

SALE DEED

FOR RS.17,85,600=00 ONLY
(RUPEES SEVENTEEN LAKH EIGHTY FIVE THOUSAND SIX
HUNDRED ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 4,08,000/- ONLY

(Nagari Kshetra Wanadongari, Mauja-Sangam,2.2, Page No. 2208,
@ Rs.3920/- per Sq.Mtr.as per ASR Year 2026-2027)

THIS DEED OF SALE is made and executed at HINGNA on this ____th Day of
AUGUST MONTH 2026, BETWEEN :

SHRI. RITESH S/o RADHESHYAM SHARMA, Aged about 52 Years, Occupation – Business, Income Tax PAN: ADKPS1845A, Aadhar Unique Identity No.: 627995480035 and Cell No.: 9373212877, Resident of 218, Shankar Nagar, Nagpur-440010, email id: sharma.greenheaven@rediffmail.com, AND **SHRI. DILIP S/o GANPATRAO SAKHALE**, Aged about 65 Years, Occupation – Business, Income Tax PAN:CTBPS2468A, Aadhar Unique Identity No.: 560033648169, Resident of Ward No 2, Plot No 18, Matoshree Nagar, Wanadongari, Tahsil Hingna Dist. Nagpur 441110, Both acting under Body of Individuals (BOI) here-in-after known and styled as SHARMA INFRAVENTURES, (PAN:AAEBS8792H) hereinafter called the “**VENDORS / PROMOTERS**”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**VENDORS / PROMOTERS**”, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

ABHIJIT MILIND CHAHARE, Aged about 31 Years, Occupation – Service, Income Tax PAN: BTYPC8320B, Aadhar Card No: 6344 0092 4195, Mobile No. 9503623473, Email: abhijitchahare@gmail.com, Resident of Plot no. 3, Near Naresh kirana store, Sharma Layout, Gopal nagar, 3 Rd bus stop, Nagpur - 440022, hereinafter called the “**PURCHASERS**”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said “**PURCHASERS**”, as well as, his/her/their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

(1)	Title History :
	The Vendor/Promoter hereinabove named are owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 181 and 183/1, of MOUZA – SANGAM, P.S.K. 6 B, having an area of 1.50and 0.6509 Hectares respectively, held in Occupancy Class – 1 Rights, Rental Rs. 4.19 and Rs 1.00Yearly respectively, Khate No. 3241and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR and more particularly describe in the Schedule hereunder written; AND <u>Khasra No 181</u> WHEREAS, ALL THAT Piece and parcel of Agricultural land bearing Khasra No. 181of MOUZA – SANGAM, P.S.K. 6 B, having total area of 1.85 Hectares, Rental Rs. 4.19 Yearly, held in occupancy Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sangam in Tahsil – Hingna and District – NAGPUR,originally belonged to Mrs Pushpabai Yeshwant Mahajan who sold to Shri Shankarrao Gadiji Junghare, Mrs Kusumbai Shankarrao Junghare, Shri Suresh Shankarrao Junghare, Shri Dilip Shankarrao Junghare and Shri Sharad Shankarrao Junghare, by a sale deed dated 20-04-1990, which is duly registered at the office of Sub-Registrar, Hingna in Book Ni 1 at Sr. No. 3509 on even date and same is also duly recorded in all revenue records vide ferfar No. 62, dated 05.09.1990. WHEREAS, Kusumbai Shankarrao Junghare expired on 07/04/1992 and Shankarraoji Gadiji Junghare expired on 13/04/2010, and consequent upon his demise, his aforesaid property devolved upon his three sons namely (1) Shri

Suresh Shankarrao Junghare, (2) Shri Sharad Shankarrao Junghare and (3) Shri Dilip Shankarrao Junghare and three Daughters namely (i) Mrs Pushpa Padmakar Somwanshi, (ii) Mrs Kunda Wasudeo Tarade and (iii) Mrs Madhavi Sudheer Ingole jointly by way of intestate succession being the only legal heirs of the deceased and the same is duly recorded in the Revenue records vide Ferfar entry No 1594, dated 24-05-2013.

WHEREAS, Later on Mrs Pushpa Padmakar Somwanshi, Mrs Kunda Wasudeo Tarade and Mrs Madhavi Sudheer Ingole, Suresh Shankarrao Junghare and Dilip Shankarrao Junghare, Relinquished their respective shares in the said Land vide relinquishment deed which is duly registered with sub registrar, Hingna on dated 20/08/2015, vide doc no 3818-2015, in favor of their brother Sharad Shankarrao Junghare and the same is accordingly recorded in the Revenue records vide Ferfar entry no 1859 dated 31-08-2015.

As a result all that piece and parcel of land bearing Kh No 181 admeasuring 1.85 HR belong to Sharad Shankarrao Junghare and his name is duly recorded in all records.

WHEREAS, Shri Sharad Shankararao Junghare made an application with Superintendent Land Records Nagpur for correction in map boundaries on DT. 16.12.2024. An order under section 106 and 135 of Maharashtra Land Revenue Act, 1966 was passed by SDO Nagpur Gramin vide order No. P.M.Y./T.A./Du. Aadesh/Mauja Sangam, S-V-23/SR-414/2024 dated 10/06/2025, in case no Bhu.5/ S.V.-23/Ka.vi.-352/ 2025 of District Superintendent Land Records, Nagpur. As per above order Land area of Kh No 181 is changed to 1.50 H.R. and accordingly recorded in the Revenue Records vide Ferfar Entry No 4540 dated 21-07-2025.

Kh No 183/1

WHEREAS, ALL THAT Piece and parcel of Agricultural land bearing Khasra No. 183 of MOUZA – SANGAM, P.S.K. 6B, having total area of 5.01 Hectares, Rental Rs. 11.50 Yearly, held in occupancy Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sangam in Tahsil – Hingna and District – NAGPUR, originally belonged to Shri Ramdas Mangal Kothare, being his separate property, who sold to Mrs Bharati Shirish Gode by a sale deed dated 13-04-1988, which is duly registered at the office of Joint Sub-Registrar, Nagpur-1, Volume No 35, on pages 165 to 168 at Sr No 1066(P) on even date. AND

WHEREAS, Smt Bharti Shirish Gode lateron in her turn transferred the aforesaid property to Shri Rajdeep Ram Meghe, by a sale deed Dated 16-10-1990, which is duly registered at the office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4882(P) on even date, AND

WHEREAS, Shri Rajdeep Ram Meghe lateron in his turn transferred ALL THAT Piece and Parcel of Agriculture Land bearing Khasra No 183 of Mouza Sangam, P.S.K. 6B, having an area of 5.01 H.R. Rental Rs 11.50, held in Bhogwatdar Class 2 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 Sangam, in Tahsil Hingna, District Nagpur by way of sale to Shri Shankarrao Gadiji Junghare, Mrs Kusumbai Shankarrao Junghare, Shri Suresh Shankarrao Junghare, Shri Dilip Shankarrao Junghare and Shri Sharad Shankarrao Junghare, by a sale deed Dated 07-08-1991, which is duly registered at the office of the Joint Sub-Registrar, Nagpur-1 in addl. Book No. 1, Volume No 431 on pages 18 to 28, at Sr. No. 4133(P) on 21-08-1991 and the same is also accordingly mutated in his name in relevant records vide Ferfar Entry No 618 dated 07-10-2004.

WHEREAS, the said agriculture land comprising Kh No 183 lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights, passed by the Additional Collector, Nagpur vide order dated 07-10-2004, passed in case no 82/LND-18/2004-2005; AND

WHEREAS Shri Shankarrao Gadiji Junghare and others sold in parts to various PURCHASERSs on various occasions and remaining portion of land admeasuring 0.6095 H.R. is renumbered as 183/1.

WHEREAS, Kusumbai Shankarrao Junghare expired on 07/04/1992 and Shankarraoji Gadiji Junghare expired on 13/04/2010, and consequent upon his demise, his aforesaid property devolved upon his three sons namely (1) Shri Suresh Shankarrao Junghare, (2) Shri Sharad Shankarrao Junghare and (3) Shri Dilip Shankarrao Junghare and three Daughters namely (i) Mrs Pushpa Padmakar Somwanshi, (ii) Mrs Kunda Wasudeo Tarade and (iii) Mrs Madhavi Sudheer Ingole jointly by way of intestate succession being the only legal heirs of the deceased and the same is duly recorded in the Revenue records vide Ferfar entry No 1594, dated 24-05-2013.

WHEREAS, Lateron Mrs Pushpa Padmakar Somwanshi, Mrs Kunda Wasudeo

Tarade and Mrs Madhavi Sudheer Ingole, Suresh Shankarrao Junghare and Dilip Shankarrao Junghare, Relinquished their respective shares in the said Land vide relinquishment deed which is duly registered with sub registrar, Hingna on dated 20/08/2015, vide doc no 3818-2015, in favor of their brother Sharad Shankarrao Junghare and the same is accordingly recorded in the Revenue records vide Ferfar entry no 1859 dated 31-08-2015.

As a result all that piece and parcel of land bearing Kh No 183/1 admeasuring 0.6509 H.R. belong to Shri Sharad Shankarrao Junghare and his name is duly recorded in all records.

Lateron Shri Sharad Shankarrao Junghare sold his entire land comprising Survey/Gat/Khasra No. 181 admeasuring 1.50 H.R. and Survey/Gat/Khasra No. 183/1 admeasuring 0.6509 H.R., to Shri Dilip Ganpatrao Sakhale and Shri Ritesh Radheshyam Sharma, by a sale deed Dated 06-08-2025, which is duly registered at the office of the Sub-Registrar, Hingna in Book No. 1, at Sr. No. 8547 on even date and the same is also accordingly mutated in his name in relevant records vide Ferfar Entry No 4568 dated 04-09-2025.

As a result therefore the aforesaid VENDORS/PROMOTORS Shri Dilip Ganpatrao Sakhale and Shri Ritesh Radheshyam Sharma have now become an exclusive, absolute and full owner of the aforesaid property bearing Survey/Gat/Khasra No. 181, having an area of 1.50 Hecter Aar and property bearing Survey/Gat/Khasra No. 183/1, having an area of 0.6509 Hecter Aar, Khate No. 3241, Mauja Sngam, Tahsil Hingna, District Nagpur with heritable and transferable rights therein; AND

WHEREAS during the course of time in pursuance of the provision of sub section(2) (2A) and (3) of Section 3 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1965 (Mah. XL of 1965), the Government of Maharashtra, Urban Development Department has vide its notification MUN-2016/C.R.6/U.D-18dated 26-10-2016 constituted Wanadongari Municipal Council being a smaller urban area which more specifically described in the Schedule 'B' of the said notification. The aforesaid lands of the recorded Co-owners fall under the jurisdiction of the Wanadongari Municipal Council; AND

WHEREAS by the said Notification Mouza – SANGAM of Hingna Tahsil declared as the Smaller Urban Area under the name of Wanadongari Municipal Council which is confronted with powers of independent Planning Authority under

	the provisions of the Maharashtra Village Panchayat Act thus excluded/freezed from the jurisdiction of the Nagpur Metropolitan Regional Development Authority (formerly the Nagpur Improvement Trust); AND WHEREAS the Vendors named hereinabove jointly later on decided to develop the said property bearing Khasra No. 181 and 183/1 of Mouza – SANGAM into RESIDENTIAL LAYOUT named and styled as “NARMADA VIHAR-13”, by carving out various Plots of different sizes therein; AND WHEREAS in pursuance to Section 5(1) of the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) (Amendment) Act, 2021 and on the perusal of application dated 08-05-2026, the layout plan of aforesaid land is provisionally sanctioned / approved by the Chief Executive Officer, Nagar Parishad, Wanadongari vide its letter No.N.P.Wa./N.R.Vi./A.Bhu. Niymi/3711/2025,dated 31-12-2025,upon the several terms and conditions contained therein; AND As a result therefore Shri. Ritesh Radheshyam Sharma and Shri Dilip Ganpatrao Sakhale, the Vendors named hereinabove have now become an exclusive, absolute, full Owner of Plot Nos. 1 to 123, containing by total admeasurements 13382.72 Sq. Mtrs. and same is accordingly recorded in the Revenue Records; AND WHEREAS, Shri. Ritesh Radheshyam Sharma and Shri Dilip Ganpatrao Sakhale, the Vendors named hereinabove have formed Body of Individuals (BOI) joint venture in the name of Sharma Infraventures (PAN No. AAEB58792H), having registered office at 143, Indu Enclave, 1st Floor, Shankarnagar, Nagpur 440010, for development and sales of the non agriculture land bearing kh. No. 181 and 183/1, Mauja Sangam, Tahsil Hingna, Dist. Nagpur.
	N.A. permission :
	In pursuance of Government Notification Dated 05-01-2017, the State Government has included Section 42B & 42K by amending Section 42 and 42A of the Maharashtra Land Revenue Code, 1996 wherein provision has been made for Deemed Conversion for non agricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in form of allotment, reservation or instruction in such development plan, if the conversion tax, non agricultural levy and payment of nazarana or premium or other government dues where applicable as provided in Section (2), will be deemed to have been converted and no separate permission under Section 42 or Section

	44 will be required for use which is permitted under such development plan. WHEREAS in pursuance of Maharashtra Land Revenue Code, (Second Modification) 2025, for conversion from Agriculture to Non Agriculture Residential Use Vendors/Promoters have deposited One Time Conversion charges of Rs 2,52,933/- with Nagar Parishad Wanadongri on dated 12-04-2026. AND
	Lay-out Sanction :
	For the purpose of development of said land the aforesaid Vendor/Promoter the aforesaid Vendor/Promoter has prepared a layout on the said land admeasuring 21,500.00 sq. Mtrs by carving out various Plots of different sizes therein and the said layout Plan is duly demarketed, Final sanctioned and approved by the Chief Officer, Nagar Parishad, Wanadongari, vide order No. Ja. Kra./N.P.Wa./N.R.Vi./A.Bhu.Niyami/986/2026,dated 08-05-2026,upon the several terms and conditions contained therein. Also the said Plot no 90 is Released by Nagar Parishad Wanadongri, vide Sanction and RL letter No N.P.Wa./N.R.Vi.Bhu.Mukt/64 /26,dated 06-07-2026.
(2)	Real Estate Project Name:
	The said Real Estate Project is purely a Plotted Development and shall be known and styled as “ NARMADA VIHAR-13 ” (Hereinafter referred to as the “ Project ”).
	Address :
	Survey / Khasra / Gut No. 181 and 183/1 of MOUZA – SANGAM, P.S.K. 6-B, Nagar Parishad Wanadongari, Tahsil – Hingna and District – NAGPUR, PIN Code – 441110.
	Architect :
	The Vendor/Promoter has appointed Architect Shri. Umesh Lamge, having its office at 402, Daya Chamber, Ajni Square, Wardha Road, Nagpur.
	Amenity Space / Public Utility Plot :
	As per prevailing Development Control Rule, Amenity Space is not required in the said Lay-out. However Open Space admeasuring 2151.91 Sq. Mtrs.,is provided to the said layout.
(3)	Compliance of Real Estate (Regulation & Development) Act, 2016 :
	The Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. “ NARMADA VIHAR-13 ” is duly register with the said Authority vide RERA Registration No. PP1190002601001 dated 01/07/2026.
	Phasing of the Project :
	This Project is developed in a Single Phase.
	Inspection of all documents by Allottee/PURCHASERS :

	On demand from the Allottee/PURCHASERS, the Vendor/Promoter has given inspection to the Allottee/PURCHASERS of all documents of title relating to the project land and plans, designs & specification prepared by the project Architect and all other such documents as specified under the Real Estate (Regulation & Development) Act and Rules & Regulations made there under.
	Disclosure regarding litigation :
	The Vendor/Promoter hereby declares that there is no civil/ criminal case is pending with respect to the said lands.
	Disclosure regarding reservation in said land :
	The Vendor/Promoter hereby declares that based on the sanctioned Lay-out Plan obtained from the Planning Authority, area under road admeasuring 5965.37 Sq. Mtrs., Open Spaces total admeasuring 2151.91 Mtrs shall be handed over to the local authority. The Vendor/Promoter declares 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. A separate legal entity (co-operative society) of Plot Owners will be formed, which will be responsible for maintenance of the said Lay-out Project or after completion of entire development work, the Lay out will be handed over to Nagar Parishad for maintenance as per prevailing norms.
(4)	Interest shown by the Allottee/PURCHASERS :
	Allottee/PURCHASERS was in search of residential Plot in vicinity of Metro Region and that is when she/he came to know about the said project of the Vendors/Promoters. The Vendor/Promoter has disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the Allottee/PURCHASERS and thereafter the Allottee/PURCHASERS has conveyed his readiness and willingness to purchase the Plot of land out of the project known as “ NARMADA VIHAR-13 ” which is more particularly described in the Schedule B and location of which is shown on authenticated copy sanctioned Lay-out plan annexed herewith.
(5)	Offer and acceptance :
	The Parties relying on the confirmations representation and assurances of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, upon the terms and conditions stated therein.

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. 17,85,600/- (Rupees Seventeen Lakh Eighty Five Thousand Six Hundred Only)**, paid by the PURCHASERS(s) to the Vendors/Promoter in the manner appearing herein below, the receipt whereof the Vendors/Promoter do hereby acknowledge and the Vendors/Promoter being the absolute Owners of the said lands do hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 90** admeasuring **104.00 Sqm, (1119.45 Sq. Ft)** out of the sanctioned lay-out known and styled as "**NARMADA VIHAR-13**", being a portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 181 and 183/1of **MOUZA – SANGAM**, Patwari Halka No. 6-B and including all other easementary rights appurtenant and belonging thereto, within the limits of the Nagar Parishad Wanadongari, in Tahsil – Hingna and District – NAGPUR, hereinafter termed shortly as the "**SAID PLOT**" more particularly described in **Schedule B** hereunder written, to and unto the PURCHASERS to hold the same as an absolute owner, free from all encumbrances.
- (2) **MANNER OF PAYMENT :-**
- | | |
|-----------------|---|
| Rs. 50,000=00 | (Rupees Fifty Thousand) Only paid by the Allottee/ Purchaser to the Vendor/Promoter by online transfer vide UPI No. 309059029272, dated 05/05/2026, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendors/ Promoters. |
| Rs. 50,000=00 | (Rupees Fifty Thousand) Only paid by the Allottee/ Purchaser to the Vendor/Promoter by online transfer vide UPI No. 090907828978, dated 08/08/2026, drawn on Union Bank of India, the receipt whereof is hereby acknowledged by the Vendors/ Promoters. |
| Rs. 3,85,600=00 | (Rupees Three Lakh Eighty Five Thousand Six Hundred) Only paid by the Vendor/Promoter by online transfer vide UPI No._____, dated __/08/2026, drawn on Union bank,, the receipt whereof is hereby acknowledged by the Vendors/ Promoters. |

	Rs. 13,00,000=00 (Rupees Thirteen Lakh Only) paid by the Allottee(s)/ Purchaser(s) to the Vendors/Promoters by DD/PO No.____, Dated ___/08/2026, drawn on PNB New Delhi, by availing home loan from PNB Housing Finance Ltd, the receipt whereof is hereby acknowledged by the Vendors/Promoters. <u>Rs. 17,85,600=00</u> (RUPEES SEVENTEEN LAKH EIGHTY FIVE THOUSAND SIX HUNDRED ONLY)
(3)	THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASERS as follows :- i) THAT, the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that he has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASERS 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 PURCHASERS(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 they are debarred from transferring the same to the PURCHASERS 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 PURCHASERS(s) for all losses, damages and the costs that the PURCHASERS(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 PURCHASERS(s) without any interruption or disturbance by the Vendor/Promoter and/or any person claiming on behalf of the Vendors/Promoters. vi) THAT, the Vendor/Promoter has paid NA, Nagar Parishad 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 Vendor/Promoter undertakes to pay

	the same to the respective authorities and keep the PURCHASERS(s) indemnified.
	vii) THAT, the possession of the above said Plot transferred hereunder is handed over today to the PURCHASERS(s), who will hold and enjoy the same hereinafter with heritable and transferable rights.
	viii) THAT, the PURCHASERS(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 PURCHASERS(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 Competent Local Body Authority / Nagar Parishad Wanadongari.
	x) THAT, the PURCHASERS(s) is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, the Tahasildar, Hingna, Nagar Parishad, Wanadongari / Competent Local Body Authority, Town Planning & other Competent Authority 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. Similarly the PURCHASERS(s) has/have agreed to pay the proportionate charges and expenses required for development of the said Lay-out, as and when demanded by the Competent Authorities empowered on that behalf.
	xi) THAT, the Vendor/Promoter will support any application made by the PURCHASERS(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 execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the PURCHASERS(s) as may reasonably be required.
	xiii) THAT, Vendor does hereby declare that the Vendor has never entered into any agreement of Sale or otherwise either oral or in writing in respect of the aforesaid property forming the subject matter of this Sale deed.
	xiv) THAT, the above said Plot shall be taken to be correctly described in the schedule written hereunder and if any misstatement, error or omission be discovered, the same shall not annul this deed nor shall any compensation be

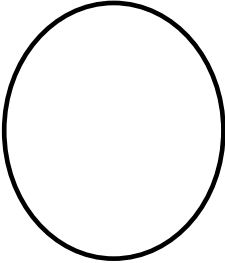
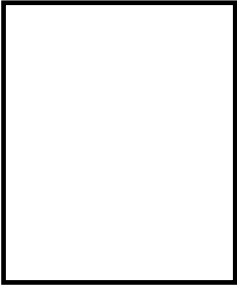
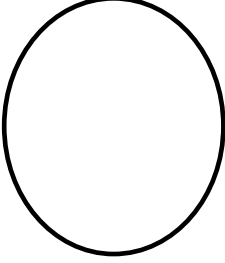
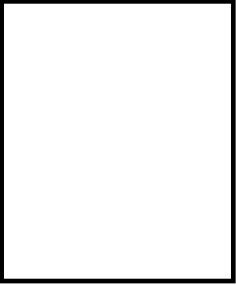
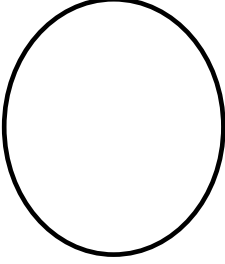
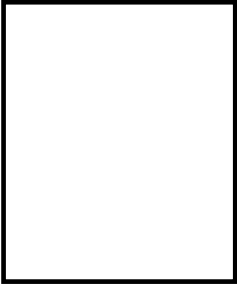
	allowed in respect thereof, but all the same errors, misstatements or omissions shall always be subject to corrections by the parties thereto.
	xv) THAT , it is clearly agreed and understood by the PURCHASERS(s) that it shall be her/his/their sole liability and responsibility to pay the betterment and development 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 terms and conditions as may be imposed by the Local Planning Authority / Nagar ParishadWanadongari under any prevailing provisions of the Statues.
	xvi) THAT , the Allottee/PURCHASERS shall permit the Vendor/Promoter and its surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land / Lay-out 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.
	xvii) THAT , the Allottee/PURCHASERS is well aware that the Vendor/Promoter will complete development works of said Lay-out. The Allottee/PURCHASERS 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.
	xviii) THAT , it is clearly agreed, understood and accepted by the PURCHASERS(s) named hereinabove that Goods and Service Tax (GST) applicable on the instant transaction of Sale is specifically agreed to be borne and paid by the PURCHASERS(s), if applicable and under no circumstances the Vendor / Promoter / Developer shall be held liable for payment of such charges.
	xix) THAT the aforesaid Layout is developed/got sanctioned in accordance with presently applicable charges. In case, if in future the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Lay-out, then all such charges shall be borne and paid by the Allottee/PURCHASERS alone. Under no circumstances the Vendor/Promoter will be liable for the same.
	xx) THAT , 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 PURCHASERS.

	<u>SCHEDULE – A</u> <u>(SAID LAND)</u>
	ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No.181 admeasuring 1.50 H.R. and Survey / Khasra / Gut No.183/1 admeasuring 0.6509 H.R. Total admeasurements 2.1509 Hectare Aar, Rental Rs. 4.19 and Rs 1.00 Yearly respectively, held in Occupancy Class – 1 Rights, Khate No. 3241,of MOUZA – SANGAM, P.S.K. 6B,and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, within the limits of the Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR and bounded as under:- ON THE EAST - BY KH. No. 175 & 176, ON THE WEST - BY KH. No. 183/2& 183/5, ON THE NORTH - BY KH. No. 182& 183/4, ON THE SOUTH - BY KH. No. 178& 180.
	<u>SCHEDULE – B</u> <u>(SAID PLOT)</u>
	ALL THAT Piece and Parcel of land bearing Plot No. 90 admeasuring 104.00 Sqm, (1119.45 Sq.Ft) out of the sanctioned layout carved on the land described in Schedule - A and known and styled as “NARMADA VIHAR-13” and the said Plot is bounded as under– ON THE EAST : BY PLOT NO 77, ON THE WEST : BY 9 MTR WIDE ROAD, ON THE NORTH : BY PLOT NO 89, ON THE SOUTH : BY PLOT NO. 91.
	<u>SCHEDULE- C</u> <u>DEVELOPMENT WORKS OF THE PROJECT</u> 1) Underground Water Pipeline and Water Supply Point 2) Underground Sewer Lines and Inspection Chambers, 3) Open Space with compound wall and gate, 4) Internal Concrete Road,

	5) Electrification, 6) Drainage Line, 7) Plantation at suitable places, 8) Sewage Treatment Plant.
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IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/ PURCHASERS 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 & 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 in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Yogita Gupta, at the instruction and information given, undertaking, warranties by parties to this Deed on their satisfaction, declarations and sole responsibilities towards the contents of this draft is to be found true and correct.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			(RITESH RADHESHYAM SHARMA) <u>VENDOR(S)/PROMOTER(S)</u>
02			(DILIP GANPATRAO SAKHALE) <u>VENDOR(S)/PROMOTER(S)</u>
03			(ABHIJIT MILIND CHAHARE) ALLOTTEE(s) / PURCHASERS(s)

WITNESSES :-

(1) _____(2) _____