

BEFORE THE SUB-REGISTRAR OFFICE, NAGPUR

SALE DEED

PLOT NO. 48

CONSIDERATION VALUE RS. 65,00,000/-

MARKET VALUE RS. 26,28,000/-

**Mauja Dabha, Khasra No. 164/10, City Survey No. 36 Sheet No. 209/55, Nagpur
(City), Tehsil & District Nagpur**

**DIVISION NO. 16.260 B Gunthewari, PAGE NO. 851, RATE 10,510/- SQUARE
METER**

STAMP DUTY – 4,55,500/-, REGISTRATION FEES – 30000/-

**This DEED OF SALE is made and executed at Nagpur on this day of AUGUST
2026 BY & BETWEEN –**

- 1) MR. SHOEB RAFIQ MOHAMMAD, Aged about 37 years, Occupation –
Business/Agriculture, R/O :- House No. 736, Nazul Plot No. 3, Near Rathod
Nursing Home, Raj Nagar, Chhaoni, Nelson Square, Nagpur- 440013.
Aadhaar No. 3086 1452 9499, PAN No. :- AKVPR0645P, Mobile No.
9834478636. through POA MR. RAVINDER SINGH RANDHAK, aged 51
years, Occupation – Private, R/o 202, PR Enclave, Mhada Colony, New
Mankapur, Nagpur 440030. Aadhaar No. 5516 2509 6573, PAN no.
AGJPR1294E, MOB. NO. 9860492551.**
- 2) MR. NITIN S/O MAROTRAO UPARE, Aged about 45 years, Occupation:
Agriculture/Business, R/o. D-301, Godrej Anandam, Umred Road, Ganeshpeth,
Near Ganeshpeth Police Station, Mahatma Fule Bazar, Nagpur-440018,
Aadhaar No. 2700 4008 0485, PAN No. :- AAOPU6035F, Mobile No.
9823211700.**
- 3) MR. SHHYAM S/O RAMBILAS MIITTAL, Aged about 45 years,
Occupation - Agriculture/Business, R/o. Lakshmi Nagar Ward, Wadgaon Road,
Chandrapur-442401, Aadhaar No. 7193 3422 8509, PAN No. :-
AJCPM3036H, Mobile No. 9011004477, No. 2 & 3 Through their Power of**

Attorney holder, YAKUB SHASHTRI S/O. MOHD. YASEEN SHASTRI, Aged about 48 years, Occupation - Agriculture/Business, R/o. B/806, Godrej Anandam, Umred Road, Ganeshpeth, Mahatma Fule Bazar, Nagpur, Maharashtra - 440018. **Aadhaar No. 5804 9408 2028, PAN No. :- BHNPS1665L.**

- 4) **MR. HARDIK S/O AMIT KOTHARI,** Aged about 21 years, Occupation - Agriculture/Business, R/o. Plot No. 55. Nandini Apartment. Opposite Congress Nagar, Patwardhan Ground Nagar, Nagpur-440012, **Aadhaar No. 9911 9642 5727, PAN No. :- DIXPK7595C, Through their Power of Attorney holder, YAKUB SHASHTRI S/O. MOHD. YASEEN SHASTRI,** Aged about 48 years, Occupation - Agriculture/Business, R/o. B/806, Godrej Anandam, Umred Road, Ganeshpeth, Mahatma Fule Bazar, Nagpur, Maharashtra - 440018. **Aadhaar No. 5804 9408 2028, PAN No. :- BHNPS1665L.**
- 5) **MRS. GHAGHADA KUMAR S/O KISHOR KUMAR,** Aged about 46 years, Occupation - Agriculture/Business, R/o Flat No. 101, Basera Vatika, Kerla Park, Opposite Raiya Gam Rajkot, Gujrat - 360007. **Aadhaar No. 9671 2188 7501, PAN No. :- BJRPG8322G, Mobile No. 8246144175, Through their Power of Attorney holder, YAKUB SHASHTRI S/O. MOHD. YASEEN SHASTRI,** Aged about 48 years, Occupation - Agriculture/Business, R/o. B/806, Godrej Anandam, Umred Road, Ganeshpeth, Mahatma Fule Bazar, Nagpur, Maharashtra - 440018. **Aadhaar No. 5804 9408 2028, PAN No. :- BHNPS1665L.**

Hereinafter known and referred to as the **SELLERS**, which term shall unless repugnant to the context or meaning, thereof always mean and include the legal heirs, representatives, successors, executors, members and assignees of the **FIRST PART (PARTY NO. 1).**

AND

1. **MRS. DIPTI SHUBHAM CHOUDHARY** aged about 45 years, Occupation – Service **Aadhaar No. 274751808400 PAN NO. ABSPL8737E Mobile No. 9922111432 Flat No.102 Utkarsh walay, khare Town,Dharampeth Shankar NagarNagpur 440010**

Hereinafter known and referred to as the **PURCHASER/s**, which term shall unless repugnant to the context or meaning, thereof always mean and include the legal heirs, representatives, successors, executors, members and assignees of the **SECOND PART (PARTY NO. 2)**.

WHEREAS the aforesaid SELLERS are the absolute & legal owner of the all that piece and parcel of the land admeasuring 1.17 Hectare of Survey/Khasra No. 164/10, bearing City Survey No. 36 Sheet No. 209/55, P. S. K. 7, held in Bhogwatdar Class -1 Rights, together with all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Approach ways, Water Courses and all other easementary rights appurtenant and belonging there all situated at Mouza - Dabha, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District - Nagpur purchased Mrs. Arundhati W/o Arundev Upadhyaya vide sale deed dated 10/11/2023 bearing document number 9997 registered at Sub-Registrar Office Class-2 Nagpur City No. 4, and becomes the absolute owner of the said land. The name of the above sellers mutated in the 7/12 copy / property card / Nagpur Municipal Corporation.

HISTORICALLY, the said land was the ancestral property belonged to Shri Tulshiram Jagan Shedame. That Shri Tulshiram Jagan Shedame has sold the said land to Shri Krishnarao Doulatrao Jamodkar bearing Kh. Nos. 161, 162, 163 and 164/2, having a total area of 3.52 Hectares situated at Dabha by way of registered sale deed registered at SRO Nagpur 1.

THAT later on Shri Krishnarao Doulatrao Jamodkar sold the land to Shri Murlidhar Girdharilal Bhaiyya and Mrs. Tara Chandrakishor Chandak jointly, land area admeasuring 2.90 Hectares comprising Southern Portion of the land bearing Kh. Nos. 161, 162, 163 and 164/2, having a total area of 3.52 Hectares situated at Dabha by way of registered sale deed registered at SRO Nagpur 1 dated 07/06/1982 at Serial No. 3957, and consequent to that the said piece of land numbered as Khasra No. 164/10 by the revenue authorities after mutation; and as a result, Shri Murlidhar Girdharilal Bhaiyya and Mrs. Tara Chandrakishor Chandak became the joint owners of the entire land, having equal share related to 1.45 Hectares of land in Khasra No. 164/10.

THAT Shri Murlidhar Girdharilal Bhaiyya later on sold his share relating to 1.45 Hectares land to Shri Mathuradas Kanhaiyalal Panpaliya, via registered sale deed having document number 1235/1986 at SRO Nagpur City 1 on dated 14/08/1986.

THAT Shri Mathuradas Kanhaiyalal Panpaliya and co-owner Mrs. Tara Chandrakishor Chandak jointly decided to develop the total area of 2.90 Hectares into a layout by carving various plots of different sizes and underwent a Development Agreement cum Power of Attorney dated 18/07/2005 having Document Number 2373 registered at SRO NAGPUR 4.

THAT later on Shri Mathuradas Kanhaiyalal Panpaliya and co-owner Mrs. Tara Chandrakishor Chandak, and later on through their attorney holder Shri Suresh Vitthaldas Chandak (HUF) through its Karta Dr. Suresh Vitthaldas Chandak jointly sold the said land shares to Dr. Nakul Suresh Chandak by way of sale deed dated 16/03/2015 which is duly registered at SRO Nagpur 3 at Serial No. 1920.

THAT Correction Deed to the above Sale Deed dated 16/03/2015 for document no. 1920 executed for manner of payment correction which is registered in the office of SRO Nagpur 3 at Serial No. 4908.

THAT subsequently another correction deed for Development Agreement cum Power of Attorney dated 18/07/2005 having Document Number 2373 registered at SRO NAGPUR 4 FOR CITY SURVEY NUMBER CORRECTION which is registered in the office of SRO Nagpur 6 at Serial No. 4672 on 30/11/2015.

THAT subsequently a correction deed to the sale deed dated 30/12/2014 registered at Serial No. 1920 at SRO Nagpur No. 3 which was executed by Shri Mathuradas Kanhaiyalal Panpaliya and Mrs. Tara Chandrakishor Chandak in favor of Dr. Nakul Suresh Chandak on 07/12/2015 having document number 7918 registered at SRO Nagpur 3.

THAT later on Dr. Nakul Suresh Chandak sold the agricultural land bearing Khasra No. 164/10 admeasuring 1.17 Hectares i.e. 2.9 acres to Mrs. Arundhati Arundev Upadhyaya on 26/06/2019 having document number 4356 registered at SRO Nagpur 4. THAT later on Mrs. Arundhati Arundev Upadhyaya has sold the said land having Survey No. 164/10, admeasuring 1.17 Hectare bearing City Survey No. 36 Sheet No.

209/55, Bhogwatdar Class – 1 Rights, within the limit of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur to MR. SHOEB RAFIQ MOHAMMAD (RANGUNWALA), MR. NITIN MAROTRAO UPARE, MR. SHHYAM RAMBILAS MIITTAL, MR. HARDIK AMIT KOTHARI, MR. GHAGHADA KUMAR KISHOR KUMAR vide Sale Deed dated 10/11/2023 registered at SRO Nagpur 4 having document number 9997, and have updated their names in the record of 7/12, having Ferfar No. 1859 dated 12/03/2024 and in the department of City Survey Record, bearing CTS NO. 36 **with Ferfar Entry No. 20532, dated 02/07/2025** and CTS NO. 37 **with Ferfar Entry No. 20543, dated 03/07/2025**. Therefore, the present Vendors have full right to sell the said property under their signatures.

Later on, the Vendors have applied to the Competent Authority for convert the said property from Agriculture to Non- agriculture use and that after considering their request, the Hon'ble Tehsildar / Collector, Nagpur has converted the said property into Residential/Non- agriculture use vide his Order Revenue Case No. 10/NAP-34/202425/Mouza – Dabha on 13/05/2025.

WHEREAS the above sellers developed the Residential Layout at Mouja Dabha, Khasra No. 164/10, bearing City Survey No. 36 Sheet No. 209/55, Tehsil & District Nagpur and sold the said plot to the above mentioned purchaser/s.

WHEREAS the for the said plot, Regularization Demand received on **23/04/2025** and the same paid on **07/04/2026** of Rs. **188584/-** the receipt of which is attached herein. Accordingly, the said plot is now regularized and Nagpur Improvement Trust has permitted for this registration of the said plot. The Regularization Letter will be issued after submission of the said sale deed copy in the Nagpur Improvement Trust, concerning department.

WHEREAS the above mentioned Purchasers have purchased the below-mentioned residential plot for a total consideration of **Rs 65,00,000/- (RUPEES SIXTY FIVE LAKH ONLY)** and has paid the total consideration amount as mentioned below –

HENCE THIS DEED OF SALE IS EXECUTED TO WITNESSETH AS UNDER:

1. THAT the Vendors have sold and the Purchaser has purchased the said property is free from all encumbrances, charges, claims, lease, mortgages, loan etc. for a total consideration of **Rs. 65,00,000/- (RUPEES SIXTY FIVE LAKH ONLY)**. The said Sale Consideration Amount has been paid by the Purchaser to the Vendors in the following manner, the receipt whereof is hereby acknowledged and admitted by the Vendor.

:-MANNER OF PAYMENT:-

Sr. No.	Amount	Cheque/ DD/ Online/ RTGS	Name of Bank	Date
1		Cheque No ----- in favour of Mr. Shoeb Rafiq Mohammad		
2		Cheque No.-----in favour of Nitin Marotrao Upare		
3		Cheque No.----- in favour of Mr. Shhyam Rambilas Miittal		
4		Cheque No.-----in favour of Mr. Hardik Amit Kothari		
5		Cheque No.----- in favour of Mr. Ghaghada Kumar		
6		Cheque No----- in favour of Mr. Shoeb Rafiq Mohammad		
7		Cheque No.----- in favour of Nitin Marotrao Upare		

8		Cheque No-----in favour of Mr. Shhyam Rambilas Miittal		
9		Cheque No.-----in favour of Mr. Hardik Amit Kothari		
10		Cheque No----- in favour of Mr. Ghaghada Kumar		
11		Cheque No -----in favour of Mr. Shoeb Rafiq Mohammad		
12		Cheque No ----- in favourof Nitin Marotrao Upare		
13		Cheque No -----in favour of Mr. Shhyam Rambilas Miittal		
14		Cheque No.----- in favour Mr. Hardik Amit Kothari		
15		Cheque No -----in favour of Mr. Ghaghada Kumar		
Total Rs. 65,00,000/- (RUPEES SIXTY FIVE LAKH ONLY)				

That the receipt of **Rs. 65,00,000/- (RUPEES SIXTY FIVE LAKH ONLY)** as aforesaid is hereby acknowledged, admitted and confirmed by the SELLERS.

That the cheque payment of the above transaction has been subject to matter of realization of cheque. If in any case, the given cheque has been bounced or returned, this DEED OF SALE considered to be null and void / cancelled.

2. THAT, the Vendor/s do/does hereby covenant that the Vendor/s has/have good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property (Plot of Land) by way of sale to the Purchaser/s absolutely forever.

3. THAT, the Property (Plot of Land) hereby sold shall be quietly entered into and upon and held and enjoyed the rents, profits received therefrom by the Purchaser/s without any interruption or disturbance by the Vendor/s or any other person claiming through under or in trust for him/them.

4. THAT, the interest hereby transferred to the Purchaser/s subsist/s and the Vendor/s has/have absolute right and full authority to transfer the same by way of sale to the Purchaser/s and absolutely forever.

5. THAT, the Vendor/s has/have paid all dues, taxes with respect to the said property (Plot of Land) 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 Vendor/s undertake/s to pay the same to the Purchaser/s accruing payable only up to the date of these presents. However, all future (from today) charges claimed by Grampanchayat / Corporation / N.I.T. or any other Govt. Authorities shall be solely borne by the Purchaser/s at his/her/their own cost and the Vendor/s shall not be responsible for the same in any or for any period.

6. THAT, the property hereby sold shall be taken to the 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 nor shall any compensation be allowed in respect thereof but such mis-statement, error or omission will always be subject to correction by the Parties hereto.

7. THAT, the Vendor/s specifically undertake/s and declare/s that the said property is free from all encumbrances, charge mortgage, lien and attachment whatsoever. The Vendor/s has/have done no act whereby the property hereby transferred and conveyed is encumbered in any manner anywhere and the Vendor/s is/are debarred from transferring the same to the Purchaser/s.

8. THAT, the Vendor/s declare/s and assure/s to the Purchaser/s that the said property (Plot of Land) is not subject to any court dispute or litigation involving the Vendor/s.

9. THAT, the Property (Plot of Land) hereby sold shall be quietly entered into and upon and held and enjoyed the rents, profits received there form by the Purchaser/s without any interruption or disturbance by the Vendor/s or any other person claiming through under or in trust for him/them.

10. THAT, the interest hereby transferred to the Purchaser/s subsist/s and the Vendor/s has/have absolute right and full authority to transfer the same by way of sale to the Purchaser/s and absolutely forever.

11. THAT, the Vendor/s specifically covenant that there is/are no outstanding encumbrances, mortgages, charges, rights of tenants, claims, liens, notices for acquisition, requisition, set-back or outstanding interest in or claim by any parties other than the Vendor/s in respect of the said property nor the said property (Plot of Land) is subject matter of any pending litigation or attachment.

12. THAT, there is no prohibitory order appointing receiver in respect of the said property (Plot of Land). The said property is also not given by the Vendor/s by way of Security or Guarantee anywhere and there is no impediment for transfer of the same by Vendor/s to the Purchaser/s, if it observes hereafter the Vendor/s shall remain responsible for every loss, damages to the Purchaser/s.

13. THAT, the Vendor/s has/have delivered the actual physical possession of the property (Plot of Land/Schedule property) hereby sold to the Purchaser/s in the vacant condition at the time of registration of these Presents and the Purchaser/s has/have taken over the same.

14. THAT, the Vendor/s will support any application made by the Purchaser/s for mutation of name on the property (including transfer of Electric Meter, water meter without any charges or deposits) hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser/s in all relevant records such as Grampanchayat, City Survey, N.M.C., N.I.T., etc.

15. THAT, the Vendor/s further assure/s to the Purchaser/s that the Vendor/s has/have not transferred his/their share in the said property (Plot of Land) by way of sale, gift, exchange, lease or in any other manner whatsoever to anybody else till date.

16. THAT, the Vendor/s has/have delivered the copy of Original / Xerox deeds and other papers, maps etc., pertaining to the said property (Plot of Land) to the Purchaser/s.

17. THAT, the Purchaser/s hereinafter has/have and an absolute authority over the scheduled property (Plot of Land) and hence, the Purchaser/s has/have every right to alienate, transfer, hypothecate, lien, mortgage to any person.

18. THAT, the Purchaser/s has/have full right to submit the Building Plan for construction of new Building on said plot of land in on his/her/their name, provided that, whatever the expenses incurred for the same is solely born by the Purchaser/s and

the Purchaser/s will have every right to construct the building as per the sanction plan from the Concerning Authority.

19. THAT, the Vendor/s undertake/s to the Purchaser/s that after the registration of these presents, either the Vendor/s or his legal heirs or any person related to Vendor/s shall have no rights, title, interest, claims, authority over the schedule Property (Plot of Land).

20. THAT, it is mutually agreed between the Vendor/s and the Purchaser/s that the matter which are not covered by these presents, shall be governed by the Provisions of the Transfer of Property Act, 1882.

21. THAT, all expenses on account of preparation of this sale deed including the full stamp duty and the registration fees payable thereon as well as other expenses are to be borne and paid by the Purchaser/s alone.

:- SCHEDULE OF PROPERTY OF THE WHOLE LAND :-

ALL THAT PIECE AND PARCEL of agricultural land admeasuring **1.17 Hectare of Survey / Khasra No. 164/10, Mouja - Dabha, P. H. No. 7, City Survey No. 36 Sheet No. 209/55**, within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation, Tahsil & District Nagpur, which is bounded as under : -

BOUNDARIES OF SURVEY NO. 164/10

On The East : Kh. No. 164/4, 164/5 & 164/6
On The West : Kh. No. 164/12 & 164/13
On The North : Kh. No. 164/9
On The South : Kh. No. 164/11

:- SCHEDULE OF PROPERTY OF PLOT NO 48:-

ALL THAT PIECE AND PARCEL of land bearing **PLOT NO.48**, admeasuring about **250.21 Square Meter (2689.75 Sq. Ft.)** in the malik makbuj Layout Dabha, Nagpur located at **Khasra No. 164/10, Mouja - Dabha, P. H. No. 7, City Survey No.**

36, Sheet No. 209/55, within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation, Tahsil & District Nagpur, which is bounded as under : -

On The East	:	9 Meter Wide Road
On The West		Plot No. 33,34
On The North	:	Plot No. 47
On The South	:	Khasra boundary

IN WITNESSES WHEREOF THE SELLERS AND PURCHASER have set their respective hands and signed this **Deed of Sale** at Nagpur, in presence of attesting witnesses, signing as such on**/08/2026** herein above written.

DRAFTED BY – Adv. Darshana Tantrapale

Sr. No.	Left Thumb Impression	Photo	Signature with Full Name of Parties
1			MR. SHOEK RAFIQ MOHAMMAD (VENDOR /SELLER - 1)
2			MR.NITIN MAROTRAO UPARE (VENDOR /SELLER - 2)
3			MR.SHHYAM RAMBILAS MIITTAL (VENDOR /SELLER - 3)
4			MR. HARDIK S/O. AMIT KOTHARI (VENDOR /SELLER - 4)

5			MR.GHAGHADA KUMAR KISHOR KUMAR (VENDOR /SELLER - 5)
1			MRS. DIPTI SHUBHAM CHOUDHARY (PURCHASER)
			WITNESS-1
			WITNESS-2