

JOINT DISTRICT REGISTRAR,  
NAGPUR, Maharashtra  
MAHARASHTRA

भारत  
0004180  
281987  
INDIA  
MAHARASHTRA  
12 12 99

संक्रमांक ४४६६  
पत्र १९९९ के दिनांक  
के २४ तारीख ३ व ४ के  
दरम्यान दुसरे निबंधक, नागपुर  
वाचे कचेरीत आणून दिला.

*[Signature]*  
President Secretary  
Nagar Vikas Co-op.  
Housing Society Ltd.  
Nagpur.

मुख्यांकन दु. ग. न. १४६६  
वागपुत्र

१. मालका दा. ४.५०  
२. मालकी २९०००  
३. मालकी ३००  
४. मालकी ३००  
५. मालकी २००  
६. मालकी १२००  
७. मालकी ३००००

*[Signature]*

SUB REGISTRAR NAGPUR  
**SALE DEED**

*[Signature]*

नागपुर शहर

Valued at Rs. 45000/-  
(Rupees fourty five thousand - only)  
(For the purpose of Stamp Duty Valued of Rs. 298000/-)  
(Agreement of Sale is already Registered at Serial No. \_\_\_\_\_ (p) on  
dated \_\_\_\_\_ and a Stamp Duty of Rs. \_\_\_\_\_/- only and  
Registration Fee of Rs. \_\_\_\_\_/- only is paid upon the said  
document.)

THIS SALE DEED executed this 24<sup>th</sup> day of  
Dec 1999 BETWEEN

NAGAR VIKAS CO-OPERATIVE HOUSING  
SOCIETY LTD. NAGPUR registered under the Co-operative Society  
Act, 1960 and rule 1961 (1961 XXIV) Registratio No. NGP/CTY/  
HSG/TO/455/1986-87 and having its Registered Office at Nagpur  
Tahsil and District Nagpur acting through its President/Secretary  
SHRI DEORAO MAHADEORAO SALVIKAR  
Aged about 32 year, Occupation- Service  
R/o. old Subhedar Layout Nagpur  
(hereinafter called Vendor/Transferor Society, which expression shall  
unless repugnant to the context or meaning thereof always mean and  
include its successors, administration, legal representatives and assings  
of the ONE PART

AND

Shri/Smt./M/s. DEEPAK WASUDEORAO PABU GADKAR  
Aged about 42 years. Occupation Service  
R/o. Plot No 416 Jyoti Nagar Nagpur  
member of the said society (hereinafter called the Purchaser which expression shall unless repugnant to the context or meaning thereof always mean and include said purchaser his/her heir, executors, representatives and assings of the OTHER PART.

Where as the said society having purchased the said land in Mouza Somalwada, Tahsil & Distt. Nagpur from Shri Bujurkar Ram Mandir Trust, Itwari, Nagpur vide registered sale deed bearing serial No. (1) 10378 (p) on dated 3-10-1996, (2) 2905 on dated 23-9-1998 and (3) 2922 dated 25-9-1998

Whereas the said society in competent to sell out the plots to its members.

AND

Whereas the said purchaser is the member of the society.

**NOW THEREFORE THIS DEED OF SALE  
WITNESSES AS FOLLOWS:**

1. That in pursuance of the agreement and inconsideration of the sum of Rs. 45000/- (Rs. fourty five thousand only) paid by the purchaser to the society from time to time the receipt whereof the society hereby acknowledge and the vendor society hereby transfers to the purchaser Plot No. 122 in the layout admeasuring.

East West	<u>50'</u>	Fit	<u>(15.00)</u>	Metres)
North South	<u>60'</u>	Fit	<u>(18.00)</u>	Metres)
Total area of	<u>3000</u>	Sq. Ft	<u>(270.00)</u>	Sq Metres)

More particularly described in the schedule hereunder written to hold the same free from encumbrances.



**The society does hereby covenant with the purchaser**

1. That the society has good and valid right to convey the said plot to the purchaser by way of sale
2. That the purchaser shall hereafter quietly entered into and upon and held and enjoyed without any interruption or ditubances by the vendor society or by any other person whosoever.
3. That the society has done no act whereby it is debarred from transferring the same by way of sale to the purchaser.
4. That the society has this day dilived the actual physical possession of the plot hereby sold to the percaser.
5. That the plot hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any error or omission shall be discovered, the same will always be subject to correction by the society.

6. That the purchaser shall use the plot for residential purpose

7. That purchaser shall have to seek the permission in writing from the society if he/she intends to transfer the plot

8. That purchaser shall at all times hereafter have to pay development charges, betterment contributions, cost of roads, drains, lights and all other charges.

9. That the cost of stamp duty, Registration fee and other misc charges are to be borne and paid by the purchaser.

#### SCHEDULE OF THE PLOT SOLD

All that piece and parcel of land bearing Plot No. 142 of the layout of Nagar Vikas Co-operative Housing Society Ltd, Nagpur being a part or portion of the land bearing Khasara No. 54/2 area 12.95 Hectors of Mouza Somalwada, Ph No. 44, Ward No. 15 Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur admeasuring

East West	<u>50'</u>	Ft	<u>( 15.00 )</u>	Metres)
North South	<u>60'</u>	Ft	<u>( 18.00 )</u>	Metres)
Total area of	<u>3000</u>	Sq. Ft	<u>( 270.00 )</u>	Sq Metres)

and bound as under

on the East

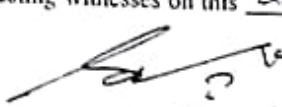
on the West

on the North

on the South

7.50 m wide Road  
PLOT NO 100  
PLOT NO 121  
PLOT NO 123

In witnesses where of the vendor society represented herein by the Secretary has set his respective hand & signed this sale deed in the presence of the attesting witnesses on this 24th day of Dec 1999

  
**PRESIDENT/SECRETARY**  
Nagar Vikas Co-operative Housing  
Society Ltd, Nagpur.  
VENDOR

WITNESSES

1) Mrs

2) Comdant

श्री. देवराज अठावटकर, कार्याध्यक्ष,

पत्र ३२ नं० - २०२४, कोल्हापूर

श्री. देवराज अठावटकर, कार्याध्यक्ष

President/Secretary  
H. A. Vikas, २०२४  
H. A. Vikas, २०२४  
२०२४

श्री. देवराज अठावटकर, कार्याध्यक्ष

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२०२४

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श्री. देवराज अठावटकर, कार्याध्यक्ष

दिनांक २२/१२/२०२४

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श्री. देवराज अठावटकर, कार्याध्यक्ष

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**DATE** \_\_\_\_\_  
**TIME** \_\_\_\_\_  
**BY** \_\_\_\_\_  
**REMARKS**

LAYOUT PLAN FOR KH.NO 54/2, MOUZA-SOMALWADA BELONGS TO  
NAGAR VIKAS CO-OP. HOUSING SOCIETY LTD. NAGPUR.

1997-1998 2000-2001