



**SALE DEED / DEED OF APARTMENT**

VALUED AT RS. 29,14,000/-  
(RS. Twenty-Nine Lakh Fourteen Thousand ONLY)  
Stamp Duty Rs. 1,74,900/- and  
Registration Fees Rs. 29,200/-  
M.V. Rs. M.V. Rs. 19,15,000/-

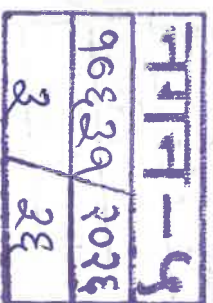
Mz. : ISASSANI, Mudda Kr. 9.3.1, Page No. : 2253, @ Rs. 33510/-

**THIS DEED OF SALE AND DEED OF APARTMENT is executed at Nagpur on this 02<sup>nd</sup> day of September 2026 BY AND BETWEEN:**

**01. SHRADHA REALTY LIMITED (Formerly known as SHRADHA INFRAPROJECTS LTD.), {PAN: AABCS9753Q}** a Company Incorporated Under the Provisions of Companies Act-1956 and governed Under the Provisions of Companies Act-2013 having CIN: L45200MH1997PLC110971 and having its registered office at **Shradha House, Near Shri Mohini Complex, Kingsway, Block No SI-4, 6th Floor, Nagpur - 440001, Maharashtra, India** acting through authorised Signatory **SHRI SHRIKANT S/O SHARAD HUDDAR** {UID : 4473 7677 2263} aged about 39 years, Occupation : Service, Mo. No. 8483011559 hereinafter known and referred to as the "**SELLER/PROMOTER**" which expression shall unless repugnant to the context or meaning thereof always mean and include SELLER/PROMOTER as well as its Director, Shareholders, legal representatives, administrators and assigns or any other person claiming for or through them of the PARTY OF THE FIRST PART, AND;

**02. SUNITA SURESH RAO** {PAN: AWLPR6767L} {UID: 916102092549}, aged about 54 years, Occupation: Service. Resident of Quarter No. 5/38/6, Type-2, Ordinance Factory, Nagpur-440021 hereinafter known and referred to as the "**ALLOTTEE/PURCHASER/S**" which term shall unless repugnant to the context or meaning thereof always mean and include the ALLOTTEE/PURCHASER as well as his/her/their heirs, legal representatives, Successors, executors, administrators and assigns of THE SECOND PART, AND;

WHEREAS, the SELLER/PROMOTER is the owner of ALL THAT piece and parcel of Non-Agricultural land bearing Kh No. 119 {ULPIN : 39390809367} admeasuring about 170.00.00 Aar Sq. Mtrs., land Revenue Rs 1700.00 per year, with Occupant Class 1 Bhumiswami Rights, Mauza : ISASANI, situated at Patwari Halka No. 46, Tahsil Hingna, District : Nagpur, AND;



AND WHEREAS, the PROMOTER / SELLER after completion of the two building i.e. Tower No. 1 and Tower No. 7 obtained the Occupancy Certificate from the Executive Engineer (Development Works), Nagpur Metropolitan Region Development authority bearing No. 89 dt. 25.11.2024 certifying that the said Two buildings known as "ABHIMAN NIWAS" Tower - 1 and "ABHIMAN NIWAS" Tower - 7 is completed in all respect and may be occupied,

AND WHEREAS, the PURCHASER/S having paid entire consideration, it has now become necessary to execute and register SALE DEED of the said Apartment in favour of PURCHASER/S and transfer all rights, title and interest in the said Apartment to PURCHASER/S.

**NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS**

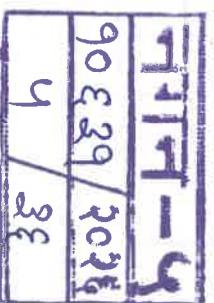
**FOLLOWS:**

**01.** That in pursuance to the Agreement and in consideration of total sum paid by the PURCHASER/S to the SELLER / PROMOTER as per Manner of Payment appearing here-in-below, the receipt whereof the PROMOTER / SELLER do hereby grant, assign, convey and transfer by way of sale to the PURCHASER/S the property being ALL THAT R.C.C. Superstructure comprising of Apartment in the building known and styled as "ABHIMAN NIWAS", constructed on ALL THAT piece and parcel of Non-Agricultural land bearing Kh No. 119 {ULPIN : 39390809367} admeasuring about 170.00.00 Aar Sq. Mtrs., land Revenue Rs 1700.00 per year, with Occupant Class 1 Bhumiswami Rights, Mauza : ISASANI, situated at Patwari Halka No. 46, Tahsil Hingna, District : Nagpur and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER/S as absolute and full owner/s thereof forever free from encumbrances of all kinds whatsoever and also free from payment of Taxes and cesses etc. levied thereon and payable upto date of possession.

**MANNER OF PAYMENT**

| Amount Rs.         | PARTICULARS                                                                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RS. 51 000/-       | Paid by the PURCHASER to the SELLER by UPI NO.610210295007 on Dated 12.04.2026 from State Bank of India.                                                                                                  |
| Rs. 63,000/-       | Paid by the PURCHASER to the SELLER through CHEQUE NO. 246502 DATE 21.07.2026 BANK State Bank of India.                                                                                                   |
| Rs. 28 00,000/-    | Paid by the PURCHASER to the SELLER by way of Cheque/DD No. 308847 on Dated 29.08.2026 drawn on Punjab National Bank, Ece House, K.G. Marg New Delhi, finance by PNB Housing Finance Ltd. Chhaoni Nagpur. |
| <b>29,14,000/-</b> | <b>RS. (RS. Twenty-Nine Lakh Fourteen Thousand ONLY)</b>                                                                                                                                                  |

**02.** The PROMOTER / SELLER do hereby covenant with the PURCHASER/S as under:



the construction of aforesaid Apartment is as per the plan sanctioned by the Nagpur Metropolitan Region Development Authority and as per minor modifications suggested and directed by the PURCHASER/S.

xvii. THAT the PURCHASER/S hereby declare that it shall be his/her/their/it responsibility to pay Service Tax, GST, Works Contract Tax, any other tax or cesses as may be levied by Local Government, State Government or Union of India on the construction of Residential Unit chosen by him/her/them and shall always keep PROMOTER / SELLER indemnified against such payments.

xviii. THAT it is specifically understood and agreed by the PURCHASER/S that he/she/they/it shall not have any right, title or interest of any kind whatsoever in respect of additional F.S.I. as may be increased at any time in future. It is specifically made clear that the PROMOTER alone shall be absolute and full owner of such increased F.S.I. and it shall be entitled to use it as its own and further it shall be free to use and utilize such additional F.S.I. by constructing on the Top/Terrace of the existing building without in any way damaging/harming the structure of building, only after obtaining due sanction from appropriate authority. It is also understood that whatever the available Transferable Development Rights (TDR) / compensation etc. in respect of said plot, the PROMOTER shall alone be entitled for the same and the PURCHASER/S will co-operate to the PROMOTER for getting the same transferred in favour of PROMOTER and shall sign any documents which are required for TDR/Compensation etc.

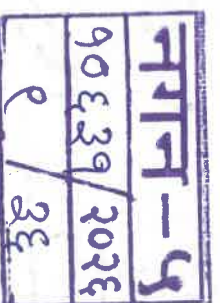
**04.** That the PROMOTER / SELLER simultaneously developing and carrying out the construction of additional Towers in the portion of the land bearing Kh. No. 119, of "ABHIMAN NIWAS" is constructed and in the said buildings, one of the Apartment is sold under this Deed and the PURCHASE/S shall not obstruct for the said proposed construction and shall co-operate with the PROMOTER / SELLER for getting the said building constructed.

**05.** THAT PURCHASER/S is/are aware that the said entire property is submitted to provisions of Maharashtra Apartment Ownership Act, 1970 by Deed of Declaration dt. 12.12.2024 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 12650 dt. 17.12.2024 and he/she/they/it shall abide by rules framed therein.

**06.** THAT ALL expenses on account of payment of stamp duty and registrations fees payable on this Sale Deed has been borne and paid by the PURCHASER/S.

#### SCHEDULE OF THE PROPERTY

ALL THAT entire R. C. C. Superstructure comprising of Residential Apartment bearing No. **G-103**, covering a **Built Up area of 57.122 Sq. Mtrs.** on **First Floor** in TOWER NO. **07** of the building project known as "ABHIMAN NIWAS" together-with **0.343%** proportionate undivided share and interest in land, situated on the project land being ALL THAT piece and parcel of Non-Agricultural land bearing Kh No. 119 {ULPIN:



39390809367} admeasuring about 170.00.00 Aar Sq. Mtrs., land Revenue Rs 1700.00 per year, with Occupant Class 1 Bhumiswami Rights, Mauza : ISASANI, situated at Patwari Halka No. 46, Tahsil Hingna, District : Nagpur and the entire land is bounded as under:

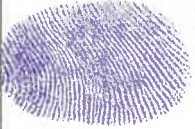
ON THE NORTH : Flat no 101  
ON THE EAST : Flat no 104  
ON THE WEST : Building Area  
ON THE SOUTH : Open Space

**IN WITNESSES WHEREOF** THE PROMOTER / SELLER AND THE PURCHASER/S hereto have signed this DEED OF SALE at Nagpur after understanding the contents here-in, in presence of attesting witnesses, signing as such on the day first hereinabove written.  
*Drafted by Dwivedi & Khedkar Advocates, Nagpur*

**WITNESSES:**

| Photo                                                                               | L. H. Thumb                                                                         | Signature / Name                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <b>SHRADHA REALTY LIMITED</b><br>(Formerly known as SHRADHA INFRAPROJECTS LTD.)<br><br><b>SHRI SHRIKANT S. HUDDAR</b><br>Authorised Signatory<br><b>SELLER/ PROMOTER</b> |
|  |  | <br><b>SUNITA SURESH RAO</b><br><b>PURCHASER</b>                                                                                                                        |

**WITNESSES :**

|                                                                                     |                                                                                     |                                                                                                                    |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  |  | <br><b>SINTHOL ARUN SHENDE</b> |
|   |   | <br><b>AMAR ANAND SAYARE</b>  |

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