

Stamp Duty Rs. 1,75,000/-
Reg. Fees Rs. 25,000/-

Item No. 16.260B
Govt. Rate @ 10,510/- per Sq. Mtrs.

WITHIN THE JURISDICTION OF JT. SUB-REGISTRAR OFFICE, NAGPUR CITY

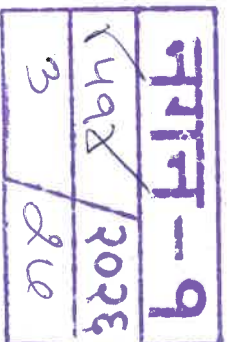
SALE DEED

In respect of Plot No. 33

Mouza - Dabha,

City Survey No. 250, Sheet No. 43.

Sale Consideration Rs. 25,00,000/-
Market Value Rs. 21,67,000/-



This **DEED OF SALE** is executed on this **16th** day of **September 2026** at Nagpur Between

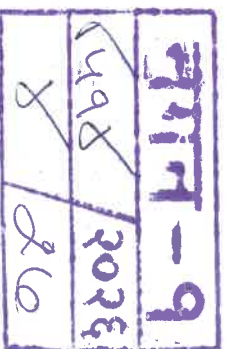
MRS. UMA W/O SHIV SINGLA, Aged about 66 years, Occupation : Housewife, (**PAN : AHDP54335C**) (**UID : 8931 3131 6421**) R/o. 408, Chandralok Building, C.A. Road, Opp. Mayo Hospital, Mahatma Fule Bazar, Nagpur - 440018, hereinafter called as, **VENDOR / PARTY NO.1**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR** as well as her legal heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART. (Mob. 9518788421)**

AND

MRS. SHALU W/O UMESH PARATE, Aged about 43 years, Occupation : Private, (**PAN : BYLPP9515M**) (**UID : 3007 4644 6289**), R/o. Plot No. 04, Osho Puram Society, Dabha, Lava, Nagpur - 440023, hereinafter called as **PURCHASER / PARTY NO. 2**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser as well as her legal heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART. (Mob:- 9822563167)**

WHEREAS That originally, All that piece and parcel of Land bearing **Kh. No. 14**, having total area admeasuring about 4.07 Hec. R. situated at **Mouza - Dabha**, P.H. No. 7, Held in Occupancy Class-I Rights, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, in Tahsil and District Nagpur was owned and possessed by Shri. Tulsiram Jagan Shedame.

AND WHEREAS the aforesaid owner Shri. Tulsiram Jagan Shedame had decided to develop the said Land into a Residential Estate and for that purpose he had entered into an Agreement of Development with M/s Osho Housing Agency, Nagpur on 06/05/1989 as well as also constituted and appointed to Shri. Vijay Raosahab Sarode as his Lawful Attorney, by way of executing a General Power of Attorney on 15/05/1993, which was duly Notarized before the Public Notary.



13. THAT, all the expenses on account of the preparation of this Sale Deed including the cost of the Stamp Duty and Registration Fees payable thereon, has been paid by the Purchaser.

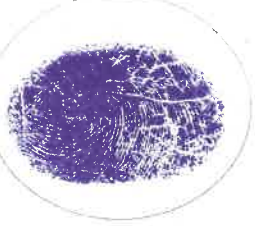
SCHEDULE "A"
(Description of the Property)

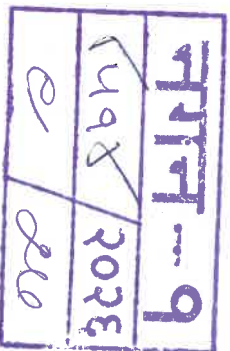
All that piece and parcel of Land bearing **Plot No. 33**, admeasuring about **1775 Sq. Ft. (i.e. 164.90 Sq. Mtrs.)** and as per **Regularization Letter issued by N.I.T. area 164.90 Sq. Mtrs.,** being a part and portion of entire land bearing **Kh. No. 14**, situated in the Sanction Layout of Osho Housing Agency, Osho Puram, Nagpur at **Mouza - Dabha**, P.H. No. 7, bearing its **City Survey No. 250, Sheet No. 43**, bearing its **Municipal Corporation House No. 757/A/33**, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, in Tahsil and District Nagpur and same is bounded as under :-

East	:	Plot No. 34,
West	:	Plot No. 32,
North	:	Plot No. 04,
South	:	Layout Road. (9.00 Mtrs.)

IN WITNESS WHEREOF the **VENDOR, the PURCHASER** hereinabove named have here to set their respective hands and signed the SALE DEED AT NAGPUR in presence of the attesting witnesses signing as such on the Day First above written. (Photographs of the parties herein are also pasted).

Drafted by :- Adv. Akshay M. Sahare

Sr. No.	Passport Size Photograph	Finger Print (Left Thumb)	Signature & Full Name
1			 MRS. UMA W/O SHIV SINGLA VENDOR



1			S.V. Parate. MRS. SHALU W/O UMESH PARATE PURCHASER
Witnesses :-			
1			 (Witness No. 1)
2			 (Witness No. 2)

प्राप्त-१
14/8/2023
90/210

