

PLOT NO.123
MR.PRAJAPATI BITTU DAYASHANKAR &
MR.AMAR JIT PRAJAPATI
MOUZA-WANADONGRI
SURVEYNO.101/102

SALE DEED VALUED AT RS. 18,00,000/- ONLY
(RUPEES EIGHTEEN LACS RUPEES ONLY)
MARKET VALUE RS. 17,84,000/- ONLY)

(Nagari Kshetra, Page No.2202, Item [No.1.1 @ Rs.10660/-per](#) Sq Mtr.as per ASR
Year 2026-2027

THIS DEED OF SALE is made on this Day of July, 2026
BETWEEN :

Contd. ...

(1) SHRI. SHIVA S/O ISHWARLAL JAISWAL , Aged about 50 Years, Occupation – Business, Income Tax P.A.N. (AAMPJ-0330-Q), AADHAR NO.8045 3342 6231 Resident of 157, Laxmi Vandhan, Abhyankar Road, Dhantoli, Nagpur, Tahsil And District – NAGPUR, (2) SHRI. SHAILENDRA S/O KAMALKISHOR JAISWAL, Aged about 59 Years, Occupation – Business, Income Tax P.A.N. (ACCPJ-9355-K), AADHAR NO. 5585 3121 9830 Resident of Reshimbhag Umred Road Nagpur - 440009, Tahsil And District – NAGPUR,, hereinafter called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as their respective heirs, legal representatives, administrators and assigns of the ONE PART.

AND

MR. BITTU PRAJAPATI S/O DAYASHANKAR PRAJAPATI Aged 30 Years, Occupation SERVICE, PAN:NO.DCWPP4938P AADHAR NO.7491 1598 0271, & **MR. AMAR JIT PRAJAPATI S/O DAYASHANKAR PRAJAPATI** Aged 30 Years, Occupation SERVICE, PAN:NO.BSWPP0311E AADHAR NO.3480 2243 4783, MO.NO.9764544728 EMAIL ID.amarjitprajapati1991@gmail.com Resident of :BOTH AT.PLOT NO.23 GANESH NAGAR, 8H MILE AMRAVATI ROAD, AATHWA MAIL NAGPUR DAWLAMETI- 440023 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 her/his heirs, legal representatives, administrators and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of Non Agricultural land containing by admeasurement 4.39 Hectare being the EASTERN PORTION of the entire land bearing Survey / Khasra No. 101&102 of MOUZA – WANADONGRI, P.S.K. 46 having an area of 5.71 Hectare, held in Occupancy Class – 1 Rights, situated at Village – WANADONGRI, in Tahsil – Hingna and District – NAGPUR, belongs to (1) SHRI. SHIVA S/O ISHWARLAL JAISWAL (2) SHRI. SHAILENDRA S/O KAMALKISHOR JAISWAL Vendors hereinabove named, having purchased the same by them from Shri. Manikrao Mate & Shri. Rambhau More , by a Sale Deed dated 28-08-2013, which is duly registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Serial No. 3873 & 3874 – 2013 on even date. After registration of the Sale Deed separate 7/12 extract was prepared and renumbered as Khasra No. 101/102. As a result therefore the Vendors named hereinabove have now become an absolute and Joint Owners of the aforesaid property with heritable and transferable rights therein and the same in also mutated in their name in all relevant records; AND

WHEREAS the aforesaid Vendors hereinabove named have got the above said land bearing Khasra No. 101/102 having area 4.39 Hectare converted for Non-Agricultural (Residential) use vide Order dated 30/06/2010 passed by the, Sub Divisional Officer Nagpur in the Revenue Case No. 68/NAP-34/09-10; AND

WHEREAS the aforesaid Vendors hereinabove named prepared a Plan of the layout for the said Khasra No. 101/102 consisting of various Plots of different sizes

therein and the said layout is duly sanctioned and approved by the Nagar Parishad - Wanadongri, Nagpur vide Permit No. 1424 dated 06-04-2022; AND

WHEREAS the Purchaser hereinabove named being desirous of owning an independent Plot in the said sanctioned Layout for her/his/their Residential use with heritable and transferable rights therein later on approached the Vendors, who supplied to the Purchaser with all relevant documents, N.A. Order, Sanctioned layout plans etc. and after perusal and satisfaction of all documents the Purchaser expressed her/his/their desire and willingness to purchase a **Residential Plot bearing No.123**; AND

WHEREAS the Purchaser hereinabove named has satisfied herself/himself/themselves in respect of the Vendors title to the said property as good, valid and marketable and further inspected and satisfied as regards development provided to the said layout and also the specific terms and conditions for allotment; AND

WHEREAS the Purchaser has/have accepted the terms and conditions stipulated for occupation of the plot and finally chosen to purchase **Residential Plot No.123** admeasuring **167.35 Sq. Mtrs. (i.e.1801 Sq. Ft.)** out of the said sanctioned Lay-out; AND

WHEREAS considering her/his/their request and after detailed negotiations the Vendors has now agreed to sell **Residential Plot No.123** to the Purchaser for a total Consideration of **Rs.18,00,000/- (Rupees EIGHTEEN LACS Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

- (1) **THAT**, in pursuance of the agreement and in consideration of a total Consideration of **Rs.18,00,000/- (Rupees EIGHTEEN LACS Only)** paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt of which the Vendors hereby acknowledge and the Vendors being the absolute owners of the said land, do hereby convey, grant, sell and transfer the ALL THAT Piece and Parcel of **Residential Plot No.123** containing by admeasurement **167.35 Sq. Mtrs. (i.e.1801 Sq. Ft.)** out of the sanctioned lay-out, being a part or portion of the entire land bearing Kh. No. 101&102 of MOUZA – WANADONGRI, P.S.K. 46, situated at Village – WANADONGRI in Tahsil – Hingna and District – NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Taxes, Cesses, and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

Rs. 0,00,00/- (Rupees,) Only paid by RTGS the Purchaser to the Vendors by UTR NO. dated. / /2026 drawn on the receipt whereof is hereby acknowledged by the Vendors.

Rs.00,00,000/- (Rupees,) Only paid by the Purchaser to the Vendors by way of C.NO. dated. / /2026 drawn on PUNJAB NATIONAL BANK K.G Marg New Delhi finance by PNB housing finance Ltd. Civil Lines Nagpur.

Rs. 18,00,000/- (Rupees EIGHTEEN LACS Only)

* That the receipt of aforesaid Consideration & validity of this Sale Deed shall be subject to realization of aforesaid Cheques.

(2) **THAT**, the area and interest in the above said Plot hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors and/or any person claiming on behalf of the them.

(3) **THAT**, the interest hereby transferred subsists the Vendors have full authority, right and power to transfer the same to the Purchaser absolutely. The Vendors have also hereby confirmed & accepted the transfer of the above said **Residential Plot No.123** ; to the Purchaser

(4) **THAT**, the possession of the above said Plot transferred hereunder is handed over today to the Purchaser, who will hold and enjoy the same hereinafter with heritable and transferable rights in any way by will, gift, sale mortgage or any other way.

(5) **THAT**, the Vendors have paid Non-Agricultural Assessment, Grampanchayat Taxes, rents etc. upto this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendors undertake to pay the same to the respective authorities and keep the Purchaser indemnified.

(6) **THAT**, the Purchaser shall individually pay all Taxes, Cessess, Development Charges, etc., of Grampanchayat OR Nagpur Improvement Trust OR Nagpur Municipal Corporation OR Zillah Parishad OR any other competent . Authority as may be levied on the property agreed to be purchased by her/him with effect from the date of Registration of the Sale Deed or from the date her/his taking over possession thereof whichever may be earlier and shall always keep the Vendors indemnified against such payments.

(7) **THAT**, the Purchaser, shall construct her/his Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Town Planning Department and/or any other Competent authority empowered by State Government.

(8) **THAT**, the Purchaser is fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Urban Land Ceiling, Town Planning Department & other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon her/his/their successors-in-title.

(9) **THAT**, the Vendors will support any application made by the Purchaser for mutation of her/his name in the Govt. and Local Body Records.

(10) **THAT**, the Vendors have not done any act whereby the said Property transferred here under and is encumbered in any way or whereby they are debarred from transferring the same to the Purchaser absolutely

(11) **THAT**, it is clearly agreed and understood by the Purchaser that subject to keeping the Plot hereby sold to the Purchaser intact, the Vendors shall exclusively entitled to get the lay-out plan revised and Purchaser has hereby accorded her/his consent for the same.

(12) **THAT**, the Vendors have 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 Vendors undertake to clear the same if found later on and the Vendors hereby agree to indemnify and compensate the Purchaser for all losses, damages and the costs that the Purchaser might matter.

(13) **THAT**, the above said Plot/Property shall be taken to be correctly described in the schedule written hereunder and if any mis-statement, error or omission be discovered, the same shall not annul this deed nor shall any compensation be allowed in respect thereof, but all the same errors, mis-statements or omissions shall always be subject to corrections by the parties thereto.

(14) **THAT**, the expenses with respect of the preparation of this deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Seller only.

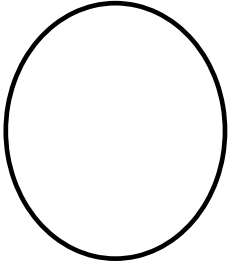
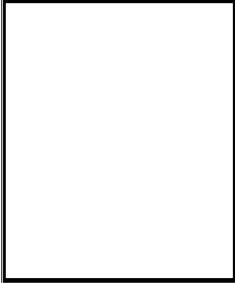
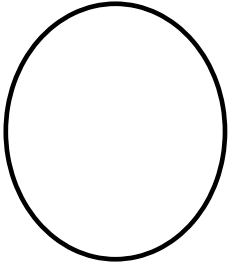
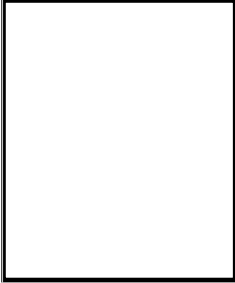
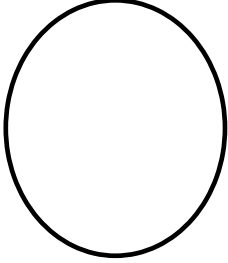
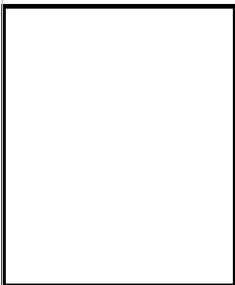
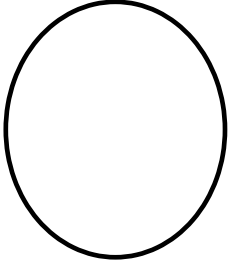
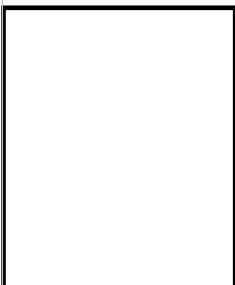
SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of **Residential Plot No.123** containing by admeasurement **167.35 Sq. Mtrs. (i.e.1801 Sq. Ft.)** out of the sanctioned lay-out, known and styled as **“SHLOK SHABD”** being a part or portion of the entire land bearing Kh. No. 101&102 of MOUZA – WANADONGRI, P.S.K. 46 situated at Village – WANADONGRI in Tahsil – Hingna and District – NAGPUR and bounded as under –

ON THE EAST	- ROAD
ON THE WEST	- PLOT NO-39
ON THE NORTH	- PLOT NO-122
ON THE SOUTH	- PLOT NO-124

IN WITNESS WHEREOF the Vendors and the Purchaser hereinabove named have hereto set their respective hands and signed this DEED OF SALE at Nagpur in the presence of attesting witnesses signing as such on the day, first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SHAILENDRA KAMALKISHOR JAISWAL) <u>VENDORS</u>
02			2) (SHIVA ISHWARLAL JAISWAL) <u>VENDORS</u>
03			3) (PRAJAPATI BITTU DAYASHANKAR) <u>PURCHASER</u>
04			4) (AMAR JIT PRAJAPATI) <u>PURCHASER</u>

WITNESSES :

(1) _____

(2) _____

