

SALE DEED

TOTAL CONSIDERATION OF Rs. 29,00,000/-

MARKET VALUE OF Rs. 39,00,000/-

(Rs. Forty-Fives Lacs Only)

HIRAI TOWERS, PLOT NO. 32 , MOUZA: MANEWADA, P.H.

No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist.

Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New
Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid
Layout therein PLOT NO. 32, of which Length North-South 60
Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq.
Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs.
having its Corporation House No. 6042/A/32, thereon the
multistoried residential building having Apartment/Flat/Unit
No. 602, Admeasuring 79.452 Sq. Meter.

THIS SALE DEED IS MADE AT NAGPUR ON THIS _____th

DAY OF SEP-2026, Between

1. PARAKH RAMESHPRASAD LAL

Aged: 29 Years, Occu: Private,

R/o. Flat No. 201, Plot No. 70, Ragvendra House,
Vivekanand Nagar, Nagpur

PAN No.: - ASHPL0958R

Adhar No.: - 6417 7695 8021

Mobile No.

Hereinafter referred to as a **FIRST PART**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **FIRST PART, VENDEE AND PURCHASER**, as well as his legal heir/s, successor/s, executor/s, administrator/s and assigned as a **FIRST PART, VENDEE AND PURCHASER**.

AND

GOUSIYA LABOUR CO-OPERATIVE HOUSING SOCIETY LTD.
NAGPUR, Regi. No. N.G.P./H.S.G/236/1966, Through its
Secretary SHRI SURESH HIRAMANJI GAIKWAD, Aged: 59 Year,
 Occu. : Business, R/o. Plot No. 48, 49, Hirai Vihar, Lavkush Nagar,
 Manewada Ring Road, Nagpur-440034
PAN NO. AAEAG1598A
ADHAR NO. 5177 7697 8825
Mob. No.: 9373133671

Hereinafter referred to as **SECOND PART, VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **SECOND PART, VENDOR AND SELLER**, as well as its legal representative, successor/s, executor/s, administrator/s and assigned as a **SECOND PART, VENDOR AND SELLER**.

WHEREAS, the **PLOT No. 32** situated at **MOUZA:**
Manewada, P.H. No. 39, Sheet No. 226/6, City Survey No. 271,
Tah. & Dist. Nagpur, Khasara No. 3/2, 6/1, in the Layout of The
New Utkarsh Co-Operative Housing Society Ltd., Nagpur has

laid Layout therein PLOT NO. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs., having its Corporation House No. 6042/A/32 within the limits of Nagpur Municipal Corporation, Nagpur is recorded in the name of **SECOND PART / VENDOR**. That the Second Part / Vendor represents, assures and undertakes that they are absolute owner of the Scheduled Property as mentioned hereinbelow and they having full right of ownership, legal title, legal authority and legal sanctity to transact for sale in favour of any person(s) at their absolute discretion.

WHEREAS, the said **Plot No. 32 purchased by the Second Part / Vendor / Seller** vide its Registered Sale Deed dated 07-04-2018 bearing its Registration No. 1319/2018. After purchasing the said Plot No. 32, the name of Second Part also came to be mutated as owner and possessor of the said plot in the City Survey Record viz. Akhiv Patrika. Thereafter the Second Part / Vendor / Seller got sanctioned the multistoried dwelling unit over the said Plot No. 32 vide its Building Permit No. B.E.(S)/C.NO./BUL-G-002500289/Tr.No.20220/0776/ Dated 05-09-2023 from the office of Nagpur Improvement Trust, Nagpur. That after obtaining the Building Permit and Building Commencement Certificate from the Authority, the Second Part has made construction upto 6th Floor over the said Plot No. 32 as per Sanctioned Map.

WHEREAS, Second Part / Vendor / Seller have executed and registered Deed of Declaration on 06-05-2024 bearing its

Registration No. 5552/2024 registered in the office of Sub-Registrar Office No. 1, Nagpur and the same has been corrected vide its Correction to Deed of Declaration on 26-03-2025 bearing its Registration No. 3709/2025. That the multistoried construction over the said Plot No. 32 is in the named and styled as “**HIRAI TOWERS**” is the postal address of the said Building.

WHEREAS, the First Part is ready to purchase the Apartment/Flat/Unit bearing its No. 102 well described in the Scheduled of Property mentioned hereinbelow. That the First Part is ready to purchase the said Apartment/Flat/Unit No. 102 for total consideration of Rs. 29,00,000/- (Rs. Twenty Nine Lacs Only). That the First Part has paid entire total consideration of Rs. 29,00,000/-(Rs. Twenty Nine Lacs Only) as per the following mode of payment –

MODE OF PAYMENT

Sr. No.	Amount	Particulars
i.	Rs 2,00,000/-	Paid by way ofbearing its No., dated from Branch at Sale deed time
ii.	Rs.27,00,000./-	Paid by way of Demand Draft bearing its No., dated from Branch after the bank finance of icici hfc ltd the said amount

	Rs. 29,00,000/- (Rs. Twenty Nine Lacs Only)
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As such the entire total consideration of Rs. 29,00,000/- (Rs. Twenty Nine Lacs Only) has been paid by the First Part to the Second Part.

WHEREAS, the Second Part/Seller/Vendor hereby assured the First Part/Purchaser/Vendee that the Second Part/Seller/Vendor have neither done nor been party to any act whereby the rights and title of the Second Part/Seller/Vendor to the said Scheduled Property may in any way impaired or whereby the Second Part/Seller/Vendor may be prevented from transferring the said portion of the Scheduled Property.

WHEREAS, the Second Part/Seller/Vendor assures to the First Part/Purchaser/Vendee that the said Scheduled Property is the property belonging to its alone and none except them have acquired any manner of right, title, interest or authority in the below mentioned Scheduled Property.

WHEREAS, the Second Part/Seller/Vendor have absolute right, title, authority and legal sanctity to convey, transfer and assign the said Scheduled Property in favour of the First Part/Purchaser/Vendee without any delay, hindrance, claim, obstruction from any other person(s) whatsoever.

WHEREAS, the Second Part/Seller/Vendor have not done any act of omission or commission whereby any third party right or interest is created over the said Scheduled Property or any part thereof prior to the execution of this Sale Deed, Vendors have not transacted the sale/mortgage/lease of the said Scheduled Property with any third party.

WHEREAS, there is/are no legal/revenue/administrative/civil dispute pending against the Second Part/Sellers/Vendors pertaining to the said Scheduled Property as mentioned hereinbelow in the Scheduled of Property before any court/(s), legal forum(s), judicial and/or adjudicating authority/s.

WHEREAS, the First Part/Purchaser/Vendee have independently made necessary verification of legal status of second Part/Seller/Vendor from concerned officers and officials department.

WHEREAS, the actual physical possession of the said Flat No. 602 has been handed over to the First Part and hence the First Part has every right to get mutate his name over the property card of the said Flat No. 602 as owner and possessor of the said flat.

WHEREAS, the expenses on account of preparation of Sale Deed and expenses on account of Stamp Duty and Registration Charges and other miscellaneous expenses payable thereon shall be borne and paid by the **First Part/PURCHASER/VENDEE.**

SCHEDULE OF PROPERTY REFFERED TO ABOVE
(RESIDENTIAL)

MOUZA : Manewada, P.H. No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist. Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid Layout therein PLOT NO. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs., having its Corporation House No. 6042/A/32.

Which is bounded as under –

EAST	:	Road
WEST	:	Plot No. 33
NORTH	:	Road
SOUTH	:	Plot No. 44

SCHEDULE OF PROPERTY AGREED TO BE SOLD
REFFERED TO ABOVE APARTMENT/FLAT/UNIT

ALL THAT R.C.C. SUPER MOUZA : Manewada, P.H. No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist. Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid Layout therein PLOT NO. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs., having its Corporation House No. 6042/A/32, comprising of

Apartment/Flat No. 602, having Built up Area (79.452 Sq. Meter), situated on Sixth Floor, in the Building named and styled as “HIRAI TOWERS” together with 16.66% Share and interest in the Plot No. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per the Nagpur Improvement Trust, Regularization Letter 215.2570 Sq. Meter, Sheet No. 226/6, City Survey No. 271, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Municipal Corporation, Nagpur,

Which is bounded as under –

- EAST : Road,
- WEST : Plot No. 33,
- NORTH : Road,
- SOUTH : Plot No. 44,

In witness whereof the **FIRST PART, SECOND PART AND THIRD PART** hereinabove named have set their respective hands and signed this Sale Deed at Nagpur in presence of two attesting witnesses signing as such on the date first above written.

PHOTO	THUMB IMPRESSION	SIGNATURE OF SECOND PART/SELLER/VENDOR
		GOUSIYA LABOUR CO-

		OPERATIVE HOUSING SOCIETY LTD. NAGPUR, Regi. No. N.G.P./H.S.G/236/1966, Through its SECRETARY SHRI SURESH HIRAMANJI GAIKWAD
Photo	Thumb Impression	SIGNATURE OF FIRST PART/PURCHASER/VENDEE
		PARAKH RAMESHPRASAD LAL

WITNESSES

1. _____

MANISH PRASHANT PRAYE

Aged: Years, Occu: Private

R/o. Narsala, Dighori, Nagpur

AADHAR NO.

2. _____

TANMAY PRADIP GAWALI

Aged: 22 Years, Occu: Private

R/o. Near Durga Mata Mandir,

Kawarapeth, Umred (Rural), Nagpur

AADHAR NO. 4805 5703 1680