

SALE DEED FOR RS. 45,22,000.00 ONLY
(RUPEES FORTY FIVE LAKH TWENTY TWO THOUSAND ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR)
RS. 14,24,000.00 ONLY

THIS **DEED OF SALE** is made and executed at **NAGPUR** on this _____ Day of **AUGUST 2026**, BETWEEN:

M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED (PAN NO. AABCB8624M), a Company duly incorporated under the Companies Act 1956, bearing Corporate Identity No. U70102MH1998PTC112968, having its Registered Office at Abhyankar Nagar, Nagpur-440022 and acting through its Authorized Director **SHRI. SHYAM S/o KASHIPRASAD BORELE**, Aged about 60 Years, Occupation–Business and Agriculturist, AADHAR UID NO. 2816 8447 7191, Mobile No. 9860112200, Resident of 102, Shri. Mohiniraj Apartment, Wing-A, Khare Town, Dharampeth, Shankar Nagar, Nagpur-440010, Tahsil and District- NAGPUR, hereinafter called the “**VENDOR/PROMOTER**”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**COMPANY**” and its “**DIRECTORS**”, as well as, its, legal representatives, executors, administrators liquidators and assigns of the **ONE PART**.

AND

MR. ARVIND RAMESH SHAHU
Aged about 55 Years, Occupation- Service,
Income Tax Permanent Account No. AHAPS4974L, Mobile No. 9860104404
Aadhar Unique Identity No. 9957 4911 2555,
Resident of: Near Kali Mata Mandir, Plot No. 11, R.M.S. Colony, Ayodhya Nagar,
Manewada Road, Nagpur, Maharashtra - 440024.

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 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 property comprising ALL THAT Piece and Parcel of Land bearing Kh. No. 133/2 of MOUZA–PIPLA, P. S. K. 38 having an area of 0.81 Hectares, Rental Rs.

2.61 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) and District–NAGPUR.

WHEREAS, ALL THAT Piece and Parcel of land bearing Khasra No. 98/3 and 38/4 of MOUZA–PIPLA, P. S. K. 38 having an total area of 3.87 Hectares, held in Occupancy Class-2 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) and District–NAGPUR, Originally belonged to (1) Shri. Khushal Laxman Nagpure, (2) Shri. Krushna Laxman Nagpure, (3) Shri. Chandrabhan Laxman Nagpure and (4) Shri. Ram Laxman Nagpure, being his separate property in the year 1975 as per records of Adhikar Abhilekh Panji; AND

WHEREAS, under the re-survey and re-measurement of the said land carried out by the Government in the Year 1988-1989 under the Consolidation and Fragmentation the said Kh. No. 98/3 and 38/4 of Mouza-Pipla were re-numbered as New Kh. No. 133 admeasuring about 3.00 Hectors; AND

WHEREAS, Shri. Khushal Laxman Nagpure expired in the year of 1996 and on his death the said land of Kh. No. 133 was inherited by his legal heirs widow Smt. Shantabai Khushal Nagpure and Four Sons namely (1) Shri. Dilip Khushal Nagpure, (2) Shri. Naresh Khushal Nagpure, (3) Shri. Suresh Khushal Nagpure and (4) Shri. Sanjay Khushal Nagpure and Two Married daughters namely (1) Smt. Tarabai Anandrao Bobde and (2) Smt. Sunita Anilrao Nimbalkar by way of intestate successions and their names were also accordingly mutated in the revenue records vide Ferfar Entry No. 204, Dated 11-04-1996; AND

WHEREAS, the aforesaid (1) Smt. Tarabai Anandrao Bobde and (2) Smt. Sunita Anilrao Nimbalkar later on relinquished all their share and interest in the aforesaid comprising property ALL THAT Piece and parcel of Land bearing Kh. No. 133 of MOUZA-PIPLA, having an area of 3.00 Hectares, held in Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of (1) Smt. Shantabai Khushal Nagpure, (2) Shri. Dilip Khushal Nagpure, (3) Shri. Naresh Khushal Nagpure, (4) Shri. Suresh Khushal Nagpure and (5) Shri. Sanjay Khushal Nagpure, by way of relinquishment Deed dated 05-12-2006, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Sr. No. 7007-2006 on 13-12-2006 and their names were also accordingly mutated in the revenue records vide Ferfar Entry No. 854, Dated 29-01-2007; AND

WHEREAS, the aforesaid Agricultural land comprising Khasra/Survey No. 133 of Mouza–Pipla, having an area of 3.00 Hectares, converted from Occupancy Class-2 to Occupancy Class-1 Rights vide Order passed by the Sub-Divisional Officer, Nagpur, vide its Order Dated 24-01-2007, in Revenue Case No. 319/LND-18/2006-2007; AND

WHEREAS the aforesaid Co-owners (1) Smt. Shantabai Khushal Nagpure, (2) Shri. Dilip Khushal Nagpure, (3) Shri. Naresh Khushal Nagpure, (4) Shri. Suresh Khushal Nagpure and (5) Shri. Sanjay Khushal Nagpure later on executed a Power of Attorney relating to the aforesaid property i.e. ALL THAT Piece and parcel of Land bearing Kh. No. 133 of MOUZA-PIPLA, having an area of 3.00 Hectares, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) and District–NAGPUR in favor of Shri. Hemant Bhagwantrao Nilgirwar (Patil) on 24-04-2007, which is duly registered at the Office of the Sub-Registrar Nagpur-05, in Additional Book No. 4, bearing Registration No. 2129-2007 on even date; AND

WHEREAS the aforesaid Co-owners (1) Smt. Shantabai Khushal Nagpure, (2) Shri. Dilip Khushal Nagpure, (3) Shri. Naresh Khushal Nagpure, (4) Shri. Suresh Khushal Nagpure and (5) Shri. Sanjay Khushal Nagpure through his Power of Attorney holder Shri. Hemant Bhagwantrao Nilgirwar (Patil) later on transferred/sold the aforesaid property comprising Eastern portion of ALL THAT Piece and Parcel of land having an area of **0.81** Hectares out of Khasra No. 133 of MOUZA–PIPLA, P. S. K. 38, having a total area of 3.00 Hectares, held in Class–1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to **M/s. NETTLINX REALTY PRIVATE LIMITED** through Authorized Director **Shri. Vijay Bhaskar Reddy Janardhan Reddy**, by a Sale Deed Dated 06-11-2007, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 6472-2007 on even date; and in terms of which the aforesaid property comprising (a) Eastern Portion of Kh. No. 133 of MOUZA-PIPLA, having an area of **0.81** Hectares in the name of **M/s. NETTLINX REALTY PRIVATE LIMITED** through Authorized Director **Shri. Vijay Bhaskar Reddy Janardhan Reddy**, now renumbered of New Survey No. 133/2 and (b) Western Portion of Kh. No. 133 of MOUZA-PIPLA, having an area of **2.19** Hectares in the name of (1) Smt. Shantabai Khushal Nagpure, (2) Shri. Dilip Khushal Nagpure, (3) Shri. Naresh Khushal Nagpure, (4) Shri. Suresh Khushal Nagpure and (5) Shri. Sanjay Khushal Nagpure, now renumbered of New Survey No. 133/1; AND

WHEREAS **M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED** had instituted a Special Civil Suit bearing No. 203/2014 against the said **M/s. NETTLINX REALTY PRIVATE LIMITED** for specific performance of contract, declaration, possession

	and perpetual injunction in the court of Civil Judge, Senior Division, Nagpur and during the pendency of the said suit said M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED and M/s. NETTLINX REALTY PRIVATE LIMITED resolved to amicably settle the dispute as such they applied before the Hon'ble Court for passing a Compromise Decree Under Order 23 Rule 3 of Code of Civil Procedure on 23-12-2020. In terms of the said Compromise, the said M/s. NETTLINX REALTY PRIVATE LIMITED had agreed to execute and register the Sale Deed of said land bearing Kh. No. 133/2 of Mouza-Pipla in Favor of M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED; AND WHEREAS the aforesaid M/s. NETTLINX REALTY PRIVATE LIMITED through Authorized Director Shri. Vijay Bhaskar Reddy Janardhan Reddy later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 133/2 of MOUZA-PIPLA, P. S. K. 38 having an area of 0.81 Hectares, Rental Rs. 2.61 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Pipla, in Tahsil-Nagpur (Rural) and District-NAGPUR, by way of Sale to M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED through Authorized Director Shri. Shyam Kashiprasad Borele, by a Sale Deed Dated 31-12-2020, which is duly Registered at the office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 760-2021 on 12-01-2021; As a result, therefore the aforesaid M/s. BHAIJI INFRA PROJECTS PRIVATE LIMITED through Authorized Director Shri. Shyam Kashiprasad Borele, has now become an exclusive, absolute and full owner of the aforesaid land comprising Kh. No. 133/2 of Mouza-Pipla, having an area of 0.81 Hectares, Rental Rs. 2.61 Yearly with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 3175, Dated 20-03-2021.
	N. A. Permission: The aforesaid land of Khasra/Gat No. 133/2 of Mouza-Pipla, P. S. K. 38 is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), bearing No. Prastut/Kavi-1469/2022, vide his Order Dated 19-09-2022, Passed by the Collector, Nagpur, vide his Order Dated 28-06-2023, Passed in Revenue Case No. 185/N.A.P.-34/2022-2023.
	Lay-out Sanction: For the purpose of development of said land the aforesaid Vendor/Promoter entered into Agreement of Development with Nagar Panchayat Besa-Pipla, Nagpur, vide Permit No. 808, dated 04-09-2023 upon several terms and conditions contained therein; In terms of the said Nagar Panchayat Besa-Pipla, Nagpur has Tentatively approved the layout Plan of said land vide its Letter No. Outward No. N. P. B. P.

	/N. R. V./Exe. E. Tentative Manjuri/662/224, Dated 07-06-2024. The Nagar Panchayat Besa-Pipla, Nagpur has issued a Release Letter for plots out of the aforesaid layout bearing No. N.P.B.P./N.R.V./Bhu.Mukt/662/2024, Dated 07-06-2024.
(2)	Real Estate Project Name:
	The said Real Estate Project is purely a Plotted Development and shall be known and styled as “SHYAM NAGRI-1” (Hereinafter referred to as the “Project”).
	Address:
	Khasra No. 133/2 of MOUZA–PIPLA, Patwari Saza No. 38, Nagar Panchayat Besa-Pipla, Nagpur, Tahsil–Nagpur (Rural) and District–NAGPUR.
	Architect:
	The Vendor/Promoter has appointed Architect Shri. Umesh M. Lamge , having its office at 402, Daya Chamber, Ajni Square, Wardha Road, Nagpur-440025.
	Existing Permissible Built-up Area (F.S.I area) for Plots:
	FSI as per Layout Plan Sanction by N.M.R.D.A.
(3)	Compliance of Real Estate (Regulation and Development) Act, 2016:
	The Real Estate (Regulation and Development) Act, 2016 has come into force since 01/05/2017. “SHYAM NAGRI-1” is duly register with the said Authority vide Registration No. P50500053128 , Dated 16-10-2023.
	Phasing of the Project:
	This Project is developed in a Single Phase.
	Inspection of all documents by Allottee/Purchaser:
	On demand from the Allottee/Purchaser, the Vendor/Promoter has given inspection to the Allottee/Purchaser of all documents of title relating to the project land and plans, designs and specification prepared by the project Architect and all other such documents as specified under The Real Estate (Regulation and Development) Act and Rules and Regulations made there under.
	Disclosure regarding litigation:
	The Vendor/Promoter hereby declares that there are no civil/criminal case is pending with respect to the said land.
	Disclosure regarding reservation in said land:
	The Vendor/Promoter hereby declares that based on the sanctioned Lay-out Plan

	obtained from local authority, Internal Road 1560.075 Sq. Mtrs.; Open Space 1348.884 Sq. Mtrs. is to be handed over to the local authority. Apart from this, the Vendor/Promoter declares that there is no reservation or acquisition on any part of the said land.
	Disclosure regarding legal entity for Plot Owners:
	The Vendor/Promoter hereby declares that the independent Plots are to be sold on Ownership basis by executing the Sale Deed and therefore the buyers of such Plots will become absolute Owner of such Plots with heritable and transferable rights therein. Thus, a separate legal entity (co-operative society) of Plot Owners will be formed, which will be responsible for maintenance of the said Lay-out Project.
(4)	Interest shown by the Allottee/Purchaser:
	Allottee/Purchaser was in search of residential Plot in vicinity of Village–Pipla and that is when she/he came to know through Real Estate Agent Mr. Vijay Girdhar Wasade having Maha RERA Certificate No. A50500011577 about the said project of the Vendor/Promoter. The Vendor/Promoter has disclosed entire information along with 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. 26 out of the project known as “SHYAM NAGRI-1” which is more particularly described in the Schedule-B .
(5)	Offer and acceptance:
	The Parties relying on the confirmation's representation and assurances of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, entered into Agreement of Sell upon the terms and conditions stated therein.
	<u>NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:</u>
(1)	THAT in pursuance of the agreement and in consideration of a total Consideration of Rs. 45,22,000/- (Rupees Forty Five Lakh Twenty Two Thousand Only) , paid by the Purchaser(s) to the Vendor in the manner appearing herein below, the receipt whereof the Vendor does hereby acknowledge and the Vendor being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the ALL THAT Piece and Parcel of land bearing Plot No. 26 containing by admeasurements 104.000 Square Meters. (OR 1119.45 Square Feet) out of the sanctioned lay-out known and styled as “SHYAM NAGRI-1” , being a portion of the entire land bearing Kh. No. 133/2 of MOUZA–PIPLA, P. S. K. 38 having an area of 0.81 Hectares, Rental Rs. 2.61 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) 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)	<u>MANNER OF PAYMENT:-</u>
	Rs. 51,000=00 (Rupees Fifty One Thousand Only), Paid by the Purchaser to the Vendor/Promoter by Cheque No. 000018 Dated 25-05-2026, Drawn on Bank of India, (The receipt whereof is hereby acknowledged by the Vendor/Promoter). Rs. 2,00,000=00 (Rupees Two Lakh Only), Paid by the Purchaser to the Vendor/Promoter by Cheque No. 000028 Dated 29-06-2026, Drawn on HDFC BANK, (The receipt whereof is hereby acknowledged by the Vendor/Promoter). Rs. 2,00,000=00 (Rupees Two Lakh Only), Paid by the Purchaser to the Vendor/Promoter by Cheque No. 000307 Dated 02-07-2026, Drawn on HDFC BANK, (The receipt whereof is hereby acknowledged by the Vendor/Promoter). Rs. 1,200=00 (Rupees One Thousand Two Hundred Only), Paid by the Purchaser to the Vendor/Promoter by Cheque No. _____ Dated _____, Drawn on _____, (The receipt whereof is hereby acknowledged by the Vendor/Promoter). Rs. 40,69,800=00 (Rupees Forty Lakh Sixty Nine Thousand Eight Hundred Only), paid by the Allottee/Purchaser to the Vendor/Promoter by Cheque No. _____, Dated _____, Drawn on Punjab National Bank K.G. Marg New Delhi Finance by PNB Housing Finance Ltd., Nagpur, at the time of Sale Deed the receipt whereof is hereby acknowledged by the Vendor/Promoter. Rs. 45,22,000=00 (TOTAL RUPEES FORTY FIVE LAKH TWENTY TWO THOUSAND ONLY).
(3)	THAT the VENDOR does hereby covenant with the PURCHASER as follows
	i) THAT, the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that it 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 has full authority, right and power to transfer the same to the Purchaser(s) absolutely. iii) THAT, the Vendor has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby it is debarred from transferring the same to the Purchaser(s) absolutely.

	iv) THAT , the Vendor 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 undertakes to clear the same if found later on and the Vendor hereby agrees to indemnify and compensate the Purchaser(s) for all losses, damages and the costs that the Purchaser(s) 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(s) without any interruption or disturbance by the Vendor and/or any person claiming on behalf of the Vendor.
	vi) THAT , the Vendor has paid N. A., 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 subsist any arrears to be paid to the proper assessing authorities by the Vendor undertakes to pay the same to the respective authorities and keep the Purchaser(s) indemnified.
	vii) THAT , the SELLER shall deliver the actual physical possession of the property hereby sold to the PURCHASER in vacant condition as may be mutually agreed between them on receipt/realization of the Sale consideration by the SELLER and the PURCHASER shall take over the same.
	viii) THAT , the Purchaser(s), 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(s), 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 Nagar Panchayat Besa-Pipla, Nagpur.
	x) THAT , the Purchaser(s) is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Town Planning Department and other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon their successors-in-title. Similarly the Purchaser(s) has/have agreed to pay the proportionate charges and expenses required therefore as and when demanded by the Vendor.
	xi) THAT , the Vendor will support any application made by the Purchaser(s) for mutation of his/her/their name(s) in the Govt. and Local Body Records.
	xii) THAT , the Vendor will at the cost of the person requiring the same executes and do every such assurance or things necessary for further and more perfectly assuring the said property to the Purchaser(s) as may reasonably be required.

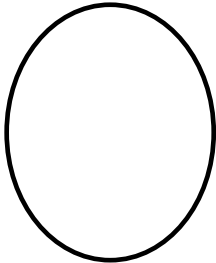
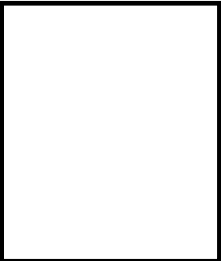
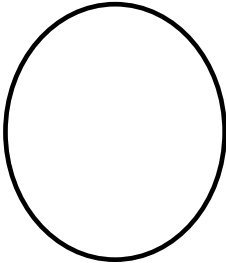
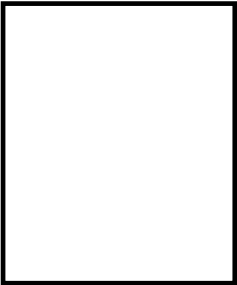
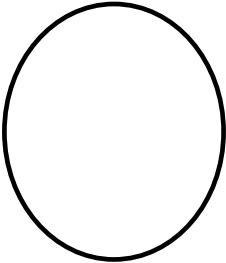
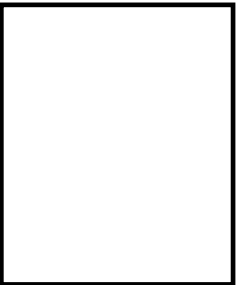
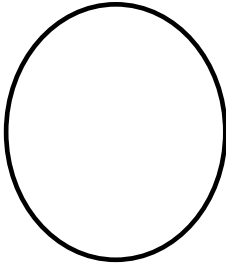
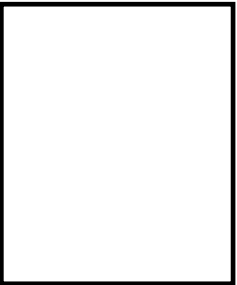
	xiii) THAT it is clearly agreed and understood by the Purchaser that it shall be her/his sole liability and responsibility to pay the charges in respect of said Plot of land hereby sold to her/him to the concern department within time period as and when the same are demanded by it any time in future in accordance with the provisions of the Nagpur Metropolitan Regional Development Authority Act 1936 of Maharashtra Regional and Town Planning Act 1966.
	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 Agreement executed between the Vendor and the Nagar Panchayat Besa-Pipla, Nagpur.
	xv) THAT, it is specifically agreed and understood between the Parties hereto that the proposed layout/scheme is a residential property intended for the residential use and benefit of private residents only. It is expressly prohibited to use this layout/scheme for any religious purposes without obtaining prior written permission from the society's, governing body. Additionally, any activity, whether religious or otherwise, that may cause distress, inconvenience or harm to residents of this layout/scheme or the public at large is strictly prohibited. This includes, but is not limited to: a. Cutting, Harming, Killing or sacrificing animals, particularly in public spaces (i.e. Open Space in the said layout/scheme, Gardens, Public Road, Entrance Gate and Exit Gate Etc.) b. Causing damage or harm to plants. c. Uprooting of any religious flags, emblem, statues etc. in public spaces (i.e. Public Road, Footpath, Gardens. Entry Gate, Exit gate and any other space in the said layout, apart from our Plot). THAT it is specifically agreed and understood between the Parties that the Temple of the said Layout is fixed Statue of the any Religious they have decided the Vendor/Promoter and Association/Society jointly, there is no change in the any Plot Owners for the reason of any Religious Matter any breach of these rules, in strict legal action being taken against the offending Party. xvi) THAT, it is specifically agreed and understood by the allottee/purchaser participating in or utilizing the said layout, That the allottee/purchaser agree to abide by these terms and conditions. Non-compliance will not be tolerated.
	The Allottee/Purchaser hereby agrees and accepts that the Consideration Amount excludes expenses for stamp duty, registration fees or any other taxes applicable and in force today or those that may become enforceable and payable at any time in future. Further it is agreed by and between the parties hereto that, if in future, any type of taxes shall be levied which may be direct or indirect taxes, Goods and Service Tax (G.S.T.) or any other local taxes on the said agreement then all outgoings pertaining to this shall be paid by Allottee/Purchaser separately.
	The Allottee/Purchaser shall permit the Vendor/Promoter and their 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 assures that after possession of the said Plot he/she shall not cause any hindrance/obstruction/objection to the movement of men and machinery required for the future works.
	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, 1958 are paid by the Allottee/Purchaser.
	That, it is specifically agreed and understood by the allottee/purchaser that in case, if in future the planning authority or any other Competent Authority raised any demand towards additional 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 Land bearing Kh. No. 133/2 of MOUZA–PIPLA, P. S. K. 38 having an area of 0.81 Hectares, Rental Rs. 2.61 Yearly, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village–Pipla, in Tahsil–Nagpur (Rural) and District–NAGPUR and bounded as under – ON THE EAST - KH. NO. 133/3, ON THE WEST - KHASRA NO. 133/1, ON THE NORTH - KHASRA NO. 134 AND 135, ON THE SOUTH - NALLAH.
	SCHEDULE–B (SAID PLOT)
	ALL THAT Piece and Parcel of land bearing Plot No. 26 containing by admeasurements 104.000 Sq. Mtrs. (i.e. 1119.45 Sq. Foot) out of the sanctioned layout carved on the land described in Schedule-A and known and styled as “SHYAM NAGRI-1”, and the said Plot is bounded as under – ON THE EAST - BY PLOT NO. 2 & 3, ON THE WEST - BY 9.00 MTRS WIDE ROAD, ON THE NORTH - BY PLOT NO. 25, ON THE SOUTH - BY PLOT NO. 27.

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 and 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.

Only for Kh. No. 133/2, (SHYAM NAGRI-1), PLOT NO. 26.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			FOR M/S. BHAIJI INFRA PROJECTS PRIVATE LIMITED (SHYAM KASHIPRASAD BORELE) VENDOR/PROMOTER
02			(ARVIND RAMESH SHAHU) ALLOTTEE/PURCHASER
WITNESSES:-			
I			WITNESS NO. 1
II			WITNESS NO. 2