

**SALE DEED FOR RS. 2,01,00,000.00 ONLY**  
**(RUPEES TWO CRORE ONE LAKH ONLY)**  
**VALUATION AS PER ANNUAL STATEMENT OF RATES**  
**(ASR) RS. 1,58,00,000.00 ONLY)**

Zone/Item No. 30.434/53(583)B Page 736 @ Rs. 10,420/- (ASR 2022-23)

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THIS DEED OF SALE is made at NAGPUR on this 16<sup>th</sup> Day of MARCH, 2023, BETWEEN: **OM CONSTRUCTIONS**, A Partnership Firm, (PAN AAAFO8777C) having its Office at Plot No. 257, Survey Nagar, Jaitala Road, Nagpur and acting through its Authorised Partner **SHRI. BHARAT S/o MAYABHAI PATEL**, Aged 51 Years, Occupation – Business, (Income Tax PAN AASPP3378E & AADHAR UID 6588 4612 9868), Mobile 9552290281, Resident of Plot No. 257, Bhamti Layout, Bhausaheb Survey Nagar, Jaitala Road, Nagpur – 440022, Tahsil and District – NAGPUR, 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

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**M/S. KRISHNA CONSTRUCTIONS**, A Partnership Firm, (PAN AAZFK3516E) having its Office at 205, Fourth Floor, Golden Palace, West High Court Road, Dharampeth, Nagpur and acting through its Partner **(1) SHRI. ASHISH S/o NEMESHWAR KASULKAR**, Aged 42 Years, Occupation – Business, PAN AVDPK9549A, AADHAR UID 7946 3547 6223, Mobile No. 9767224030, Resident of Plot No. 401, B-Wing, Rachana Meghsparsh Apartments, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR; AND **(2) SHRI. SUMEET S/o KASHINATH KARMILKAR**, Aged 42 Years, Occupation – Business, PAN AOKPK8725J, AADHAR UID 9078 7399 6953, Mobile No. 9325890011, Resident of Flat No. 602, Sai Reidency Apartments, Kashmiri Gali, Indora, Nagpur-440017, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER**, 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 **OTHER PART**.

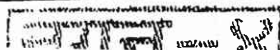
WHEREAS, the Vendor named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 3 containing by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR hereinafter referred to as '**said Property**'; AND

WHEREAS ALL THAT piece and parcel of land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 having an area of 0.49 Hectares, (i.e. 4900 sq. mtrs.) bearing City Survey No. 771 and sheet No. 183/53 of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Smt. Savitribai Daulatrao Meshram and 4 other, being their ancestral property, as recorded owners thereof; AND

WHEREAS the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-02-1976, the said Smt. Savitribai Daulatrao Meshram and 4 others had filed a Statement/Return under section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C. Nagpur and on completion of enquiry in respect of the said authority vide his Order Dated 02-07-2007 passed in ULC Case No. 66/2007 declared that the said case is non actionable; AND

WHEREAS the aforesaid entire land comprising 141/2 of MOUZA – JAITALA is converted for Non-Agricultural Use vide Order dated 08-08-2006 passed by the Collector, Nagpur in Revenue Case No. 4/NAP-34/2006-2007; AND

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(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

(6) THAT full Stamp Duty of Rs. 14,07,000/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement to Sell dated 17-11-2022, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 at Serial No. 9976 on even date

**SCHEDULE REFERRED TO ABOVE**

**(RESIDENTIAL)**

ALL THAT Piece and parcel of land bearing Plot No. 3 containing by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA - JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 of Mouza - Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and bounded as under :-

ON THE EAST	-	BY KH. NO. 141/4,
ON THE WEST	-	BY 9.00 MTR. WIDE ROAD,
ON THE NORTH	-	BY OPEN SPACE,
ON THE SOUTH	-	BY 7.50 MTRS. WIDE ROAD.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed 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,

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