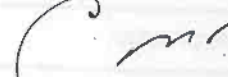


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1107202303340	Date 11/07/2023
Received from Rutvik Prabhakar Pannase - -, Mobile number 9307818707, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name sbiepay	Date 11/07/2023
Bank CIN 10004152023071103133	REF No. 202319227760779
This is computer generated receipt, hence no signature is required.	

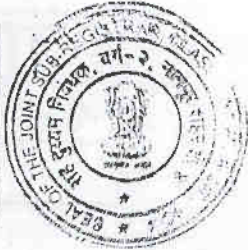
प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती व त्यांचे दस्त सोबत जोडलेली ओळखपत्र व जोडलेल्या कागदपत्राची सत्यता व खरेपणा, बंधता कायदेशीर बाबीस दस्त निष्पादक व कबुल देणार यांनी तपासली व खात्री केली आहे. भविष्यात या बाबत काही कायदेशीर बाब निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आम्ही स्विकारली आहे.


लिटुन घेणार


लिटुन देणार

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E229/2023
2/20



**** SALE DEED ****

Purchased Value At Rs.3,00,00,000/-
(Rs.Three Crore only)

Market Value of Rs.1,56,86,485/-

City Survey No. 796, Sheet No.267/12, Mouza Khamla

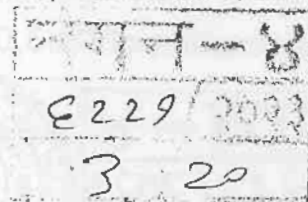
Stamp Duty of Rs.21,00,000/- and Registration fee of
Rs.30,000/- is already paid vide Document No.NGN-
4/1663/2023

THIS SALE DEED IS executed on this 12th day of July
2023, BETWEEN-

MR. SOMASEKHARAN NAIR S/o P.M.PANICKER, (PAN No.
AAHPN5724B) (Aadhar No.7664 5599 8596) (M.No.9422811510)
(MR. SOMASEKHARAN NAIR C.M. MADHAVA PANICKAR GOPALA
NAIR) aged about 71 years, Occupation – Business, R/o I-15, Near
Ganesh Mandir, Tatyapa Tope Nagar, Vivekanand nagar, Nagpur-
440015, AND Apartment No.2E-307, 3rd Floor B2-2E block, Provident
Park square, Kanakapura main road, Bangalore South 560062
hereinafter referred to and called as the **SELLER**, which expression
unless repugnant to the context and meaning thereof shall always
mean and include the said Seller, his legal heirs representatives,
successors, administrators, executors, nominees etc. of the **FIRST
PART.**

AND

Mr. RUTVIK S/O PRABHAKAR PANNASE, (PAN No.HFWPP3155P)
(Aadhar No.8539 0835 7023) aged about 22 years, occupation –
Business, through his duly registered POWER OF ATTORNEY HOLDER
Shri. Prabhakar S/o Ramaji Pannase, (Aadhar No.9438 9153 0789)
(PAN No.ABIPP1916F) Both R/o, Plot No.180, Surendra Nagar, Nagpur
440015, hereinafter referred to and called as the **PURCHASER**, which
expression unless repugnant to the context and meaning thereof shall
always mean and include the said purchaser, his legal heirs, legal
representatives, successors administrators, executors, nominees etc
of the **SECOND PART.**

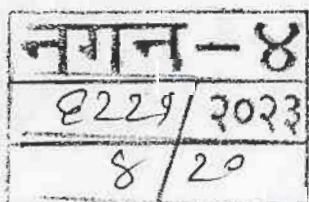


1. WHEREAS, the Seller is the absolute owner and in possession of the **Plot No.15** from the layout of The Irrigation and Power Department Co-operative Housing Society Ltd., Nagpur, Registration No.NGP/HSG/102 of 1962 Khasra No.(30,31,32)2, P.Ho.No.9, admeasuring length 60 feet and breadth 50 feet equal to 3000 square feet (278.71 square meter) with house standing thereon admeasuring 2055.49 squater feet (i.e.190.96 sq.mtrs) including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No.3375/15, Ward No.75, City Survey No.796, Sheet No.267/12 of Mouza Khamla, Tahsil and District : Nagpur, (Hereinafter called as the said property), which is already mentioned detailed in schedule of the property of this agreement.

2. AND WHEREAS, the Seller had purchased plot No.15 on 22.04.1988 from Shri Anand S/o Ramchandra Karandikar by executing Sale Deed to that effect which was registered on same day before Sub-Registrar Nagpur No.1 vide Sr.No.4093, Addl. Book No.1, Vol.No.1042, Sr. No.3937(P), Page No.166 to 168 on same day. That the seller is in possession of the said property since the date of execution of sale deed. Thus, the Seller is the absolute owner of the above property and therefore he has every right to sell the same to the purchaser.

3. AND WHEREAS, the seller has not sold, gifted, transferred this Plot or construction thereon to anybody nor entered into contract with anybody to do so. Sellers have not encumbered this plot to any person or institution by way of mortgage or any kind of agreement and therefore they have every right to sell the same to the purchaser.

4. AND WHEREAS, now, the Seller desires to sell the property, for their better prospects and the purchaser being desirous of owning the above property for his use with transferable rights therein, has approached to the Seller and after detail negotiations, the Seller have agreed to sell the above said property to the purchaser for total consideration of Rs.3,00,00,000/- (Rs. Three Crore only).



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

i] THAT, the purchaser has paid the total consideration amount as under:-

MODE OF PAYMENT

Rs. 1,18,80,000/- Paid by purchaser to seller by R.T.G.S. dated 23.02.2023 vide UTR No. UBINH23054167474 Union Bank of India, Nagpur.

Rs. 1,20,000/- (Rs. One Lac and Twenty Thousand only) paid by purchaser towards TDS amount on behalf of seller.

Rs. 1,80,000/- paid by purchaser towards TDS amount on behalf of seller.

Rs.1,50,00,000/- Paid by Purchaser to seller vide banker Cheque No.793680 drawn on ICICI Bank, dated 30.06.2023 from the loan account of purchaser.

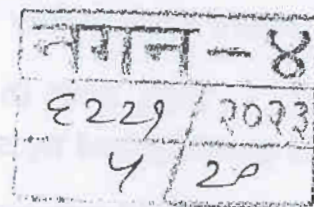
Rs. 28,20,000/- Paid by Purchaser to seller vide by R.T.G.S. dated 06.07.2023 vide UTR No. UBINH 23187601071 Union Bank of India, Nagpur.

Rs.3,00,00,000/- (Rs. Three Crore only) Total amount.
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The Seller has acknowledged the total consideration of the property in the above said manner and no amount is to receive from the Purchaser on any account, whatsoever.

ii] That, in view of the above full consideration having received, the Seller being the absolute and full owner and in possession, of the property does hereby grant, convey assign and transfer by way of sale to the Purchaser, the property to hold the same absolutely forever. The Seller have hereby transferred all their ownership rights easements and other rights in the property, to the purchaser.

iii] That all taxes payable in respect of the property hereby sold, has paid by the Sellers upto the date of registration of this Sale Deed and thereafter, the Purchaser shall be liable to pay the same.



iv] That, the property hereby sold by the Sellers to the Purchaser, is in the jurisdiction Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur.

v] That, the Seller has handed over the possession of the property in clear and vacant condition to the Purchaser on the date of Execution and Registration of this Sale Deed and the Purchaser has acknowledged the same. The Sellers have also handed over all their original documents those are with them in respect of their title to the property.

vi] That, if the Purchaser is deprived of the whole or any part of the property hereby sold by the reason of any defect, found in the title of the Seller or of any encumbrance or charge on the said property to which this sale is not subject, the Seller will pay to the Purchaser by way of damages the whole amount or the Seller will clear the same at her own cost.

vii] That, the Purchaser is now free to utilize and enjoy the property, whatsoever manner, as an absolute owner thereof with easement and transferable rights, forever.

viii] That, the property hereby sold, is believed and shall be taken to be correctly described in the schedule, appended with this Sale-Deed and if any mis-statement, error or omission shall be discovered, the same shall not annul this Sale-Deed, but, all such mis-statement errors or omissions shall always be subject to the correction to the parties, hereto.

ix] That, after the transfer of the said property, if the purchaser found any old arrears of taxes of any authority, which are due prior to execution and registration of sale deed, then the Purchaser shall have every right to recover the same from the Seller with damages.

x] That, the cost of the stamp duty and registration fee of this Sale-Deed and other miscellaneous expenses, legal expenses, are borne and paid by the Purchaser.

xi] That, the Seller shall co-operate to the purchaser or any person on his behalf, for getting his name mutated in all concern record such as city survey, N.M.C., N.I.T., etc.

5. That, both the parties declares that there is no case / litigation is pending and no stay is in operation for execution and registration of

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present sale deed. That the sellers further states that, they have not created any third party interest on this property except the purchaser. That the purchaser has verified all the documents in respect of aforesaid property as per the provisions of section 41 and 55 of Transfer of Property Act, and has fully satisfied with title of vendor / sellers.

6. That the document is prepared on basis of document and information supplied by the parties. That to verify the validity of Title/Document is not a duty of scribe or hon'ble Sub-Registrar.

7. That the seller already executed Agreement to sale dated 23.02.2023 in favour of purchaser, which was registered vide NGN-4/1663/2023 on same before Sub Registrar Nagpur-4. That the Stamp duty and Registration fee is already paid thereon. Copy of Index II is attached herewith.

"SCHEDULE OF THE PROPERTY"

All that piece and parcel of **Plot No.15** from the layout of The Irrigation and Power Department Co-operative Housing Society Ltd., Nagpur, (Registration No.NGP/HSG/102 of 1962), Near Ganesh Mandir, Khasra No. (30,31,32)2, P.Ho.No.9, admeasuring length 60 feet and breadth 50 feet equal to 3000 square feet (278.71 square meter) with house standing thereon admeasuring 2055.48 squater feet (i.e.190.96 sq.mtrs) including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No.3375/15, Ward No.75, **City Survey No.796, Sheet No.267/12 of Mouza Khamla**, Tahsil and District : Nagpur, this Plot is bounded as under -

TO THE EAST - Plot No.28
TO THE WEST - 30 Feet wide Road
TO THE NORTH - Plot No.14
TO THE SOUTH - Plot No.16

In witness whereof, the parties hereto have put their respective hands and signed this Sale Deed on this day in presence of the following attesting witnesses, absolutely of their free will and accord and without any kind of influence from anybody. They are read over the contents of the sale deed and explain the same in vernacular,

