

THE SUB-REGISTRAR, HINGNA (GRAMIN)
SALE DEED

RS. 22,19,300/- (RS. TWENTY TWO LAKHS NINETEEN THOUSAND THREE HUNDRED ONLY)

Government Value as per ready recknor Division No. 9.1, Page No. 2317, Mouza-Nagalwadi, Tahsil-Hingna Gramin, Dist. Nagpur @ 4,360/- per Sq. Mtrs. for the year 2026, is **Rs. 4,86,000/-**

Stamp Duty paid at Rs. 1,33,200/- & Registration Fees paid at Rs. 22,200/-

Plot No. 26, admeasuring (111.450 Sq. Mtr.) (1199.647 Sq.ft.)

Project – “SILVER STAR-3” Mouza – NAGALWADI, Kh. No. 106/1

This Deed of Sale of Plot is made and executed on this ____ Day of 2026

**M/S. TIRUPATI DEVELOPERS (PAN No. AAFT 2905 K),
Having its office at 3rd floor, NKY Tower, Ajni square, Nagpur – 440 015.
THROUGH ITS PARTNERS,**

1) SHRI. PRASHANT S/O MANOHARRAO BONGIRWAR,

Aged 56 Years, Occupation – Business,

Aadhar Unique Identity No. 2563 1565 3287

R/O. Plot No. 11-A, Near Dhanwantari Hospital, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR

Cell No. 9922944052,

AND

2) SHRI. RAHUL S/O ARUNRAO UPGANLAWAR,

Aged 52 years, Occupation – Business,

Aadhar Unique Identity No. 6728 4935 3791

R/O. Flat No. 304, Akshay Heights, Plot No. 202, Cement Road, Shivaji Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR, Cell No. 9561800888,

**Through their Power of Attorney Holder for Admission,
SHRI. PRASHANT S/O. SHRIRAMJI RATHOD,
Aadhar No. 7751 5008 3919**

Aged - 35 Years, Occupation - Service,
R/o. Hanuman Mandir 26, Shivsundar Nagar, Dighori, Umred Road, Nagpur,
Pin Code-440009. (Mobile No. 9922944052)

Hereinafter called the **VENDOR**, 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. RANJEET

Aged 29 years, Occupation — Service
R/O. S/O. Rajkumar, 23/3, PH. No. 19, Khapakhteda-1,
Khapakhateda Amla, Amla, Betul, Madhya Pradesh, Pin Code-
460551.

**(PAN NO. CJOPR1601R) (AADHAR NO. No. 7572 4401 8579)
Mobile No. 7400612970, Email – ranjeetrawat591@gmail.com**

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

WHEREAS, the Vendors M/s. Tirupati Developers acting through its Partner Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar being pre-occupied in their activities and therefore unable to visit the Office of the concern of Sub-Registrar of Assurances of Nagpur, executed a registered General Power of Attorney only for admitting the contents of the documents to the extent of their execution only, in favour of **Shri Prashant Shriramji Rathod on 26/04/2016 at No NGN-8 1167/2016** in the

Office of the Sub-Registrar Nagpur City - 8 and thereby **Shri Prashant Shriramji Rathod** is admitting document of sale in front of Sub- Registrar of Assurance of Hingna/Nagpur Gramin.

WHEREAS the Vendor named hereinabove own and possess the properties comprising ALL THOSE Pieces and Parcels of land bearing **Plot Nos. 1 to 66, 70, 71, 73, 75 to 89 and 92 to 95, [Total 88 Plots]** out of the sanctioned layout known and styled as **“SILVER STAR-3”**, containing by total admeasurements **14194.100 Sq. Mtrs.** (i.e. 152785.292 Sq. Fts.), being a part or portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 106/1 of **MOUZA – NAGALWADI, P.S.K. 6B**, held in Occupancy Class-1 Rights, Khate No. 446 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Nagalwadi, within the limits of the Nagpur Metropolitan Regional Development Authority and Grampanchayat Nagalwadi, in Tahsil - Hingna and District — NAGPUR and more particularly described in the schedule hereunder written; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 106/1 of MOUZA — NAGALWADI, P.S.K. 6, having an area of 3.83 Hectares (i.e. 9.46 Acres), held in Occupancy Class-1 Rights and including all other easementary rights appurtenants and belonging thereto, situated at Village — Nagalwadi in Tahsil and District — NAGPUR, Originally belonged to (i) Smt. Nanubai Mahadeorao Tiwase, (ii) Shri. Anandrao Mahadeorao Tiwase and (iii) Shri. Vasantrao Mahadeorao Tiwase as a recorded Co-owners thereof being their separate property and the same accordingly recorded in the Revenue Records; AND

WHEREAS the aforesaid Co-Owners namely (i) Smt. Nanubai Mahadeorao Tiwase, (ii) Shri. Anandrao Mahadeorao Tiwase and (iii)

Shri. Vasantrao Mahadeorao Tiwase jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 106/1 of MOUZA — NAGALWADI, P.S.K. 6, having an area of 3.83 Hectares (i.e. 9.46 Acres), held in Occupancy Class-1 Rights and including all other easementary rights appurtenants and belonging thereto, situated at Village — Nagalwadi in Tahsil and District — NAGPUR, by way of Sale to Smt. Ashabai Deorao Bhoyar, by a Sale Deed Dated 15-02-1971, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Serial No. 600 on even date and the same accordingly recorded in the Revenue Records; AND

WHEREAS during the course of time the aforesaid Smt. Ashabai Deorao Bhoyar later on in her turn transferred/sold her aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 106/1 of MOUZA — NAGALWADI, P.S.K. 6, having an area of 3.83 Hectares (i.e. 9.46 Acres), held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Village — Nagalwadi in Tahsil — Hingna and District — NAGPUR, by way of Sale to M/s Vimla Associates, by a Sale Deed Dated 14-02-2006, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/880/2006 on even date and transferable rights therein and the same is accordingly recorded in the Revenue Records; AND

WHEREAS the said M/s Vimla Associates later on decided to develop the said property bearing Survey / Khasra / Gut No. 106/1 of MOUZA — NAGALWADI into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein; AND

WHEREAS the Govt. of Maharashtra (Urban Development Department) appointed Nagpur Improvement Trust (NIT) constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) as a Special Planning Authority vide Notification No. TPS-2409/2890/CR-356/09/UD-9, dated 31-08-2010 for Nagpur Metropolitan Area under the MRTP Act, 1966 and the said entire land situated at Mouza Nagalwadi falls within the notified area as mentioned in the said notification.

WHEREAS as per the Govt. of Maharashtra notification dated 04-03-2017 under Section 3 (1) of Maharashtra Metropolitan Region Development Authority order 2016 (Mah. 3 of 2017) appointed Nagpur Metropolitan Region Development Authority as the Planning Authority and the said entire land falls within the notified area as mentioned in the said notification; AND

WHEREAS for cogent reason and good cause aforesaid M/s Vimla Associates later on executed a Special Power of Attorney on 07-10-2022 in respect of the aforesaid property infavour of Shri Vijay Prabhakar Rao Naidu and thereby entrusted various works related to the said land. The said Special Power of Attorney Dated 07-10-2022 is registered at the Office of the Joint Sub Registrar-6 in Additional Book No. 4 at Serial No. 7581/2022 on even date; AND

WHEREAS the aforesaid M/s Vimla Associates acting through its duly Constituted Attorney Shri. Vijay Prabhakar Rao Naidu later on carved out proposed Residential Layout on its aforesaid property bearing Survey/Khasra No. 106/1 having an area of 3.83 Hectare (i.e. 38300 Sq. Mtrs.) and on the perusal of application of the aforesaid Owner for diversion of the aforesaid land for Non Agricultural (Residential) Use, the layout plan of the same is sanctioned and approved by the Executive Engineer-1, Nagpur Metropolitan Regional Development Authority vide its letter No.

Ex.Eng./N.M.R.D.A./8157 dated 27-02-2023 upon the several terms and conditions contained therein and recommended to the Tahsildar, Nagpur for permission of Non Agricultural (Residential) order; AND

WHEREAS as per Order Dated 14-03-2023 passed by the Tahsildar, Hingna in Revenue Case No. 32/N.A.P.-34/Prastu-1/2022-2023 has levied Non Agricultural Cess/Tax on land bearing Survey No. 106/1, containing by total admeasurements 3.83 Hectares (i.e. 38300 Sq. Mtrs.), out of which the land admeasuring 2.5525994 Hectares (i.e. 25528.994 Sq. Mtrs.) of land. In pursuance of the aforesaid Non Agricultural Order and also provision under Section 42A of the Maharashtra Land Revenue Code, 1966, the Tahsildar, Hingna has granted Sanad/Annexure B to the aforesaid property on 14-03-2023 under the Revenue Case No. 32/N.A.P.-34/Prastu-1/2022-2023; AND

WHEREAS the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. Thus the Vendor namely M/s Vimla Associate acting through its duly Constituted Attorney Shri. Vijay Prabhakar Rao Naidu later on decided to registered its aforesaid project/layout to be known and styled as “PRATEEK NAIDU RESIDENTIAL PARK-2” and same is duly register with the said Authority vide Registration No. P50500050031 dated 06-03-2023. However the aforesaid project/layout is now known and styled as **“SILVER STAR-3” under Project Registration No. P50500050031 dated 05-06-2024; AND**

WEHREAS for the purpose of development of said land the aforesaid Vendor have prepared a layout on the said land bearing Survey / Khasra / Gat No. 106/1 of MOUZA — NAGALWADI containing by total admeasurements 3.83 Hectares (i.e. 38300 Sq. Mtrs.) out of which land admeasuring 2.5525994 Hectares (i.e.

25528.994 Sq. Mtrs.) by carving out various Plots of different sizes therein and entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority on 19-06-2023 upon several terms and conditions contained therein. The said layout Plan is finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Regional Development Authority, Nagpur vide its letter No. E.E./NMRDA/DPC/Agree/939 Dated 19-06-2023 upon the several terms and conditions contained therein; AND

WHEREAS during the course of time the aforesaid M/s. Vimla Associates acting through its Authorised Partners (1) Smt. Mohinder Kaur Anand, (2) Smt Vimla Singh Chaddha, (3) Shri Rajendra Mohan Singh Chaddha and (4) Shri. Yogendra Mohan Singh Chaddha later on transferred/sold the property comprising ALL THAT Piece and Parcel of land containing by admeasurements 3.063 Hectares (i.e. 7.57 Acres) being a portion of the entire land bearing Survey No. 106/1 of MOUZA — NAGALWADI, P.S.K.6, having total area of 3.83 Hectares (i.e. 9.46 Acres), Rental Rs. 12.21 Yearly, held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Village — Nagalwadi, in Tahsil — Hingna and District - NAGPUR, by way of Sale to Shri. Vijay Prabhakar Rao Naidu, Proprietor of M/s Prateek Infrastructures, by a Sale Deed Dated 21-12-2023, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/10465/2023 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2088 dated 24-01-2024; AND

WHEREAS out of the aforesaid sanctioned layout, the Plot Nos. 67, 68, 69, 72, 74, 90, 91, 96, 97 and Amenity Space are released by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No.

E.E./NMRDA/DPC/RL/1487 dated 29-02-2024. As per the said Release Letter, the area of the said Plot numbers declared and shown as Plot No. 67 admeasuring 149.562 Sq. Mtrs.; Plot No. 68 admeasuring 107.656 Sq. Mtrs.; Plot No. 69 admeasuring 170.789 Sq. Mtrs.; Plot Nos. 72 & 74 each admeasuring 101.250 Sq. Mtrs.; Plot No. 90 admeasuring 142.280 Sq. Mtrs.; Plot Nos. 91 & 96 each admeasuring 135.00 Sq. Mtrs.; Plot No. 97 admeasuring 144.795 and Amenity Space admeasuring 1277.231 Sq. Mtrs.; AND

WHEREAS out of the aforesaid sanctioned layout, the Plot Nos. 24, 25, 34, 35, 44, 45, 57, 66, 70, 79 and 80, 89 are released by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur vide its letter No. E.E./NMRDA/DPC/RL/1625 Dated 04-09-2024. As per the said Release Letter, the area of aforesaid Plots declared and shown as Plot Nos. 24, 35, 44 each admeasuring 142.28 Sq. Mtrs.; Plot Nos. 25, 34, 45, 70, 89 each admeasuring 153.605 Sq. Mtrs.; Plot Nos. 57, 79, 80 each admeasuring 149.78 Sq. Mtrs. and Plot No. 66 admeasuring 163.25 Sq. Mtrs.; AND

WHEREAS out of the aforesaid sanctioned layout, the Plot Nos. 2, 8 to 10, 15 to 23, 26 to 33, 36 to 43, 46 to 56, 58 to 62, 64, 65, 71, 73, 75 to 78, 81 to 88, 92 to 95 i.e. total 65 Plots are released by the Assistant Engineer (West), Nagpur Metropolitan Region Development Authority, Nagpur vide its letter No. A.E. (West) /NMRDA/1058 Dated 19-12-2024. As per the said Release Letter, the area of aforesaid Plots declared and shown as Plot No. 2 admeasuring 291.249 Sq. Mtrs.; Plot No. 8 admeasuring 284.128 Sq. Mtrs.; Plot No. 9 admeasuring 276.322 Sq. Mtrs.; Plot No. 10 admeasuring 268.515 Sq. Mtrs.; Plot No. 15 admeasuring 261.518 Sq. Mtrs.; Plot Nos. 16 & 17 each admeasuring 267.822 Sq. Mtrs.; Plot No. 18 admeasuring 268.423 Sq. Mtrs.; Plot No. 19

admeasuring 134.130 Sq. Mtrs.; Plot Nos. 20,21,22 & 23 each admeasuring 105.00 Sq. Mtrs.; Plot Nos. 26,27 & 28 each admeasuring 111.450 Sq. Mtrs.; Plot No. 29 & 30 each admeasuring 157.110 Sq. Mtrs.; Plot Nos. 31,32 & 33 each admeasuring 111.450 Sq. Mtrs.; Plot Nos. 36,37 & 38 each admeasuring 115.500 Sq. Mtrs.; Plot No. 39 admeasuring 162.008 Sq. Mtrs.; Plot No. 40 admeasuring 133.500 Sq. Mtrs.; Plot Nos. 41,42 & 43 each admeasuring 115.500 Sq. Mtrs.; Plot Nos. 46,47,48,49,50,51,52 & 53 each admeasuring 111.450 Sq. Mtrs.; Plot No. 54 admeasuring 135.00 Sq. Mtrs.; Plot No. 55 admeasuring 150.00 Sq. Mtrs.; Plot No. 56 admeasuring 150.900 Sq. Mtrs.; Plot Nos. 58,59,60,61 & 62 each admeasuring 112.500 Sq. Mtrs.; Plot No. 64 admeasuring 165.578 Sq. Mtrs.; Plot No. 65 admeasuring 187.905 Sq. Mtrs.; Plot Nos. 71,73,75,76,77 & 78 each admeasuring 101.250 Sq. Mtrs.; Plot Nos. 81,82,83,84,85,86,87 & 88 each admeasuring 101.250 Sq. Mtrs.; Plot No. 92 admeasuring 213.598 Sq. Mtrs.; Plot No. 93 admeasuring 236.598 Sq. Mtrs.; Plot No. 94 admeasuring 189.263 Sq. Mtrs.; and Plot No. 95 admeasuring 212.333 Sq. Mtrs.; respectively

WHEREAS the aforesaid M/s Prateek Infrastrutres acting through its Proprietor Shri. Vijay Prabhakar Rao Naidu later on transferred/sold the Plot of lands comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 1 to 66, 70, 71, 73, 75 to 89 and 92 to 95, [Total 88 Plots] out of the sanctioned layout known and styled as “SILVER STAR-3”, containing by total admeasurements 14194.100 Sq. Mtrs. (i.e. 152785.292 Sq. Ft.), being a part or portion of the entire land bearing Survey / Khasra / Gut No. 106/1 of MOUZA — NAGALWADI, P.S.K. 6B, held in Occupancy Class-1 Rights, and including all other easementary rights appurtenant and belonging thereto, situated at Village – Nagalwadi, within the limits of the Grampanchayat Nagalwadi, in

Tahsil - Hingna and District — NAGPUR, by way of Sale to M/s. TIRUPATI DEVELOPERS, the Vendor named hereinabove, by a Sale Deed Dated 25-09-2024, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/9879/2024 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2347 dated 18/10/2024; As result therefore the aforesaid M/s. TIRUPATI DEVELOPERS, has now become an exclusive, absolute and full Owner of the property with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records; AND

WHEREAS, the present owners, M/s. Tirupati Developers, acting through its Partners Mr. Prashant Manoharrao Bongirwar and Mr. Rahul Arunrao Upganlawar, have carried out further development activities in the said project. **The said plot has been regularized by NMRDA vide its RL Letter No. A.E.(WEST)/NMRDA/1058 dated 19/12/2024 Accordingly, the scheduled property stands as a fully regularized Non-Agricultural (NA) plot of land.**

WHEREAS for variety of reasons and other good causes the Vendor has now decided to sell the Plot of land out of the aforesaid layout to any interested buyer and to utilise the sale proceeds thereof in its interests; AND

WHEREAS the Purchaser being desirous of owning a Plot in the above said lay- out had approached the Vendor and has paid the agreed consideration as per the agreement between the parties hereto and hence the Vendor want to convey the Plot of land as described below in the name of the Purchaser for a total consideration of **Rs. 22,19,300/- (Rupees Twenty Two Lakhs Nineteen Thousand Three Hundred Only)** on the terms and conditions agreed between the parties hereto as under:

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) **THAT**, in pursuance of the sale deed in consideration of the total of **Rs. 22,19,300/- (Rupees Twenty Two Lakhs Nineteen Thousand Three Hundred Only)** paid by the Purchaser to the Vendor in the manner appearing herein below, the receipt of which the hereby Vendor does acknowledge 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**, out of the sanctioned layout known and styled as **“SILVER STAR-3”**, containing by admeasurements **111.450 Sq. Mtrs. (i.e. 1199.647 Sq. Ft.)**, being a part or portion of the entire land bearing Survey / Khasra / Gut No. 106/1 of **MOUZA – NAGALWADI, P.S.K. 6B**, held in Occupancy Class-1 Rights, and including all other easementary rights appurtenant and belonging thereto, situated at Village - Nagalwadi, within the limits of the Nagpur Metropolitan Regional Development Authority and the Grampanchayat Nagalwadi, in Tahsil - Hingna and District — NAGPUR, hereinafter termed shortly as the **“SAID PLOT/PROPERTY”** more particularly described in schedule to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances and also free from payment of Non-Agricultural Assessment, Grampanchayat Taxes, Cesses, and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT:

- 1) **Rs. 50,000/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 615611447567 Dated 05/06/2026.
- 2) **Rs. 50,000/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 616157414899 Dated 10/06/2026.
- 3) **Rs. 91,935/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 620833863331 Dated 27/07/2026.
- 4) **Rs. 30,365/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 657638578394 Dated 29/07/2026.

5) **Rs. 19,97,000/-** payment paid by the purchaser to M/S. Tirupati Developers by way of D.D./Cheque no. Drawn on Punjab National Bank Dated availing plot loan from PNB Housing Finance Ltd.

Rs. 22,19,300/- (Rupees Twenty Two Lakhs Nineteen Thousand Three Hundred Only)

THAT out of the aforesaid Sale consideration, **Rs. 22,19,300/-** have been paid by the purchaser to the vendor hereto are well aware of provision under Section 269SS, 269T and 270D of the Income Tax Act, 1961.

(1) **THAT** it is specifically agreed and understood by the Purchaser named hereinabove in case of dishonour of any of the Cheques for wants of fund or by any reason, this Deed of Conveyance/Sale shall stand null & void and the Vendor named hereinabove shall regain the absolute Ownership of said property alongwith restoration of possession.

(2) **THAT** the Vendor has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

(3) **THAT** the Vendor further assures the Purchaser that the Property hereby sold is its separate property belonging to it and that none except it has acquired any manner of right, title and/or interest whatsoever in respect of the same.

(4) **THAT** the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for it and without any lawful interruption or disturbance by any other person who-so-ever.

(5) **THAT** the Vendor has done no act whereby the property hereby sold is encumbered in any way on whereby it is debarred from transferring the same by way of sale to the Purchaser. The Vendor further declares that there is no legal impediment of what-so-ever nature for transfer of the said property by it in favour of the Purchaser.

(6) **THAT** the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and his/her/their legal representatives, successors and assigns etc. as may reasonably be required.

(7) **THAT** the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment and all other outgoings etc. levied on the property hereby sold and in the event it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

(8) **THAT** the Vendor has this day delivered the actual physical possession of the said Plot to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

(9) **THAT** the Vendor will support any application made by the Purchaser for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

(10) **THAT**, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and, in the event of any mis-statement, error or omission being discovered, the same shall not annul this sale, but all such mis- statement, error or omission will always be subject to correction by the parties hereto.

(11) **THAT**, in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

(12) **THAT**, the Vendor has delivered all the relevant documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(13) **THAT**, it is agreed, understood and accepted by the Purchaser that GST and Service Tax if applicable on the instant transaction of sale is specifically agreed to be borne and paid by the Purchaser and in no circumstances Vendor shall be held liable for payment of such charges.

(14) **THAT**, the Purchaser, shall construct his/her/their Residential House on the said plot of land in the accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Regional Development Authority, Nagpur.

(15) **THAT** all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 26** out of the sanctioned layout known and styled as **“SILVER STAR-3”**, containing by admeasurements **111.450 Sq. Mtrs. (i.e. 1199.647 Sq. Ft.)**, being a part or portion of the entire land bearing Survey / Khasra / Gut No. 106/1 of **MOUZA – NAGALWADI, P.S.K. 6B**, held in Occupancy Class-1 Rights, Khate No. 446 and including

all other easementary rights appurtenant and belonging thereto, situated at Village - Nagalwadi, within the limits of the Grampanchayat Nagalwadi, in Tahsil - Hingna and District — NAGPUR and bounded as under:-

PLOT No. 26:-

- ON THE EAST - PLOT NO. 13 & 14
- ON THE WEST - 9.00 MTR. WIDE ROAD
- ON THE NORTH - PLOT NO. 27
- ON THE SOUTH - PLOT NO. 25

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove 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 HINGNA/NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

**M/s. Tirupati Developers,
through its authorized partners**

1) _____
Shri. Prashant Manoharrao Bongirwar,

Left Hand Thumb Impression

2) _____
Shri. Rahul Arunrao Urganlawar,
(Vendors)

Left Hand Thumb Impression

SALE DEED FOR PLOT NO. 26 “SILVER STAR-3” AREA
111.450 SQ. MTRS. (1199.647 SQ. FT.) AT KH. NO. 106/1,
MOUZA-NAGALWADI,

1) _____
Mr. Ranjeet
(Purchaser)

Left Hand Thumb Impression

WITNESSES:-

1) _____

Left Hand Thumb Impression

2) _____

Left Hand Thumb Impression