



SALE DEED DRAFT

(Section 54 of the Transfer of Property Act, 1882)

Document No. : SD/2024/0256
Draft Date : 20 May 2024
Property : Safal Enclave
Village : Besa, Nagpur (Rural)

THIS SALE DEED is made and executed at Nagpur on this 20th day of May 2024.

1. PARTIES

SELLER / VENDOR	PURCHASER / BUYER
M/s. Safal Developers, a Partnership Firm having its office at Nagpur, Maharashtra, through its Partner, Mr. Ramesh Rajendra Deshmukh, Aged: 45 Years, Occupation: Business, Address: 101, Safal House, Wardha Road, Nagpur – 440015, Maharashtra. (Hereinafter referred to as “the SELLER” which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, successors and assigns)	Mr. Anil Prakash Sharma, Aged: 38 Years, Occupation: Service, Address: 12, Green Park Residency, Manish Nagar, Nagpur – 440015, Maharashtra. (Hereinafter referred to as “the PURCHASER” which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and permitted assigns)

2. PROPERTY DETAILS

All that piece and parcel of land admeasuring 1.25 Hectare (One Hectare Twenty Five Ares) being Survey No. 45/1 and 45/2, Hissa No. 1, situated at Village – Besa, Taluka – Nagpur (Rural), District – Nagpur, bounded as under:

East	: Adj. Survey No. 46
West	: Adj. Survey No. 44
North	: 18.00 M Wide Road
South	: Adj. Survey No. 47



The said property is more particularly shown in the layout plan sanctioned by Nagpur Municipal Corporation vide TP Approval No. NMC/TP/2024/0456 dated 20 May 2024 for Residential Layout known as “Safal Enclave”.

3. CONSIDERATION

The total sale consideration for the said property/plot is Rs. 45,00,000/- (Rupees Forty Five Lakh Only) out of which the purchaser has paid an amount of Rs. 5,00,000/- (Rupees Five Lakh Only) as advance payment and the balance amount of Rs. 40,00,000/- (Rupees Forty Lakh Only) shall be paid at the time of registration of this Deed.

4. DECLARATION

The Seller hereby declares that:

- The Seller has absolute, clear and marketable title over the said property.
- The property is free from all encumbrances, charges, liens, mortgages and litigations.
- The Seller has the lawful right to sell the said property and has obtained all necessary approvals including NA Order, 7/12 Extract, TP Approval and Development Permission.
- The Seller has not entered into any agreement to sell or part with the possession of the said property or any part thereof to any person/s.

5. OPERATIVE CLAUSE

In consideration of the above and in the manner aforesaid, the Seller hereby sells, conveys and transfers by way of absolute sale to the Purchaser, the said property along with all rights, title, interest, easements, privileges and appurtenances thereto belonging.

6. OTHER TERMS

All expenses of stamp duty, registration charges and other incidental expenses for this Sale Deed shall be borne and paid by the Purchaser.

FOR THE SELLER

For M/s. Safal Developers

Partner
(Mr. Ramesh Rajendra Deshmukh)



FOR THE PURCHASER

(Mr. Anil Prakash Sharma)

Note: This is a draft document for reference purpose only and not valid for registration.
This Sale Deed will be executed on non-judicial stamp paper as per the applicable stamp duty.