

BEFORE SUB-REGISTRAR, AT-NAGPUR

SALE-DEED

VALUED AT RS.1,14,00,000/-
(One Crore Fourteen Lakh Only)

As per Govt. Ready Reckoner MARKET VALUERS.67,28,650/-

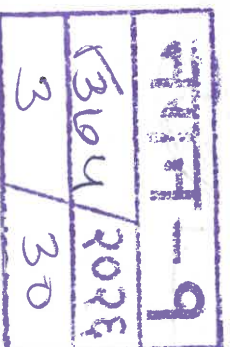
(Stamp Duty – Rs. 6,84,000/- Paid)

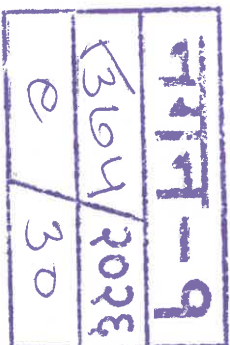
THIS DEED OF TRANSFER AND SALE made at Nagpur on this 09th day of September, 2026 by and between **Shri Shishir Diwakar Mude**, aged about 56 Years, Occupation – Business R/o. Plot No 28, Near Centre Pont School, Utkarsh Society, Dabha, Amravati road, Nagpur, (PAN: ABIPM5662R, UID: 2077 4014 3483), (herein referred to and called as **THE VENDOR** which term and expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor as well as his heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

Smt Sonali Alpesh Deshmukh, aged about 44 years, Occ. Household, R/o Flat No 502, Armor Tower New Jagruti Colony, Katol road, Nagpur (PAN :ASIPD5828R, UID:3865 6984 6924), herein referred to and called as **THE PURCHASER** which term and expression shall unless repugnant to the Context or meaning thereof always mean and include the said Purchaser as well as her heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART.**

WHEREAS, the Vendor is the lawful, sole and absolute owner of, all that share and interest in all that piece and parcel of land bearing PlotNo.28 total admeasuring 167.475 SqMtrs (1802.68 Sq Ft), Kh. No 167/2, Mouza-Dabha, Patwari Halka No. 7, bearing house no. 1147-B/28, City Survey No 39, Sheet No. 203/59, in the layout of Utkarsha Gruha Nirman Sahakari Sanstha limited, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust, Tahsil and Dist Nagpur together with the residential





thereon have been borne and paid by the Purchaser/Party No.2.

14) **THAT**, the Vendor/Party No.1 has good, valid and marketable title and absolute right and full authority to convey, assign and transfer by way of sale to the Purchaser the said property more completely described in the Schedule here underwritten absolutely forever.

15) **THAT**, the Purchaser/Party No.2, as being paid the entire cost of the said property and therefore they now become the absolute and exclusive owner of the said property more particularly described in the schedule written hereunder with heritable and transferable rights therein.

16) **THAT**, the Vendor/Party No.1 further assure to the Purchaser/Party No.2 that they have not transferred the said property by way of gift, sale, mortgage, lease or in any other manner whatsoever to anybody else till date.

17) **THAT**, the entire available space of property, shall always be the properties for the use and beneficial enjoyment of all the owner/ occupant hereto and it is clearly understood by the Purchaser/Party No.2 that he is and will be entitled to the exclusive use of any part or portion thereof.

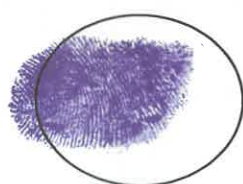
SCHEDULE OF THE PROPERTY

All the share and interest in all that piece and parcel of land bearing Plot No.28 total admeasuring 167.475 Sq Mtrs (1802.68 Sq Ft), Kh. No 167/2, Mouza- Dabha, Patwari Halka No. 7, bearing house no. 1147-B/28, City Survey No 39, Sheet No. 203/59, in the layout of Utkarsha Gruha Nirman Sahakari Sanstha limited, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust, Tahsil and Dist Nagpur together with the residential house/building constructed thereon, having a built-up area of approximately 162.016 Sq Mtrs (1743.92 Sq Ft) comprising Ground Floor and Two floors, together with all permanent and temporary structures, additions, improvements, fixtures, furniture's, all Household articles, electrical appliances, Machines and fittings attached and present thereto and other easementary rights apparent and belonging to the said property and as bounded as under:-

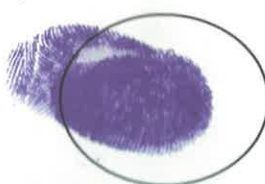
To the East: Plot No. 27
To the West: Plot No. 29
To the North: Other Layout
To the South: 9.00 Mtr Wide Road

IN WITNESS whereof the Vendor/Party No.1 and the Purchaser/Party No.2 have hereto set their respective hands and signed this deed of sale out of free consent, without any undue influence or coercion and after understanding its contents completely which where read over and explained to them/us in vernacular i.e. in Hindi and Marathi, at Nagpur in presence of the following attesting witnesses signatory as such on the 09th Day of September, 2026

Shri Shishir Diwakar Mude,
Vendor/Party No.1



Smt. Sonali Alpesh Deshmukh
Purchaser/Party No.2

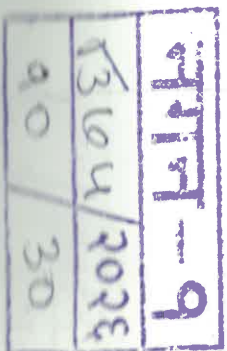
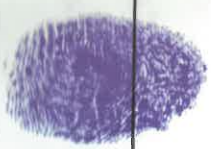


WITNESSES:

1. Hemant Rambhau Gorle



2. Ashwini Shishir Mude



[महाराष्ट्र] U-ID: 85502597440	
लंबित फेरफार क्र. २२३४२ दिनांक २१	
लंबित फेरफार क्र. २२२८४ दिनांक १	
लंबित फेरफार क्र. २२१२४ दिनांक १	
लंबित फेरफार क्र. २२१२५ दिनांक १	
लंबित फेरफार क्र. २२१२६ दिनांक १	
लंबित फेरफार क्र. २२१८३ दिनांक १	
लंबित फेरफार क्र. २२३६३ दिनांक १	
लंबित फेरफार (आवक क्र. ०९१७/२०२६)	
लंबित फेरफार क्र. २२३२८ दिनांक १	
न्यायिक : दावा	
नगर दफ्तार क्रमांक	शिट नंबर
न्यायिकार :	-
हस्ताक्षर मूळ धारक :	-
वर्ग : १९७९	-
कटिदार :	-
इतर धारक :	फेरफार क्र. -
इतर क्षेत्र :	-
दिनांक	
19/11/2023	भा. कोर्ट विद्यमान अ.ल.ह. गैरमुका 38/02-03 अन्वये स.नं. 18/02
19/11/2023	महसुल अभिलेख 07/12 अन्वये
19/11/2023	खरेदीचे र.द.क्र. ६९३७ दि. ८.



09-2026 17:23

दस्त गोपवारा भाग-2

नगन 1

२६/३०

दस्त क्रमांक: 8375/2026

स्त क्रमांक : नगन 1/8375/2026

स्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव, पत्ता व वय	स्वाक्षरी	छायाचित्र	उमा प्रमाणित
1	लिहून देणार	नाव : शीशीर दिवाकर मुंडे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 28 उत्कर्ष सोसायटी, दाभा अमरावती रोड नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ABIPM5662R वय: 56			
2	लिहून घेणार	नाव : सोनाली अल्पेश देशमुख पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 502 आरमोर टावर, न्यु जागृती कॉलोनी, काटोल रोड नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर: ASIPD5828R वय: 44			

वरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्तऐवज करून दिल्याचे कबुल करतोत.

केशव हिमंतराव सावरकर
सह दु.नि.नागपूर 1
शिक्षा क्र.3 (कबुलीजबाब)
तारीख:- 09-09-2026 वेळ : 17:21

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार शीशीर दिवाकर मुंडे	09-09-2026 05:22:39 म.नं.	शिशीर दिवाकर मुंडे M 1299241553190539264
2	लिहून घेणार सोनाली अल्पेश देशमुख	09-09-2026 05:22:02 म.नं.	सौ. सोनाली अल्पेश देशमुख F 1315614518882623488

