“GOVIND PARK”

SALE DEED

SALE CONSIDERATION OF Rs. 27,25,056/- Only.

MARKET VALUE OF RS. 20,00,500/- Only.

STAMP DUTY OF RS. 1,63,600/- & REG. FEE OF RS. 27,300/-

KHASRA NO. 15/2 out OF PLOT NO. 40 SITUATED AT BHILGAON,

MOUZA - BHILGAON, TAH. KAMPTEE, DIST. NAGPUR

(NMRDA ZONE, PAGE NO. 3273, ITEM NO. 2.4.1

@ RATE OF RS. 10,160/- PER SQ. MTR. AS PER ASR 2025-2026)

THIS DEED OF SALE IS MADE AND EXECUTED AT NAGPUR ON THIS ..... **DAY OF SEPTEMBER, 2026**

BETWEEN

VENDOR / PROMOTER : **M/s. SMC INFRA**

PAN - ACYFS 5453 R

A Partnership Firm

Having it Office at 201, 1st Floor, Brij Bhumi

Complex, C.A. Road, Nagpur.

Acting through its Authorised Partner

Mr. SURENDRAMOHAN MANGALDAS CHADDA

Aged About 71 Yrs, Occ. : Cultivator/ Business,

R/o. House No. 19, H.B. Town, Pardi, Bhandewadi

Nagpur - 440035 **Aadhar No. 3536 5652 1011**

Mobile No. 9822696655

through Power of Attorney for Admission

Mr. EKNATH DEORAMJI JANGADE

Aged About 50 Yrs, Occ. : Business/Service,

R/o. Lalbahadur Shastri Ward, Bhandara - 441904

Aadhar No. 7712 5308 8027

Hereinafter called the **“VENDOR/PROMOTER”**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said

VENDOR/PROMOTER, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART. AND**

ALLOTTEE/	**Mr. RAMBHAU UMRAOJI KENE**
PURCHASER	Aged About 62 Years, Occu. – Retired
	R/o. House No. 4, Tah. Ramtek, Salai,
	Pipariya, Nagpur - 441401
	PAN – BKWPK3736N DOB - 22.12.1964
	Aadhar No. 2556 9067 5223
	Mobile No. 9370113873

Hereinafter called the **"ALLOTTEE/ PURCHASER",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"ALLOTTEE / PURCHASER"**, as well as her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

(1) **TITLE HISTORY : -**

The Vendor/Promoter hereinabove named is owns and possess and in possession of the properties comprising :-

(A) **10%+10%+5%+10% = 35%** Undivided Share and Interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.3235 Hectares + 0.647 Hectares **= 2.2645 Hectares)** share and interest in ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 15/2 admeasuring 6.47 Hectares of **MOUZA – BHILGAON,** P.S.K. 15, Rental of Rs. 25.00 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat – Bhilgaon, in Tah. Kamptee and Dist. Nagpur.

AND WHEREAS, the Vendor/ Promoter has purchased the aforesaid property i.e. Admeasuring area 2.2645 Hectares from **1) Mr. Ganesh Laxmanrao Ghate, 2) Mr. Laxmikant Laxmanrao Ghate, 3) Smt. Sarita Subhash Yadav, 4) Alka Laxmanrao Ghate**, Vide it Registered Sale Deed dated **16.11.2021** and its Registerd Sr. No. **KMT - 6790/2021** in the Office of the Sub Registered **Kamptee.**

(B) 10% + 10% + 2.5% + 2.5% = 25% Undivided Share and Interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.16175 Hectares + 0.16175 Hectares = **1.6175 Hectares)** share and interest in All THAT piece and parcel of Agricultural Land bearing Khasra No. 15/2, Admeasuring 6.47 Hectares of **MOUZA - BHILGAON,** P.H. No. 15, Rental of Rs. 25.00 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat – Bhilgaon, in Tah. Kamptee and Dist. Nagpur.

AND WHEREAS, the Vendor/ Promoter has purchased the aforesaid property i.e. Admeasuring area **1.6175 Hectares** from 1) Mr. Ulhas Laxmanrao Ghate, 2) Smt. Usha Devendra Yadav, 3) Mr. Harihar Nandkishor Yadav, 4) Mr. Hariom Nandkishor Yadav, Vide it Registered Sale Deed dated **16.11.2021** and it Registered at Sr. No. **KMT - 6802/2021** in the Office of the Sub Registrar **Kamptee.**

AND WHEREAS, The Vendor / Promoter is Owner and Possessor of Admeasuring Area 3.88 Hectares and Rental of Rs. 14.99 and Khate No. 19797

AND WHEREAS, originally All That piece and Parcel of Agricultural Land bearing Khasra No. 53 Admeasuring 1.64 Acers, Khasra No. 55/1 admeasuring 8.47 Acers, Khasra No. 55/2 Admeasuring 0.95 Acers, Khasra No. 72 Admeasuring area 9.68 Acers, Khasra No. 73 Admeasuring 6.29 Acers, Khasra No. 88 Admeasuring 11.24 Acers, Khasra No. 69 Admeasuring 5.51 Acers, Khasra No. 94 Admeasuring 1.10 Acers, Khasra No. 95 Admeasuring 2.65 Acers and Khasra No. 96 Admeasuring 9.12 Acers of MOUZA - BHILGAON, P.H. No. 15 in Tah. Kamptee and Dist. Nagpur was jointly owned by 1) Mr. Raghunath Laxman Ghate (Gawali), 2) Mr. Laxman Ramaji Ghate 3) Mr. Laxman Paikuji Samarth (Jain Kalar), having been acquired the same by them, from Smt. Gujabai Ramrao Chavan and Mr. Vasantrao Ramrao Chavhan for a Valuable consideration of Rs. 7000/- by Sale Deed dated 20.04.1953 and which is duly registered in the office of Joint Sub Registrar Nagpur in Addl. Book No. 1, Volume No. 177 on pages 336 to 338 at Sr. No. 146 on even date.

AND WHEREASE, the said owners lateron sold the some portion of land out of the aforesaid entire land to various prospective buyers. That lateron the said owners retain the absolute ownership of the said land bearing Khasra No. 53, 55/1, 55/2, 72, 73, 88, 69, 94, 95 all Mouza - Bhilgaon.

AND WHEREASE, the said owners lateron partitioned their aforesaid land between themselves by Partition Deed dated 04.01.1995 and which is duly registered in the office of sub Registrar Nagpur in Add. Book No. 1, Vol. No. 209 on pages 186 to 188 at Sr. No. 12 on 11.01.1995. That in terms of that the land bearing Khasra No. 72 and 73 thus fall in the share of Mr. Laxman Ramaji Ghate. That as s result therefore, said Mr. Laxman Ghate is the owner of land bearing Khasra No. 72 and 73 total admeasuring Area 15.97 Acers (or 6.47 Hectares) and the same has been given a New Khasra Number as Kh. No. 15.

AND WHEREASE, Mr. Laxman Ramaji Ghate left for heavenly abode on 12.04.1988 interest, leaving behind him, his two wifes Smt. Radhabai Laxman Ghate (who left for heavenly abode sometime in the year 1950) and Smt. Radabai Laxman Ghate his five sons namely 1) Mr. Raghunath Laxaman Ghate and 2) Dwarkanath Laxman Ghate (sons of first wife Smt. Radhabai Laxman Ghate) iii) Mr. Ulhas Laxman Ghate, iv) Mr. Laxmikant Laxman Ghate and V) Mr. Ganesh Laxamn Ghate (Sons of Second Wife Smt. Radhabai Laxman Ghate) and his five

dauthers namely 1) Smt. Tarabai Jaidevprasad alias Jagdevpresad Yadav dauther of First wife Smt. Radhabai Laxman Ghate) 2) Ku. Alka Laxman Ghate 3) Smt. Sulochana Ashok Gop, 3) Smt. Ranjana Nandkishore Yadav, 4) Smt. Usha Devendra Yadav (daughters of Second Wife Smt. Radhabai Laxman Ghate) as his only legal heirs who thus inherited his said land bearing Khasra No. 15/2 by way of intestate succession.

AND WHEREASE, one of Co-owner of the said land by name Smt. Radhabai Laxman Ghate (Second wife of Mr. Laxman Ramaji Ghate) also left for heavenly abode on 06.11.2015 intestate, leaving behind her, her three sons namely (1) Mr. Ulhas Laxman Ghate, 2) Mr. Laxmikant Laxman Ghate, 3) Mr. Ganesh Laxman Ghate and her four daughters namely 1) Ku. Alka Laxman Ghate 3) Smt. Sulochana Ashok Gop,3) Ranjana Nandkishore Yadav, 4) Smt. Usha Devendra Yadav as his only legal heirs who thus inherited the undivided share in the said land of decased Smt. Radhabai Laxman Ghate by way of intestate succession.

AND WHEREAS, one of co-owner of the said land by name Mr. Dwarkanath Laxman Ghate (legal heirs of Mr. Laxman Ghate and Smt. Radhabai Ghate) left for heavenly abobe on 16.09.2017 and his wife Smt. Nirmaladevi Dwarkanath Ghate predeceased him on 28.09.2008 intestate, leaving behind them, their only son Mr. Manish Dwarkanath Ghate and their only married daughter Smt. Sarita Subhase Yadav as their only legal heirs, who thus inherited the undivided share in the said land of deceased Mr. Dwarkantah Laxman Ghate by way of interstate succession.

AND WHEREAS, one of co-owner of the said land Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (legal hirs of Mr. Laxman Ghate and Smt. Radhbai Ghate) also left for heavenly aobe on 17.01.2006 intestate, leaving behind her, her three sons namely 1) Mr. Krishnakant Jaidevprasad alias Jagdevprasad Yadav 2) Mr. Ravikant Jaidevprasad alias Jagdevprasad Yadav 3) Mr. Shrikant Jaidevprasad alias Jagdevprasad Yadav and his daughters Namely i) Smt. Seema Harishankar Yadav, ii) Smt. Jayshree Santosh Gop, iii) Smt. Bharti Santosh Yadav and iv) Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav as her only legal heris, who thuse inherted the undivided share in the said lnad of deceased Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav by way of intestate succession.

AND WHEREAS, one of the co-owner of the said land by name Smt. Sulochans Ashok Gop (legal heir of Mr. Laxman Ghate and Smt. Radhabai Ghate) also left for heavelny abode on 26.06.2018 intestate, leaving behind her, her three daughters namely 1) Smt. Shubhangi Vivek Yadav, 2) Ku. Archana Ashok Gop, 3) Ku. Minakshi Ashok Gop as her only legal heirs who thus intertied the undivided share in the said land of deceased Smt. Sulocaha Ashok Gop by way of intestate succession.

AND WHEREAS, One of Co-Owner of the said land by name Smt. Rajani Nandkishore Yadav (Legal heirs of Laxman Ghate and Smt. Radhabai Ghate) also left for heavely abode on

09.12.2003 intestate, leaving behind her, her two sons namely Mr. Hariom Nandkishor yadav and Mr. Harihar Nandkishore Yadav and her two daughters nemly Smt. Venu Roshan Yadav, Smt. Renu Prakash Yadav as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Rajani Nandkisore Yadav by way of intestate succession.

AND WHEREAS, Smt. Renu Prakash Yadav also left for heavenly abode on 10.03.2006 intestate, leaving behind hir, her two daughters namely Ku. Kalyani Prakash Yadav and Ku. Indrayani Prakash Yadav as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Renu Prakash Yadav by way of intestate succession.

AND WHEREAS, as such i) Mr. Raghunath Laxman Ghate ii) Smt. Nirmaladevi Dwarkanath Ghate, iii) Mr. Manish Dwarkanth Ghate, iv) Smt. Sarita Subhash Yadav, (Sr. No. (iv) the previous Vendor No. 3 hereinabove named) (Sr. No.(ii) to iv legal heirs of Shir Dwarkanath Laxman Ghate) v) Mr. Krishnakant Jaidevprasad alias Jagdevprasad Yadav, vi) Mr. Ravikant Jaidevprasad alias jagdevprasad yadav, vii) Smt. Seema Harishankar Yadav, ix) Smt. Jayshree Ssantosh Gop, X) Smt. Bharti Santosh Yadav (Sr. No. (V) to (x) legal heirs of Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav), xi) Mr. Ulhas Laxman Ghate, xii) Mr. Ganesh Laxman Ghate, xiii) Shri Laxmikant Laxman Ghate, Xiv) Ku. Alka Laxman Ghate legal heirs of Smt. Renu Prakash Yadav) thus jointly became the absolute and co-owners of the said land admeasuring 6.47 Hectares, bearing Khasra No. 15/2 of MOUZA- BHILGAON in which the Previous Vendors having 10% +10%+5% + 10% = 35% Undivided Share and interest (i.e. 0.647 Hectares +0.647 Hectares+0.3235 Hectares+0.647 Hectares, bearing Khasra No. 15/2 of MOUZA- BHILGAON with heritable and transferable rights therein names are duly recorded in all relevant Govt. Records.

N.A. PERMISSION :

The aforesaid lands bearing Survey / Khasra / Gat No. 15/2 (Part) of **MOUZA – BHILGAON**, P.H. No. 15, admeasuring **3.88 Hectare R (38800.00 Sq. Mtrs.)** is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. **KA.Abhi./Nampravipra/9737,** Dated **07-10-2024** passed in Revenue Case No. **31/N.A.P. 34/2024 - 25** dated **11 December 2024**, Mouza-Bhilgaon, P.H. No. 15, Tah. Kamptee Dist. Nagpur, issued by Collector Kamptee

LAY-OUT SANCTION :

For the purpose of development of said land the aforesaid Vendor/Promoter the aforesaid Vendor/Promoter have prepared a layout on the said lands by carving out various Plots of different sizes therein and the said layout Plan is finally sanctioned and approved by the Metropolitan Commissioner, Nagpur Metropolitan Regional Development Authority on **05.03.2025 and 12.11.2025** upon the several terms and conditions contained therein and thereafter Executive Engineer, Nagpur Metropolitan Region Development Authority has issued

released letter on **05.03.2025** and **12.11.2025** as per Letter No. **(1) E.E./NMRDA/DPC/RL - 1774, and (2) A.E.I.(East)/NMRDA/4228** issued by the Executive Engineer - I Nagpur Metropolitan Region Development Authority.

AND WHEREAS, the Vendor/Promoter has got the Project registered under the provisions of the Maharashtra Real Estate (Regulation and Re Development) Act, 2016 with the Real Estate Regulatory Authority and the **MAHARERA** granted the Registration on 03.02.2025 and its Project Registration Number **P505000 79061_Real Estate Project Name :**

The said Real Estate Project is purely a Plotted Development and shall be known and styled as **"GOVIND PARK"** (Hereinafter referred to as the "Project")

ADDRESS :

Survey / Khasra / Gut Nos. 15/2 (Part) of MOUZA – BHILGAON, P.S.K. 15, Grampanchayat – Bhilgaon Tahsil – Kamptee and District – NAGPUR, PIN Code – 441001.

(4) Interest shown by the ALLOTTEE/PURCHASER :

ALLOTTEE/PURCHASER was in search of residential Plot in vicinity of Metro Region and that is when she/he came to know about the said project of the Vendor/Promoter. The Vendor/Promoter have disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the ALLOTTEE/PURCHASER and thereafter the ALLOTTEE/PURCHASER has conveyed his readiness and willingness to purchase the **PLOT NO. 40** out of the project known as **"GOVIND PARK"** which is more particularly described in the Schedule B and location of which is shown on authenticated copy sanctioned Lay-out plan annexed herewith as "Annexure C".

(5) Offer and acceptance :

The Parties relying on the confirmations representation and assurances of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, upon the terms and conditions stated therein.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1) THAT in pursuance of the agreement and in consideration of a **total Consideration of Rs. 27,25,056/- (Rs. Twenty-seven Lakh Twenty-five Thousand Fifty-six Only)** paid by the PURCHASER to the Vendor/Promoter in the manner appearing here in below, the receipt whereof the Vendor/Promoter do hereby acknowledge and the Vendor/Promoter being the absolute Owners of the said lands, do hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing **PLOT NO. 40** containing by admeasurements area **157.50 Sq. Mtrs. or 1695.33 Sq. Ft. i**n **Khasra No. 15/2 (Part) of Mouza-Bhilgaon, Tah. Kamptee, Dist. Nagpur, Khate No. 19797 P.H. No. 15** out of the sanctioned lay-out known and styled as **"GOVIND PARK",** being a portion of the entire Non

Agricultural lands bearing Survey/Khasra/ Gut No. 15 and including all other easementary rights appurtenant and belonging thereto, situated at Village **– BHILGAON,** in Tahsil – Kamptee and District – NAGPUR, hereinafter termed shortly as the **"SAID PLOT"** more particularly described in Schedule B hereunder written, to and unto the PURCHASER to hold the same as an absolute owner, free from all encumbrances.

(2) **MANNER OF PAYMENT :-**

1) Rs. 51,000/-	**Rs. Fifty-one Thousand Only** paid by the ALLOTTE/ PURCHASER to the Vendor/Promoter by Cheque No. 694017 dtd. 04.05.2026
2) Rs. 2,50,000/-	**Rs. Two Lakh Fifty Thousand Only** paid by the ALLOTTE/PURCHASER to the Vendor/Promoter by Cheque No. 672693 dtd. 19.08.2026
3) Rs. 2,50,000/-	**Rs. Two Lakh Fifty Thousand Only** paid by the ALLOTTE/PURCHASER to the Vendor/Promoter by Cheque No. 672694 dtd. 19.08.2026
4) Rs. 2,50,000/-	**Rs. Two Lakh Fifty Thousand Only** paid by the ALLOTTE/PURCHASER to the Vendor/Promoter by Cheque No. 672695 dtd. 07.09.2026
5) Rs. 2,50,000/-	**Rs. Two Lakh Fifty Thousand Only** paid by the ALLOTTE/PURCHASER to the Vendor/Promoter by Cheque No. 672696 dtd. 07.09.2026
6) Rs. 1,74,056/-	**Rs. One Lakh Seventy-four Thousand Fifty-six Only** paid by the ALLOTTE/PURCHASER to the Vendor/Promoter by Cheque No. 672697 dtd. 07.09.2026
7) Rs. 15,00,000/-	**Rs. Fifteen Lakh Only** paid by the ALLOTTE/ PURCHASER to the Vendor/Promoter by Cheque No. ..... dtd. .... .2026 drawn on Punjab National Bank and ALLOTTE/PURCHASER has availing Housing Loan from PNB Housing Finance Ltd., and the receipt whereof is hereby acknowledge by the Vendor/ Promoter.
Rs. 27,25,056/-	**Rs. Twenty-seven Lakh Twenty-five Thousand Fifty-six Only**

That the ALLOTTE/PURCHASER paid the total Sale Consideration of **Rs. 27,25,056/- (Rs. Twenty-seven Lakh Twenty-five Thousand Fifty-six Only)** to the Vendor Promoter and the receipt whereof is hereby acknowledged by the Vendor/Promoter.

(3) THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASER as follows :-

i) THAT, the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that he has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever with heritable and transferable rights therein.

ii) THAT, the interest hereby transferred subsists the Vendor/Promoter has full authority, right and power to transfer the same to the PURCHASER absolutely.

iii) THAT, the Vendor/Promoter has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby he is debarred from transferring the same to the PURCHASER absolutely.

iv) THAT, the Vendor/Promoter has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over the property hereby sold and the Vendor/Promoter undertakes to clear the same if found later on and the Vendor/Promoter hereby agrees to indemnify and compensate the PURCHASER for all losses, damages and the costs that the PURCHASER might matter.

v) THAT, the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the PURCHASER without any interruption or disturbance by the Vendor/Promoter and/or any person claiming on behalf of the Vendor/Promoter.

vi) THAT, the Vendor/Promoter have paid NA, Grampanchayat Taxes, rents etc. up to this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendor/Promoter undertakes to pay the same to the respective authorities and keep the PURCHASER indemnified.

vii) THAT, the possession of the above said Plot transferred hereunder is handed over today to the PURCHASER, who will hold and enjoy the same hereinafter with heritable and transferable rights.

viii) THAT, the PURCHASER, shall from the date hereof always pay regularly the Non Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.

ix) THAT, the PURCHASER, shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Region Development Authority.

x) THAT, the PURCHASER is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Nagpur Metropolitan Region Development Authority, Town Planning Deportment & other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon her/his/their successors in-title. Similarly the PURCHASER has /have agreed to pay the proportionate charges and expenses required for development of the said Lay-out, as and when demanded by the Competent Authorities empowered on that behalf.

xi) THAT, the Vendor/Promoter will support any application made by the PURCHASER for mutation of her/his/their name(s) in the Govt. and Local Body Records.

xii) THAT, the Vendor/Promoter will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the PURCHASER as may reasonably be required.

xiii) THAT it is clearly agreed and understood by the PURCHASER(s) that it shall be her/his/their sole liability and responsibility to pay the betterment and development charges in respect of said Plot of land hereby sold to her/him/them to the concern department within time period as and when the same are demanded by it any time in future in accordance with the terms and conditions as may be imposed by the Local Planning Authority / NMRDA / under any prevailing provisions of the Statues.

xiv) THAT, it is specifically agreed and understood between the Parties hereto that they shall abide by all the terms and conditions stipulated in the Development Agreement Dated 21-09-2021 executed between the Vendor/Promoter and the Nagpur Metropolitan Region Development Authority.

The ALLOTTEE/PURCHASER shall permit the Vendor/Promoter and its surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land / Lay-out or any part thereof to view, examine and/or execute any changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.

The ALLOTTEE/PURCHASER is well aware that the Vendor/Promoter will complete development works of said Lay-out. The ALLOTTEE/PURCHASER assures that after possession of the said Plot she/his/they shall not cause any hindrance/ obstruction/ objection to the movement of men and machinery required for the future works.

THAT, it is clearly agreed, understood and accepted by the PURCHASER named hereinabove that Goods and Service Tax (GST) applicable on the instant transaction of Sale is specifically agreed to borne and paid by the PURCHASER and no circumstances the Vendor / Promoter shall be held liable for payment of such charges.

_____In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra **Stamp** Act, 2015 are paid by the **ALLOTTEE/PURCHASER** However, if there is any increase in stamp duty by the Government at the time of registration of conveyance in favour of **ALLOTTEE/PURCHASER** and/or federation/Apex body, then such incremental stamp duty shall be borne and paid by the **ALLOTTEE/PURCHASER.**

That the aforesaid Layout is developed/got sanctioned in accordance with presently applicable charges. In case, if in future the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Lay-out, then all such charges shall be borne and paid by the ALLOTTEE/PURCHASER alone. Under no circumstances the Vendor/Promoter will be liable for the same.

SCHEDULE – A (SAID LAND)

ALL THAT Piece and Parcel of Non - Agricultural land bearing Survey / Khasra / Gut No. 15/2 (Part) Admeasuring Area 3.88 Hectares of MOUZA – BHILGAON, P.S.K. 15, Rental of Rs. 14.99 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat – Bhilgaon, in Tah. Kamptee and Dist. Nagpur and bounded as under –

TOGETHER BOUNDARIES OF SURVEY/KHASRA/GUT NO. 15/2 -

ADMEASURING AREA :- 3.88 HECTARE R.

ON THE EAST	-	**BY KHASRA NO. 19, KHASRA NO. 20 AND ROAD.**
ON THE WEST	-	**BY KHASRA NO. 14**
ON THE NORTH	-	**BY KHASRA NO. 17 AND KHASRA NO. 18**
ON THE SOUTH	-	**BY ROAD.**

SCHEDULE – B (SAID PLOT)

ALL THAT Piece and Parcel of land bearing **Plot No. 40 containing by** admeasurements area **157.50 Sq. Mtrs. or 1695.33 Sq. Ft.** in Khasra No. 15 /2 (Part) of Mouza-Bhilgaon, Tah. Kamptee, Dist. Nagpur, Khate No. 19797 P.H. No. 15 out of the sanctioned layout carved on the land described in Schedule - A and known and styled as **"GOVIND PARK"** and the said Plot is bounded as under

ON THE EAST - BY PLOT NO. 39

ON THE WEST - BY PLOT NO. 41

ON THE NORTH - BY 12.00 METER WIDE ROAD

ON THE SOUTH - BY PLOT NO. 26

IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/PURCHASER herein above named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

This Deed is prepared as per the Instructions and Documents supplied by the Parties to Adv. Vinod R. Samarth. Mobile No. 9422133525

FINGER PRINT	**PASSPORT SIZE**	**SIGNATURE & FULL NAME**
(LEFT THUMB)	**PHOTOGRAPH**	**SALE DEED FOR PLOT No. 40**
		M/s. SMC INFRA
		Acting through its Authorised Partner

Mr. SURENDRAMOHAN MANGALDAS CHADDA

through Power of Attorney for Admission

Mr. EKNATH DEORAMJI JANGADE

VENDOR/PROMOTER

_____

Mr. RAMBHAU UMRAOJI KENE _____

_____ **ALLOTTEE / PURCHASER**

WITNESSESS :-

(1) _____

2) _____