

SALE DEED FOR RS. 24,76,000.00 ONLY
(RUPEES TWENTY FOUR LAKH SEVENTY SIX THOUSAND ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 4,40,000.00 ONLY

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

M/s. HARODE INFRASTRUCTURES, (Income Tax Permanent Account No. **AAOFH1360E**) a Registered Partnership Firm, having its Registered Office at Sai Prasad Apartment, Netaji Nagar, Nagpur-440008 acting through its Partners **(1) SHRI. ARUN S/o NAMDEORAO HARODE**, Aged about 48 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 2655 9389 9877, Mobile No. 9765545557, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur-440035, **(2) MRS. LATA W/o ARUN HARODE**, Aged about 41 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 2666 8370 1770, Mobile No. 9130517122, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur-440035, **(3) SHRI. NILESH S/o NAMDEORAO KARWATKAR**, Aged about 50 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 9167 3124 3248, Mobile No. 9326772644, Resident of Plot No. 79/A, Netaji Nagar, Pardi, Nagpur-440035 **AND (4) SHRI. DOMA S/o BABURAOJI KATURE**, Aged about 55 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 8949 4012 3870, Mobile No. 9764497356, Resident of Plot No. 128, Old Bidgaon Basti, Nagpur-440035. Hereinafter called the “**VENDOR/PROMOTER**”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM and its PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

MR. ANAND KAPURCHAND PATLE,
 Aged about 28 Years, Occupation - Service,
 Income Tax Permanent Account No. DVDPP2704R, Mobile No. 7030108233,
 Aadhar Unique Identity No. 2192 7399 5655,
 Resident of – Plot No. 136, Kharbi Road, Near Water Tank, Tidake Layout, Tarodi Khurd, Temsana, Nagpur – 441202.

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 Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33, having an area of 1.04 Hectares, 2.7860 Hectares and 0.81 Hectares respectively, thus totaling 4.636 Hectares, Land Revenue Rs. 3.00 Yearly, Rs. 4.88 Yearly and Rs. 4.00 Yearly respectively, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur. <u>HISTORY OF KHASRA/SURVEY/GUT NO. 102/A/1</u> WHEREAS the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 56, 57, 60 and 102 of MOUZA-TARODI (BU), P. S. K. 33, having an area of 0.99 Hectares, 0.13 Hectares, 0.09 Hectares and 4.55 Hectares respectively, thus totaling 5.76 Hectares, all held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, Originally belonged to Shri. Narayan Shrawan Wagh, being his separate property and the same is accordingly recorded in the Revenue Record; AND WHEREAS the aforesaid Shri. Narayan Shrawan Wagh left for heavenly abode and consequent upon his death/demise the aforesaid property devolved upon his Son namely Shri. Umrao Narayan Wagh, by way of intestate succession, being the only legal heirs of deceased Shri. Narayan Shrawan Wagh and the same is accordingly recorded in the name is Revenue Records; AND WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 56, 57, 60 and 102 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan Wagh is now identified as New Khasra/Survey/Gut Nos. 102 and 103 of MOUZA-TARODI (BU), having a total area of 5.76 Hectares and the same is accordingly recorded in the name is Revenue Records; AND WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 102 and 103 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan Wagh is now identified as New Khasra/Survey/Gut Nos. 102/A/1 and 103 of MOUZA-TARODI (BU), having an area of 5.85 Hectares and 0.06 Hectares respectively and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS the aforesaid Shri. Umrao Narayan Wagh later on transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 1.04 Hectares, being a Portion of the entire land bearing Khasra/Survey/Gut No. 102/A/1 of MOUZA-TARODI (BU), P. S. K. 33, having a total area of 5.85 Hectares, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, by way of Sale to **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners **(1) SHRI. ARUN NAMDEORAO HARODE, (2) MRS. LATA ARUN HARODE, (3) SHRI. NILESH NAMDEORAO KARWATKAR and (4) SHRI. DOMA BABURAOJI KATURE**, by a Sale Deed Dated 16-04-2024, Which is duly Registered at the office of the Sub-Registrar Kamptee, in Additional Book No. 1, bearing Registration No. 3158-2024 on even date. As a result therefore the aforesaid **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners **(1) SHRI. ARUN NAMDEORAO HARODE, (2) MRS. LATA ARUN HARODE, (3) SHRI. NILESH NAMDEORAO KARWATKAR and (4) SHRI. DOMA BABURAOJI KATURE**, has now become an exclusive, absolute and full owner of the aforesaid non-agriculture land comprising Khasra/Survey/Gut No. 102/A/1 of MOUZA-TARODI (BU), having an area of 1.04 Hectares with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 2801, Dated 09-09-2024; AND

HISTORY OF KHASRA/SURVEY/GUT NO. 102/A/1/K(PART)

WHEREAS the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 56, 57, 60 and 102 of MOUZA-TARODI (BU), P. S. K. 33, having an area of 0.99 Hectares, 0.13 Hectares, 0.09 Hectares and 4.55 Hectares respectively, thus totaling 5.76 Hectares, all held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, Originally belonged to Shri. Narayan Shrawan Wagh, being his separate property and the same is accordingly recorded in the Revenue Record; AND

WHEREAS the aforesaid Shri. Narayan Shrawan Wagh left for heavenly abode and consequent upon his death/demise the aforesaid property devolved upon his Son namely Shri. Umrao Narayan Wagh, by way of intestate succession, being the only legal heirs of deceased Shri. Narayan Shrawan Wagh and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 56, 57, 60 and 102 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan

Wagh is now identified as New Khasra/Survey/Gut Nos. 102 and 103 of MOUZA-TARODI (BU), having a total area of 5.76 Hectares and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 102 and 103 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan Wagh is now identified as New Khasra/Survey/Gut Nos. 102/A/1 and 103 of MOUZA-TARODI (BU), having an area of 5.85 Hectares and 0.06 Hectares respectively and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS the aforesaid Shri. Umrao Narayan Wagh later on transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 4.00 Hectares, being a Portion of the entire land bearing Khasra/Survey/Gut No. 102/A/1 of MOUZA-TARODI (BU), P. S. K. 33, having a total area of 5.85 Hectares, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, by way of Sale to Shri. Rajkumar Umrao Wagh, by a Sale Deed Dated 20-12-2008, Which is duly registered at the Office of the Joint Sub Registrar Kamptee in Additional Book No. 1, bearing Registration No. 5775-2008 on even date. The said Portion of land admeasuring about 4.00 Hectares is renumbered and allotted New Khasra/Survey/Gut No. 102/A/1/K of MOUZA-TARODI (BU) and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 666, Dated 17-01-2009; AND

WHEREAS the aforesaid Shri. Rajkumar Umrao Wagh later on transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 2.78.60 Hectares, being a Portion of the entire land bearing Khasra/Survey/Gut No. 102/A/1/K of MOUZA-TARODI (BU), P. S. K. 33, having a total area of 4.00 Hectares, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, by way of Sale to **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners **(1) SHRI. ARUN NAMDEORAO HARODE, (2) MRS. LATA ARUN HARODE, (3) SHRI. NILESH NAMDEORAO KARWATKAR** and **(4) SHRI. DOMA BABURAOJI KATURE**, by a Sale Deed Dated 16-07-2025, Which is duly Registered at the office of the Sub-Registrar Nagpur-05, in Additional Book No. 1, bearing Registration No. 7886-2025 on even date. As a result therefore the aforesaid **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners **(1) SHRI. ARUN NAMDEORAO HARODE, (2) MRS. LATA ARUN HARODE, (3) SHRI. NILESH NAMDEORAO KARWATKAR** and **(4) SHRI. DOMA BABURAOJI KATURE**, has

now become an exclusive, absolute and full owner of the aforesaid non-agriculture land comprising Khasra/Survey/Gut No. 102/A/1/K of MOUZA-TARODI (BU), having an area of 2.78.60 Hectares with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record; AND

HISTORY OF KHASRA/SURVEY/GUT NO. 102/A/1/B

WHEREAS the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 56, 57, 60 and 102 of MOUZA-TARODI (BU), P. S. K. 33, having an area of 0.99 Hectares, 0.13 Hectares, 0.09 Hectares and 4.55 Hectares respectively, thus totaling 5.76 Hectares, all held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, Originally belonged to Shri. Narayan Shrawan Wagh, being his separate property and the same is accordingly recorded in the Revenue Record; AND

WHEREAS the aforesaid Shri. Narayan Shrawan Wagh left for heavenly abode and consequent upon his death/demise the aforesaid property devolved upon his Son namely Shri. Umrao Narayan Wagh, by way of intestate succession, being the only legal heirs of deceased Shri. Narayan Shrawan Wagh and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 56, 57, 60 and 102 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan Wagh is now identified as New Khasra/Survey/Gut Nos. 102 and 103 of MOUZA-TARODI (BU), having a total area of 5.76 Hectares and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 102 and 103 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan Wagh is now identified as New Khasra/Survey/Gut Nos. 102/A/1 and 103 of MOUZA-TARODI (BU), having an area of 5.85 Hectares and 0.06 Hectares respectively and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS the aforesaid Shri. Umrao Narayan Wagh later on transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 0.81 Hectares, being a Portion of the entire land bearing Khasra/Survey/Gut No. 102/A/1 of MOUZA-TARODI (BU), P. S. K. 33, having a total area of 5.85 Hectares, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, by way of sale to Shri. Vinay Gopaldas Munghada, by a Sale Deed Dated

17-07-2008, Which is duly registered at the Office of the Joint Sub Registrar Kamptee in Additional Book No. 1, bearing Registration No. 4086-2008 on even date. The said Portion of land admeasuring about 0.81 Hectares is renumbered and allotted New Khasra/Survey/Gut No. 102/A/1/B of MOUZA-TARODI (BU) and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 634, Dated 11-09-2008; AND

WHEREAS the aforesaid Shri. Vinay Gopaldas Munghada later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33, having an area of 0.81 Hectares, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, by way of sale to **AGRISOW SMART LLP** through Partners (1) Shri. Giriraj Liladhar Jhawar and (2) Shri. Bharat Chandubhai Gadhiya, by a Sale Deed Dated 19-09-2022, Which is duly registered at the Office of the Joint Sub Registrar Kamptee in Additional Book No. 1, bearing Registration No. 3844-2022 on even date and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 2093, Dated 05-01-2023; AND

WHEREAS the aforesaid **AGRISOW SMART LLP** through Partners (1) Shri. Giriraj Liladhar Jhawar and (2) Shri. Bharat Chandubhai Gadhiya later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33, having an area of 0.81 Hectares, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur, by way of Sale to **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners **(1) SHRI. ARUN NAMDEORAO HARODE, (2) MRS. LATA ARUN HARODE, (3) SHRI. NILESH NAMDEORAO KARWATKAR** and **(4) SHRI. DOMA BABURAOJI KATURE**, by a Sale Deed Dated 11-07-2024, Which is duly Registered at the office of the Sub-Registrar Kamptee, in Additional Book No. 1, bearing Registration No. 5938-2024 on even date. As a result therefore the aforesaid **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners **(1) SHRI. ARUN NAMDEORAO HARODE, (2) MRS. LATA ARUN HARODE, (3) SHRI. NILESH NAMDEORAO KARWATKAR** and **(4) SHRI. DOMA BABURAOJI KATURE**, has now become an exclusive, absolute and full owner of the aforesaid non-agriculture land comprising Khasra/Survey/Gut No. 102/A/1/B of MOUZA-TARODI (BU), having an area of 0.81 Hectares with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record.

	N. A. Permission:
	The aforesaid land of Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33 is converted for Non-Agricultural (Residential) Use by the Tahsildar, Kamptee, vide his Order Dated 22-05-2025, Passed in Revenue Case No. 61/N.A.P.-34/2024-2025.
	Lay-out Sanction:
	For the purpose of development of aforesaid land the Vendor/Promoter entered into Agreement of Development with Nagpur Metropolitan Region Development Authority, Nagpur vide Letter No. E.E./NMRDA/DPC/AGREE/1906, Dated 08-10-2025, upon several terms and conditions contained therein; THAT the Nagpur Metropolitan Region Development Authority, Nagpur has Final sanctioned the residential Layout carved on the aforesaid land of Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU) consisting of various residential plots vide Letter No. NMRDA/LF/2025/APL//00417, Dated 30-09-2025. The Nagpur Metropolitan Region Development Authority, Nagpur has issued a Release Letter for plots out of the aforesaid layout bearing No. E.E./NMRDA/DPC/RL/1937, Dated 09-10-2025.
(2)	Real Estate Project Name:
	The said Real Estate Project is purely a Plotted Development and shall be known and styled as “MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14” (Hereinafter referred to as the “Project”)
	Address:
	Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), Patwari Saza No. 33 in Tahsil–Kamptee and District–Nagpur.
	Architect:
	The Vendor/Promoter has appointed Architect Mr. Bhushan Rajesh Piparhete , having its office at A-wing, 202, Rajat Sankul, Near Ganeshpeth Bus Stop, Nagpur – 440012.
	Existing Permissible Built-up Area (F.S.I area) for Plots:
	FSI as per Layout Plan Sanction by Nagpur Metropolitan Region Development Authority, Nagpur.
(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. “MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14” is duly register with the said Authority vide Registration No. PP1190002501286 , Dated 20-10-2025 .

	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 Layout Plan obtained from local authority, Internal Road 12690.120 Sq. Mtrs.; Open Space 4637.748 Sq. Mtrs. is to be handed over to the local authority. Apart from this, the Vendor/Promoter declare 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 Layout Project.
(4)	Interest shown by the Allottee/Purchaser:
	Allottee/Purchaser was in search of residential Plot in vicinity of Village–Tarodi (Bu) and that is when she/he came to know through Real Estate Agent Mr. Vinod Bhiwaji Patil having Maha RERA Certificate No. A50500041596 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. 119 out of the project known as “MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14” 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 Rs. 24,76,000/- (Rupees Twenty Four Lakh Seventy Six Thousand Only) paid by the Purchaser(s) to the Vendor/Promoter in the manner appearing herein below, the receipt whereof the Vendor/Promoter does hereby acknowledge and the Vendor/Promoter being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 119 containing by admeasurements 100.00 Sq. Mtrs., (i.e. 1076.40 Sq. Foot) out of the sanctioned layout known and styled as “MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14” , being a portion of the entire land bearing Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33, having an area of 1.04 Hectares, 2.7860 Hectares and 0.81 Hectares respectively, thus totaling 4.636 Hectares, Land Revenue Rs. 3.00 Yearly, Rs. 4.88 Yearly and Rs. 4.00 Yearly respectively, held in Occupancy 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–Tarodi (Bu) 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)	<u>MANNER OF PAYMENT:</u> -
	Rs. 21,000=00 (Rupees Twenty One Thousand Only) Paid by the Purchaser to the Vendor/Promoter by Net Banking UPI No. 446346319561, Dated 24-04-2026, Drawn on State Bank of India, (The receipt whereof is hereby acknowledged by the Vendor/Promoter). Rs. 30,000=00 (Rupees Thirty Thousand Only) Paid by the Purchaser to the Vendor/Promoter by Net Banking UPI No. 224577274867, Dated 28-04-2026, Drawn on State Bank of India, (The receipt whereof is hereby acknowledged by the Vendor/Promoter). Rs. 1,97,000=00 (Rupees One Lakh Ninety Seven Thousand Only) Paid by the Purchaser to the Vendor/Promoter by Cheque No. 716600, Dated 06-05-2026, Drawn on State Bank of India, (The receipt whereof is hereby acknowledged by the Vendor/Promoter).

	Rs. 22,28,000=00 (Rupees Twenty Two Lakh Twenty Eight Thousand 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. 24,76,000=00 (TOTAL RUPEES TWENTY FOUR LAKH SEVENTY SIX 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/Promoter has full authority, right and power to transfer the same to the Purchaser(s) 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 it is debarred from transferring the same to the Purchaser(s) 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(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/Promoter and/or any person claiming on behalf of the Vendor/Promoter.
	vi) THAT the Vendor/Promoter 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/Promoter undertakes to pay the same to the respective authorities and keep the Purchaser(s) indemnified.
	vii) THAT the Vendor/Promoter 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 Vendor/Promoter and the Purchaser shall take over the same.

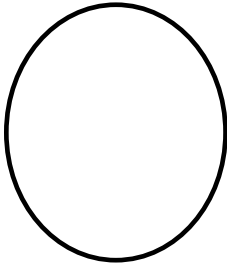
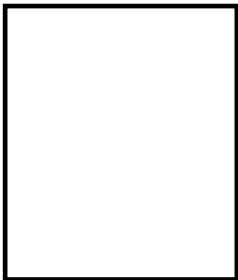
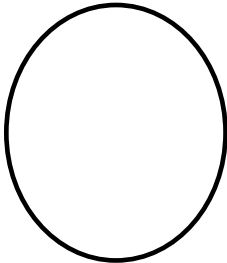
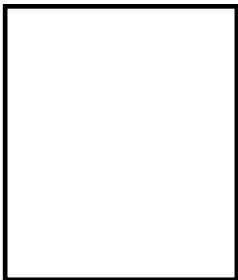
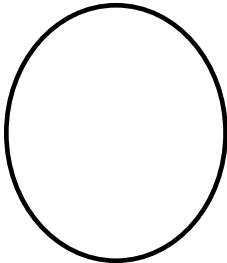
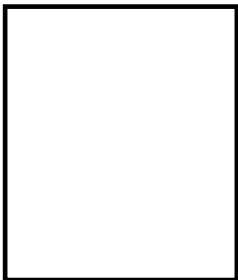
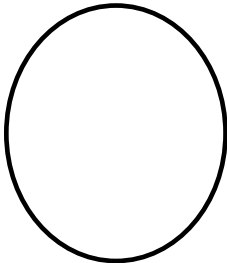
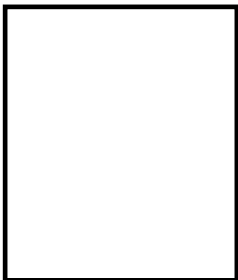
	viii) THAT the Purchaser(s), shall from the date hereof always pay regularly the Non-Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.
	ix) THAT the Purchaser(s), shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Region Development Authority, 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/Promoter.
	xi) THAT the Vendor/Promoter 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/Promoter 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/Promoter and the Nagpur Metropolitan Region Development Authority, 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:

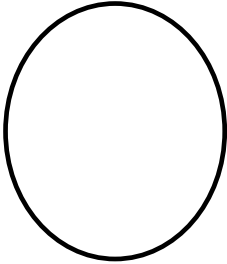
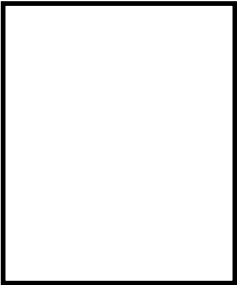
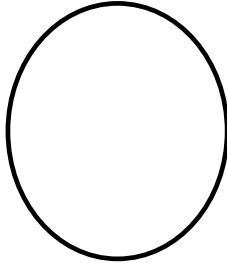
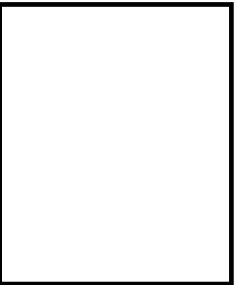
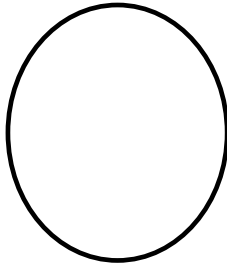
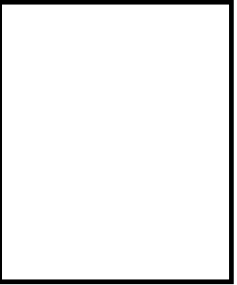
	a. Cutting, Harming, Killing or sacrificing animals, particularly in public spaces (i.e. Open Space in the said layout/scheme, Gardens, Public Road, Entrance Gate and Exit Gate Etc.) b. Causing damage or harm to plants. c. Uprooting of any religious flags, emblem, statues etc. in public spaces (i.e. 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 by the allottee/purchaser all the rules and regulations of the society is mandatory. Any breach of these rules, including unauthorized use, failure to obtain prior written permission or engaging in prohibited activities, will result 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/Layout 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, 2015 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 Layout, 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 ENTIRE PROJECT LAND)
	ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33, having an area of 1.04 Hectares, 2.7860 Hectares and 0.81 Hectares respectively, thus totaling 4.636 Hectares, Land Revenue Rs. 3.00 Yearly, Rs. 4.88 Yearly and Rs. 4.00 Yearly respectively, held in Occupancy 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–Tarodi (Bu) in Tahsil–Kamptee and District–Nagpur and bounded as under – <u>BOUNDARIES OF KHASRA/SURVEY/GUT NO. 102/A/1</u> ON THE EAST - BY KHASRA/SURVEY/GUT NO. 102/A/1/K, ON THE WEST - BY ROAD, ON THE NORTH - BY KHASRA/SURVEY/GUT NO. 102/A/1/B, ON THE SOUTH - BY KHASRA/SURVEY/GUT NOS. 102, 104 AND 102/B. <u>BOUNDARIES OF KHASRA/SURVEY/GUT NO. 102/A/1/K(PART)</u> ON THE EAST - BY REMAINING PORTION OF KHASRA/SURVEY/GUT NO. 102/A/1/K, ON THE WEST - BY KHASRA/SURVEY/GUT NO. 102/A/1, ON THE NORTH - BY KHASRA/SURVEY/GUT NO. 102/A/1/B, ON THE SOUTH - BY KHASRA/SURVEY/GUT NOS. 104 AND 105. <u>BOUNDARIES OF KHASRA/SURVEY/GUT NO. 102/A/1/B</u> ON THE EAST - KHASRA/SURVEY/GUT NO. 112, ON THE WEST - KHASRA/SURVEY/GUT NO. 99, ON THE NORTH - KHASRA/SURVEY/GUT NO. 99 AND 101, ON THE SOUTH - KHASRA/SURVEY/GUT NO. 102/A/1.
	SCHEDULE–B (SAID PLOT)
	ALL THAT Piece and Parcel of land bearing Plot No. 119 containing by admeasurements 100.00 Sq. Mtrs. (i.e. 1076.40 Sq. Foot) out of the sanctioned layout carved on the land described in Schedule-A and known and styled as “MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14”, and the said Plot is bounded as under – ON THE EAST - BY PLOT NO. 130, ON THE WEST - BY 9.00 MTRS WIDE ROAD, ON THE NORTH - BY PLOT NO. 120, ON THE SOUTH - BY PLOT NO. 118.

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 Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), “**MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14**”,
PLOT NO. 119.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			FOR M/s. HARODE INFRASTRUCTURES 1) (ARUN NAMDEORAO HARODE) <u>VENDOR/PROMOTER</u>
02			 2) (MRS. LATA ARUN HARODE) <u>VENDOR/PROMOTER</u>
03			 3) (NILESH NAMDEORAO KARWATKAR) <u>VENDOR/PROMOTER</u>
04			 4) (DOMA BABURAOJI KATURE) PARTNERS <u>VENDOR/PROMOTER</u>

05			(ANAND KAPURCHAND PATLE) <u>ALLOTTEE/PURCHASER</u>
<u>WITNESSES: -</u>			
I			<u>WITNESS NO. 1</u>
II			<u>WITNESS NO. 2</u>