

SALE DEED

FOR RS. 29,09,300.00 ONLY

**(RUPEES TWENTY-NINE LAKH NINE THOUSAND
THREE HUNDRED ONLY)**

VALUATION AS PER ANNUAL STATEMENT OF RATES

(ASR) RS. 9,77,000.00 ONLY

THIS SALE DEED is made and executed at Nagpur on this _____ day of
OCTOBER, 2026, BY AND BETWEEN:

M/S. OSHIAN DEVELOPERS, a Partnership Firm, having its Office at Plot No. 40, Preeti Apartments, Surendra Nagar, Nagpur (**PAN AAHFO6995R**) acting through its Authorized Partner **SHRI. SUDHIR S/o MALTESH PYATI**, Aged about **48** Years, Occupation – **Business**, PAN **AIEPP3225G**, AADHAR UID **3102 4588 7086**, Mobile No. **7263022000**, Resident of **Plot No. 40, Preeti Apartments, Surendra Nagar, West High Court Road, Nagpur – 440015**, hereinafter all jointly called the **VENDOR/PROMOTER**, 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**.

IN FAVOUR OF

MR. RITESH S/o MOHAN MARSHETTIWAR, Aged about **39 years**, Occupation – **Service**, (PAN **BASPM7175D** & AADHAR UID **2803 4572 1467**), Mobile No. **7057120800**, Email ID **sairitesh.04092015@gmail.com**, Resident of **Mohan Nagar, Khalasi Line Panchshil Teilor, Nagpur (Urban), Nagpur GPO, Nagpur, Maharashtra-440001**, hereinafter known and referred to as the “**ALLOTTEE/PURCHASER/S**” which expression shall unless repugnant to the context and meaning thereof, always mean and include the said “**ALLOTTEE/PURCHASER/S**”, as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the **OTHER PART**,

WHEREAS, the **VENDOR/PROMOTER** is full and absolute owner of Non-Agricultural land having an area of 1.2153 Hectares (i.e. 12153 Sq. Mtrs.) comprising North-Eastern Portion of Survey / Khasra / Gut No. 26/1/A/2 of **MOUZA – BHOKARA, P.S.K. 12A**, having a total area of 1.62 Hectares, Assessment Rs. 4.04 yearly, held in Occupancy Class – 1 Rights, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – **NAGPUR**; AND

WHEREAS, ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 26/1 of **MOUZA – BHOKARA, P.S.K. 12A**, having an area of 12.26 Hectares, Assessment Rs. 30.59 yearly, held in Occupancy Class – 1 Rights, and including all kinds of standing crops, Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – **NAGPUR**, originally belonged to Shri. Ramdas Narayanarao Badwaik, being his ancestral property as per the record of rights; AND

WHEREAS, the aforesaid Shri. Ramdas Narayanarao Badwaik prepared a layout for the said land having an area of 3.63 Hectares out of Khasra / Gut No. 26/1 of **MOUZA – BHOKARA** consisting of various Plots of different sizes; AND

WHEREAS, the aforesaid Shri. Ramdas Narayanarao Badwaik lateron sold the land having an area of 1.21 Hectares out of Khasra / Gut No. 26/1 of **MOUZA – BHOKARA** by way of Sale to Rajlaxmi Gruha Nirman Sahakari Sanstha Maryadit; AND

WHEREAS, the aforesaid Shri. Ramdas Narayanarao Badwaik lateron gifted ALL THAT Piece and Parcel of Agricultural land having an area of 1.62 Hectares out of Survey / Khasra / Gut No. 26/1 of **MOUZA – BHOKARA, P.S.K. 12A**, held in Occupancy Class – 1 Rights, and including all kinds of standing crops, Trees, Shrubs, Passage, Right of

Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of gift to his son Shri. Vijay Ramdas Badwaik and daughter-in-law Mrs. Kamal Vijay Badwaik, by a Gift Deed Dated 16-12-2014, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 13265 on even date. The said land having an area of 1.62 Hectares renumbered as Khasra No. 26/1/A of Mouza – Bhokara. As a result, therefore the aforesaid Shri. Vijay Ramdas Badwaik and Mrs. Kamal Vijay Badwaik have now become an exclusive, absolute and full owners of the aforesaid Survey / Khasra / Gut No. 26/1/A of MOUZA – BHOKARA with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2605 Dated 22-06-2022; AND

WHEREAS, the aforesaid Shri. Vijay Ramdas Badwaik and Mrs. Kamal Vijay Badwaik lateron in their turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 1.2153 Hectares (i.e. 12153 Sq. Mtrs.) comprising North-Eastern Portion of Survey / Khasra / Gut No. 26/1/A of MOUZA – BHOKARA, P.S.K. 12A, having a total area of 1.62 Hectares, Assessment Rs. 4.04 yearly, held in Occupancy Class – 1 Rights, Khate No. 905 and including all kinds of standing crops, Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of **M/S. OSHIAN DEVELOPERS**, by a Sale Deed Dated 06-12-2023, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 9137 on even date and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2908 Dated 27-02-2024, The said land having an area of 1.2153 Hectares renumbered as Khasra No. 26/1/A/2 of Mouza – Bhokara. As a result, therefore the aforesaid **M/S. OSHIAN DEVELOPERS** has now become an exclusive, absolute and full owners of the aforesaid Survey / Khasra / Gut No. 26/1/A/2 of MOUZA – BHOKARA with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 3126 Dated 12-09-2024; AND

WHEREAS, the aforesaid land bearing Khasra No. 26/1/A/2 of MOUZA – BHOKARA is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated **09-04-2025** passed in Revenue Case No. **112/NAP-34/2024-2025**; AND

As a result therefore the said **M/S. OSHIAN DEVELOPERS**, the VENDOR/PROMOTER has now become full and absolute owner of the aforesaid Non-Agricultural land having an area of 1.2153 Hectares (i.e. 12153 Sq. Mtrs.) comprising North-Eastern Portion of

Survey / Khasra / Gut No. 26/1/A/2 of MOUZA – BHOKARA, P.S.K. 12A, having a total area of 1.62 Hectares, Assessment Rs. 4.04 yearly, held in Occupancy Class – 1 Rights, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR, with heritable and transferable rights therein.

- i) That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

WHEREAS, the aforesaid **M/S. OSHIAN DEVELOPERS**, the VENDOR/PROMOTER lateron decided to develop the aforesaid lands into a layout by carving out various Plots of different sizes therein and shall be known and styled as “**RUBY TOWN**” and the said layout is Finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Letter No. **E.E./NMRDA/DPC/Agree/1842 dated 28/07/2025**.

WHEREAS, the VENDORS/PROMOTERS has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Executive Engineer & Assistant Engineer (North), NMRDA; AND RL (Release Letter) also Received NMRDA vide Letter No. **E.E./NMRDA/DPC/RL/1884, dated: - 04-08-2025**. & NMRDA vide Letter No. **A.E.(NORTH)/524, dated: - 01-12-2025**.

WHEREAS, the Vendor/Promoter has accordingly completed the project of the said layout in accordance with the said plans and obtained Full Completion Certificate from the Assistant Engineer (West), NMRDA vide Letter No. **A.E.(NORTH)/NMRDA/526 Dated 05-12-2025**; AND

WHEREAS, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-out, approached the VENDORS/PROMOTERS herein and visited the office of the VENDORS/PROMOTERS and also satisfied himself/herself/themselves in respect of the title of the said entire property and

VENDORS/PROMOTERS authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers; AND

WHEREAS, the ALLOTTEE/PURCHASER/S here-in-above approached to the VENDORS/PROMOTERS for the purchase of Residential **Plot No. 05** for his/her/their residential purposes in the said Lay-out known as "**RUBY TOWN**" and has agreed to pay the cost of developed plot to the VENDORS/PROMOTERS; AND

WHEREAS, the VENDORS/PROMOTERS here-in decided to sell the various Lay-out plots and the PURCHASER/S approached the VENDORS/PROMOTERS for purchase of Plot in the said Lay-out and the VENDORS/PROMOTERS having accepted the proposal of the ALLOTTEE/PURCHASER/S agreed to sell the **Plot bearing No. 05**, admeasuring about **107.042 Sq. Mtrs. (OR 1152.20 Sq. Ft.)** for a total consideration of **Rs. 29,09,300/- (Rupees Twenty-Nine Lakh Nine Thousand Three Hundred Only)** upon following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) That in consideration of total sum of **Rs. 29,09,300/- (Rupees Twenty-Nine Lakh Nine Thousand Three Hundred Only)** paid by the ALLOTTEE/PURCHASER/S to the VENDORS/PROMOTERS as per the Manner of Payment appearing in the Schedule – "A" appended herewith, the receipt whereof the VENDORS/PROMOTERS do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the ALLOTTEE/PURCHASER/S the property being ALL THAT piece and parcel of land being **Plot bearing No. 05** (Identified as Revenue **Kh. No. 26/1/A/2/05** by Revenue Department), containing by admeasurement **107.042 Square Meters. (OR 1152.20 Square Feet)** (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "**RUBY TOWN**", carved on Non-Agricultural land having an area of 1.2153 Hectares (i.e. 12153 Sq. Mtrs.) comprising North-Eastern Portion of Survey / Khasra / Gut No. 26/1/A/2 of MOUZA – BHOKARA, P.S.K. 12A, having a total area of 1.62 Hectares, Assessment Rs. 4.04 yearly, held in Occupancy Class – 1 Rights, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, along with all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE ALLOTTEE/PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.

SCHEDULE – “A”
MANNER OF PAYMENT

Amount Rs.	CH. No. / UTR No.	Date	Bank
Rs. 50,000=00	ONLINE TRASFER	24-08-2026	Axis Bank
Rs. 2,40,880=00	Cheque No. 032752	24-09-2026	Axis Bank
Rs. 420=00			
Rs. 26,18,000=00	CHEQUE No./ DD No.		Drawn on Punjab National Bank (K.G Marg New Delhi), by availing Plot Loan from PNB Housing finance Ltd,
Rs. 29,09,300=00	TOTAL AMOUNT (RUPEES TWENTY-NINE LAKH NINE THOUSAND THREE HUNDRED ONLY)		

(2) THAT the VENDORS/PROMOTERS do hereby covenant with the ALLOTTEE/PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the ALLOTTEE/PURCHASER/S absolutely forever with heritable and transferable rights therein.

(3) THAT the VENDORS/PROMOTERS further assure the ALLOTTEE/PURCHASER/S that the property hereby sold is its separate property belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the VENDORS/PROMOTERS assure to the ALLOTTEE/PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way or sale to the ALLOTTEE/PURCHASER/S.

(5) THAT the VENDORS/PROMOTERS further assure to the ALLOTTEE/PURCHASER/S that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone.

(6) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the ALLOTTEE/PURCHASER/S without any interruption or disturbance by the VENDORS/PROMOTERS or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

(7) THAT the VENDORS/PROMOTERS will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER/S and his/her/their heirs, successors and assigns etc. as may reasonably be required.

(8) THAT the VENDORS/PROMOTERS have paid up to this date all dues with respect to non-agricultural assessments, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and, in the event, if it is discovered that there remain any arrears to be paid, the VENDORS/PROMOTERS undertake to pay the same and keep the ALLOTTEE/PURCHASER/S always indemnified against such payments.

(9) THAT the VENDORS/PROMOTERS have this day delivered the actual physical possession of the property hereby sold to the ALLOTTEE/PURCHASER/S in vacant condition at the time of execution of this Sale Deed and the ALLOTTEE/PURCHASER/S has/have taken over the same.

(10) THAT the VENDORS/PROMOTERS will support any application made by the ALLOTTEE/PURCHASER/S for mutation of name on the property hereby sold and shall render necessary assistance to the ALLOTTEE/PURCHASER/S for obtaining the mutation in respect thereof in favour of the ALLOTTEE/PURCHASER/S in all relevant records.

(11) 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.

(12) THAT the VENDORS/PROMOTERS have delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the ALLOTTEE/PURCHASER/S at the time of execution of this Sale Deed.

(13) That, it is clearly agreed, understood and accepted by the Allottee/ Purchaser that all the Development works viz. Internal Roads, Street Lights, Electric Transformers, Electric Cables, MSEDCL/MSEB bills of Street Lights & Open Space/ Garden, Water Pipelines, Sewage Treatment Plants (STP), Storm water & Drainage/Sewage Pipelines, etc. & the layout is handed to Gram Panchayat / NMRDA and thus the Vendor/Promoter will not be responsible for any deviation, alteration, additions made to such public amenities in future.

(14) THAT in case the ALLOTTEE/PURCHASER/S is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDORS/PROMOTERS or any encumbrance or charge on the same to which this sale is not subject, the VENDORS/PROMOTERS will indemnify the ALLOTTEE/PURCHASER/S in all respects.

(15) THAT the VENDORS/PROMOTERS covenants with the ALLOTTEE/PURCHASER/S that the property hereby sold is not under any acquisition requisition of any scheme of the Government not any notices have been received nor any court cases are pending in any civil / Revenue Courts.

(16) The ALLOTTEE/PURCHASER/S covenants that he/she/they fully satisfied himself/herself/themselves regarding correctness of the dimensions of the plot and agrees to enjoy all facilities commonly with other ALLOTTEE/PURCHASER/S of the plots in the said layout.

(17) The ALLOTTEE/PURCHASER/S after taking over the possession of the said plot shall use the said Plot or any part thereof or permit the same to be used only for Residential / legal Purposes.

(18) THAT the ALLOTTEE/PURCHASER/S covenant that he/she/they shall get the building plan approved from the appropriate authority at his/her/their own cost and shall construct the house on the said plot or land as per rules and regulations of appropriate authorities.

(19) It is agreed that the ALLOTTEE/PURCHASER/S shall obtain his/her/their own electric meter on payment of necessary deposit, connection charges, overhead expenses to the MSEDCL / SNDL as and when required.

(20) THAT expenses on account of payment of Stamp Duty and Registered Fees and other related expenses are borne and paid by ALLOTTEE/PURCHASER/S.

SCHEDULE – “B”

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land being **Plot bearing No. 05** (Identified as Revenue **Kh. No. 26/1/A/2/05** by Revenue Department), containing by admeasurement **107.042 Square Meters. (OR 1152.20 Square Feet)** (dimensions are as shown in the plan annexed herewith), being portion of Lay-out known as “**RUBY TOWN**” carved on Non-Agricultural land having an area of 1.2153 Hectares (i.e. 12153 Sq. Mtrs.) comprising North-Eastern Portion of Survey / Khasra / Gut No. 26/1/A/2 of MOUZA – BHOKARA, P.S.K. 12A, having a total area of 1.62 Hectares, Assessment Rs. 4.04 yearly, held in Occupancy Class – 1 Rights, situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – NAGPUR and the same is bounded as under:

ON THE EAST - BY KH. NO. 26/1/K/3,

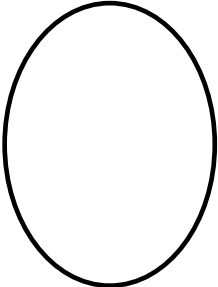
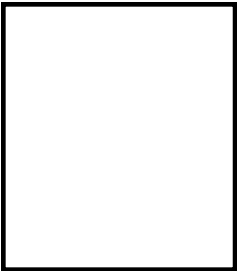
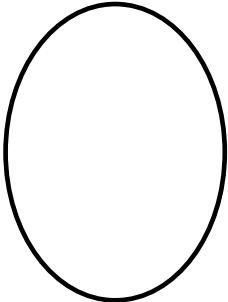
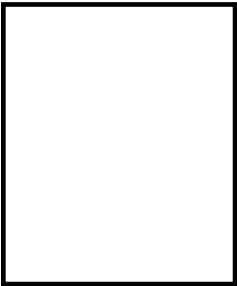
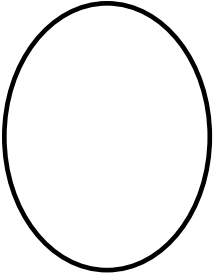
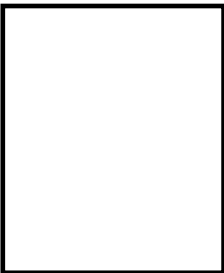
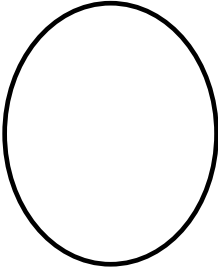
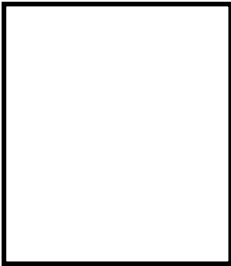
ON THE WEST - BY 9.00 MTRS WIDE ROAD,

ON THE NORTH - BY KH. NO. 26/1/K/3,

ON THE SOUTH - BY PLOT NO. 06.

IN WITNESES WHEREOF THE VENDOR/PROPMOTOR AND THE ALLOTTEE/PURCHASER/S hereto have signed this SALE DEED at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. OSHIAN DEVELOPERS (SUDHIR MALTESH PYATI) <u>VENDOR/PROMOTOR</u>
02			(RITESH MOHAN MARSHETTIWAR) <u>ALLOTTEE/PURCHASER</u>
<u>WITNESSES: -</u>			
I			<u>WITNEESS NO. 1</u>
II			<u>WITNEESS NO. 2</u>