

SALE DEED

**VALUED AT
RS.27,00,000/-**

MOUZA – DABHA

This **SALE DEED** made at Nagpur on this_____.
BETWEEN

MR. RITESH MESHRAM, Aged about 43 Years & SNEHAL MESHRAM Aged about 41 Years , NAGPUR. hereinafter referred to as

“**PURCHASER**”, which expression shall unless repugnant to the context or meaning thereof shall always means and include his heirs, executor, administrators, assigns, nominees and all other persons claiming through or under him of the **ONE PART**;

AND

MR. MUKUND NATTHUJI WANKHEDE, Aged about 65 Years AND MRS. LEELA MUKUND WANKHEDE, ADDRESS DABHA NAGPUR 440027 , Tahsil and District NAGPUR, hereinafter called the HOUSE OWNER, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said HOUSE OWNER as well as his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART;

WHEREAS, that the Vendor is sole and absolute owner of property, more particularly described in Schedule of Property belonged to the Vendor (hereinafter referred to as 'the said property').

AND WHEREAS, now the Vendor/Seller has decided to sale the property and the Purchaser being in need of the said property, approached to the Vendor/Seller and after due negotiation the Vendor/Seller agreed to sale and the Purchaser agreed to purchase the said property for total agreed sale consideration of **(Rs.30,00,000/-)**. Now this agreement is executed on the terms and conditions appearing hereinbelow.

MODE OF PAYMENT

27,00,000	Rupees Twenty seven Lakh Only) paid by Purchaser to the Vendor by Cheque No., Dated 00-00-2026, Issued by ICICI Bank, by availing housing loan from ICICI Housing Finance Company Ltd., the receipt whereof is hereby acknowledged by the Vendor.
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1. THAT THE VENDOR/SELLER DO HEREBY COVENANT WITH THE PURCHASER AS UNDER:

- a) That the Vendor/Seller has clear and good, valid and marketable title in respect of the property hereby sold.
- b) That the property subject to this deed is free from all encumbrances, charges, gift, lien, mortgage, sale, Govt. Reservations etc.
- c) That the property is free from payment that is related to taxes, ground rent, corporation taxes, Cesses, Electricity & Water charges and all other outgoings etc. levied on the property hereby sold and payable by the Vendor with respect to said property up to date of the execution of this deed in favour of the Purchaser and all such shall be payable by Vendors up to the date of sale deed.
- d) That the Vendor/Seller is agreed to deliver the actual physical peaceful possession of the said property to the Purchaser in vacant conditions at the time of the execution of sale deed/after receiving total sale consideration.
- e) That the Vendor assures that the said property is not mortgage, gifted, transferred or agreements with/to any other persons whatsoever and the said property is not attached in any court of law and the said property free from all encumbrances and the same is in Vendor's lawful possession.
- f) or omission will always be subject to correction by the parties of this deed.
- g) It is agreed between the Vendor/Seller and the Purchaser that the sale deed will be executed within a period of 3 month after receiving/receipt of all papers which are very much required for the purpose of execution of sale deed as well as for loan case of the Purchaser if they desire so and vacant peaceful possession of the said Property will be hand over to the purchaser at the time of execution of Sale Deed. If due to any reasons the vendor unable to provide necessary papers in respect of the said property to the Purchaser for execution of sale deed then the said stipulated period will be

extended by mutual agreement but not more than further 2 months.

- h) That the Vendor shall support any application for mutation in the names of the Purchaser in the concerned department and shall render necessary assistance for obtaining a mutation in the names of the Purchaser in all the relevant Govt. and semi Govt. record after execution of sale deed.
- i) That the Vendor/Seller will provide the relevant documents mutated 7/12 extract, current Tax receipt, Revenue Paid receipts, etc. The Vendor/Seller shall pay all the dues like , electric bill of MSEB, Non-agricultural tax and all outgoing etc if any, before execution of sale deed. If any type of arrears of dues will be find on the said property then the Vendor/Seller is responsible for the same and he will pay all arrears from her own pocket.

2. THE PURCHAER DO HEREBY COVENANT WITH THE VENDOR/SELLER AS UNDER:

- a) It is assured by the Purchaser that he will pay regularly all out- standing NMC tax, land revenue, and all other outgoing charges etc. in respect of the said property after execution of sale deed.
- b) That the Purchaser assures that he will complete the execution of the sale deed transaction within stipulated time mentioned above from the date of agreement to sale.
- c) It is specifically agreed by the Purchaser that if sale deed will not executed within a stipulated time as agreed between the parties then and if there is any unavoidable circumstances of extension of the present agreement then the same shall be extended with the consent of both the parties on the terms and conditions to be decided between the parties and failing which whatever amount paid by the Purchaser to the seller will be refunded. Thereafter seller is free to sale the said property to any other person/s.
- d) That expenses for documentation shall be borne by the Purchasers like stamp duty, registration fee, Advocate fee at the time of execution of agreement to sale and sale deed
- f) That this agreement is subject to the jurisdiction of the competent civil court at Nagpur.

SCHEDULE OF PROPERTY

Description of the immovable property sold

Khas Mouja Dabha, Tehsil and District Nagpur, W.H. No. 7, Ward No. 68, Khasra No. 17/3, Sheet No. 241/48 and City Survey No. 269, within the limits of Nagpur Metropolitan Municipality and Nagpur Improvement Trust, Plot No. 9 out of the layout laid out has a length and breadth of 50 feet North-South and 30 feet East-West with a total area of 1,500 sq. ft. (139.35 sq. m.) Out of which the portion on the west side along the north-south axis measuring 50 feet North-South and 15 feet East-West is 750.00 sq. ft. (69.67 sq. m.) for residential use.

Boundaries Plot No.09

ON THE EAST : - PLOT NO. 09 PORTION PART

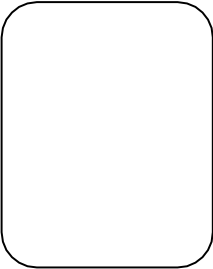
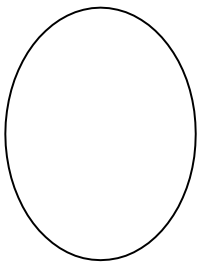
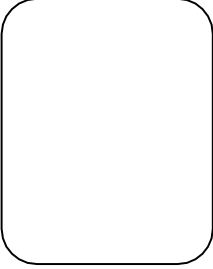
ON THE WEST :- PLOT NO. 10

ON THE NORTH :- LAYOUT OF ANOTHER ORGANIZATION

ON THE SOUTH :- ROAD

IN WITNESS WHEREOF the VENDORS/SELLERS and the PURCHASERS

named above hereto set their respective hands and Signed this **DEED** after fully understanding and without any presser, undue influence and without consuming alcohol in presence of the attesting witness signed as under on this_____2026.

Passport Size Photograph	Name of the Parties	Left Hand Thumb Impression
	MR. MUKUND NATTHUJI WANKHEDE MRS. LEELA MUKUND WANKHEDE (VENDOR/SELLER)	
	MR. RITESH MESHAM (PURCHASER)	