited, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust, Tahsil and Dist Nagpur together with the residential house/building constructed thereon, having a built-up area of approximately 162.016 Sq Mtrs (1743.92 Sq Ft) comprising **Two floors**, (specifically described in the schedule herein written.) which shall form the part and parcel of present deed, to have and hold the same to and unto the Purchaser as full and absolute owner thereof free from encumbrances, taxes, dues etc. with heritable and transferable rights. therein absolutely for ever including all other easement rights and belonging thereto and more particularly described here under written.

MANNER OF PAYMENT

Rs. _____/-	(In words Rupees _____ Lakh Only) paid by Purchaser to the Vendor by RTGS No. _____ the receipt whereof is hereby acknowledged by the Vendor.
-------------	---

Rs. _____/-	(In words Rupees _____ Lakh Only) paid by Purchaser to the Vendor by RTGS No. _____ the receipt whereof is hereby acknowledged by the Vendor.
-------------	---

Rs.2,00,000/-	(In words Rupees Two Lakh Only) paid by Purchaser to the Vendor by RTGS No. _____ the receipt whereof is hereby acknowledged by the Vendor.
---------------	---

Rs. _____/-	Total (In words Rupees Fur Lakh only)
-------------	--

The Vendor/PartyNo.1 hereby acknowledges and admit the receipt of **Rs._____/- (In words Rupees _____ only)** and acknowledge and admit the receipt the total consideration amount as above in full settlement and being the cost of the said property more particularly described in the schedule written here under.

2) THAT, the Vendor/Party No.1 is the full and absolute owner of the said property described in the schedule hereunder and is in possession of the same. The Vendor/PartyNo.1 has absolute right, power and authority to use and occupation of the said property and transferred the said property to the Purchaser/Party No.2 herein. THAT, the Vendor/PartyNo.1 further assure the Purchaser that the property hereby sold is the separate and is self acquired property and no other person has any right title or interest to the same.

3) THAT Vendor further declares that the said property is free from all kinds of encumbrances, charge, mortgage, lien demand and defects in title of any nature whatsoever and they have valid clear and marketable title over the same.

4) THAT, the Vendor/Party No.1 have delivered the actual physical peaceful and vacant possession of the said property with heritable and transferable right therein to the Purchaser, by this deed of sale and the Purchaser/Party No.2 shall henceforth quietly and peacefully hold, possession and occupy and enjoy the said premises / property without and hindrance, denial, demand, interruption, eviction, claim or demand by the Vendor/Party No.1 or any other person or persons lawfully or equitably claiming through under or in trust for the

Vendor/PartyNo.1.

5) THAT, the property hereby agreed to be sold shall be taken to be correctly described in schedule hereunder written and if any misstatement, error or omission is discovered by subsequently, it shall neither annul this agreement, Deed nor any compensation shall be allowed, but all the same such misstatement, error or omission shall be subject to correction by the parties hereto.

6) THAT, the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser/Party No.2 without any interruption or disturbance by the Vendor or any person claiming through or in trust from them and without lawful interrupting or disturbance by any other person who-so-ever.

7) THAT, the Vendor/Party No.1 have done no act whereby the property hereby sold is encumbered in any way on thereby they are debarred from transferring the same by way of sale to the Purchaser. The Vendor/PartyNo.1 further declare that there is no legal impediment of what-so-ever nature for transfer of the said property by them in favor of the Purchaser/PartyNo.2.

8) THAT, the Vendor/Party No.1 assure and undertake that, in case of any defect in the rights, title or authority of them or because of any arrears of taxes or any kinds of dues, if the Purchaser/Party No.2 suffers any loss or damages then, the Vendor/Party No.1 shall be liable and responsible to indemnify and compensate the Purchaser/Party No.2 against any such loss or damages from and out of their other properties or sources.

9) THAT, the Vendor/Party No.1 will at the cost of the person requiring the same executes and do every such assurance or thing

necessary for further and more perfectly assuring the said property to the Purchaser/PartyNo.2 and his heirs, successors and assigns etc. as may reasonably be required.

10) THAT, the Vendor/Party No.1 have paid up to this date all due with respect to Municipal Council Taxes and all other outgoings etc. levied on the property hereby sold and in the event it is discovered that there remains any arrears to be paid, the Vendor/Party No.1 undertake to pay the same and keep the Purchaser always indemnified against such payments.

11) THAT, the Vendor/Party No.1 will support any application made by the Purchaser for mutation of names in all relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favor of the Purchaser/PartyNo.2 in all relevant records.

12) THAT, the Vendor/Party No.1 has delivered all the original documents relating to the property hereby sold to the Purchaser/Party No.2 at the time of Registration of this Sale Deed.

13) THAT, all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser/PartyNo.2.

14) THAT, the Vendor/Party No.1 has good, valid and marketable title and absolute right and full authority to convey, assign and transfer by way of sale to the Purchaser the said property more completely described in the Schedule here underwritten absolutely forever.

15) THAT, the Purchaser/Party No.2, as being paid the entire cost of the said property and therefore they now become the absolute and exclusive owner of the said property more particularly described in the

schedule written hereunder with heritable and transferable rights therein.

16) THAT, the Vendor/Party No.1 further assure to the Purchaser/Party No.2 that they have not transferred the said property by way of gift, sale, mortgage, lease or in any other manner whatsoever to anybody else till date.

17) THAT, the entire available space of property, shall always be the properties for the use and beneficial enjoyment of all the owner/occupant hereto and it is clearly understood by the Purchaser/Party No.2 that he is and will be entitled to the exclusive use of any part or portion thereof.

18) That, the purchaser is fully aware that the said entire property is submitted to the provisions of The Maharashtra Apartment Ownership act 1970 by executing a Deed of Declaration dated 27.12.2002 U/s 2 of the said act and which is duly registered. It is specifically understood and agreed by the purchaser that all the terms, conditions and provisions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon him and his successors in title.

SCHEDULE OF THE PROPERTY

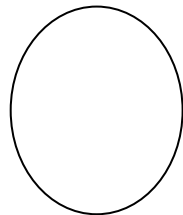
All the share and interest in all that piece and parcel of land bearing Plot No.28 total admeasuring 167.475 Sq Mtrs (1802.68 Sq Ft), Kh. No 167/2, Mouza- Dabha, Patwari Halka No. 7, bearing house no. 1147-B/28, City Survey No 39, Sheet No. 203/59, in the layout of Utkarsha Gruha Nirman Sahakari Sanstha limited, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust, Tahsil and Dist Nagpur together with the residential house/building

constructed thereon, having a built-up area of approximately 162.016 Sq Mtrs (1743.92 Sq Ft) comprising **Two floors**, together with all permanent and temporary structures, additions, improvements, fixtures and fittings attached thereto and other easementary rights apparent and belonging to the said property and as bounded as under:-

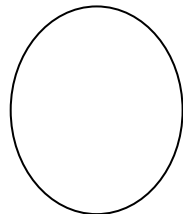
To the East:	Plot No. 27
To the West:	Plot No. 29
To the North:	Other Layout
To the South:	9.00 Mtr Wide Road

AND WITNESS whereof the Vendor/Party No.1 and the Purchaser/Party No.2 have hereto sit their respective hands and signed this deed of sale out of free consent, without any undue influence or coercion and after understanding its contents completely which where read over and explained to them/us in vernacular i.e. in Hindi and Marathi, at Nagpur in presence of the following attesting witnesses signatory as such on the 30th day, of April 2024.

Shri Shishir Diwakar Mude,
Vendor/PartyNo.1



Smt. Sonali Alpesh Deshmukh
Purchaser/PartyNo.2



WITNESSES:

1. **Abhay Rajput** _____

2. **Ashwini Shishir Mude** _____