

BEFORE THE SUB-REGISTRAR NAGPUR

SALE DEED

Sale Valued Rs. 40,00,000/- Only

Market Value Rs. 32,45,500/- Only

(Stamp Duty of Rs. 2,40,000/- and Registration Fees of Rs. 30,000/- is paid herewith on Sale-deed Value of Rs. 40,00,000/-).

(Valuation @ Open Plot Rs. 13,930/- Per Sq. Mtrs and construction @ Rs. 25,990/- per Sq. Mtrs of Mouza- Beltarodi, at Item No. 2.2.1 Stamp Duty Ready Reckoner, 2026 - 27).

This **Sale Deed** is made and executed at Nagpur on this **08th Day of October, 2026.**

BETWEEN

SHRI. PRAFULLA S/o VITTHALRAO KOHADE

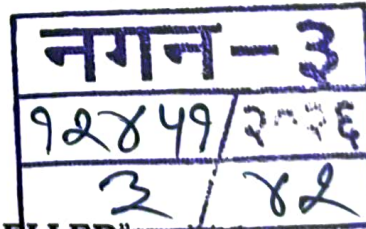
Aged 51 Years, Occupation – Service

R/o. RB-V/532, Near Officer Railway Colony,

AIIMS Road, Bhopal (M.P.)

AADHAR NO. 9354 2276 1736

PAN NO. AJLPK 5358 H



Hereinafter called the **“VENDOR/SELLER”**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said VENDOR as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

1. SHRI. SACHIN S/O HIRALAL KASHYAP

Aged 43 Years, Occupation – Legal Professional
R/o- C/o. Kundan Deotale, Bungalow No.23,
Shreedhar Residency, Near Petrol Pump, Besa, Nagpur. 440037
AADHAR NO. 9520 6766 6801

PAN NO. GSBPK 9364 L

2. SHRI. PANKAJ S/O HIRALAL KASHYAP

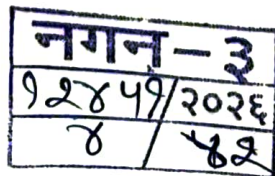
Aged 54 Years, Occupation – Business
R/o- Flat No. 106, Gruhlaxmi Heights,
Near Vithal Mandir, Belatarodi. 440037
AADHAR NO. 717404898132

PAN NO. BFVPK 6444 K

Hereinafter called and referred to as the '**PURCHASER**' which expression shall unless repugnant to the context and meaning thereof, always mean and include the said Purchaser, as well as their heirs, Executors, Legal representatives, administrators, successors and assigns of **THE SECOND PART**.

WHEREAS, the VENDOR hereinabove named is absolute and exclusive owner of and is in possession of ALL THAT piece and parcel of Residential Duplex "E" standing on the entire Plot Nos. 6, 7, 8, & 9, having Plot area admeasuring 87.67 Sq. Mtrs. as per sale deed & 75.57 Sq. Mtrs as per R.L. and total built up area is 80.463 Sq. Mtrs. together with 12.692 % undivided share and interest in the total area of the Plots admeasuring about 690.72 Sq. Mtrs. of Kh. No. 43/A/4/6/7/8/9 of Mouza- Beltarodi, P.H. No. 38, situated at Nagar panchayat Besa- Pipla, Tahsil- Nagpur (Gramin) District Nagpur. (Hereinafter called as "**THE SAID PROPERTY**" and more particularly described in the schedule hereunder written); **AND**

WHEREAS, the VENDOR herein has purchased Duplex No. "E" from M/s. METRO CONSTRUCTION company vide Registered Sale-deed dated 09.01.2008, Registered Before Sub-Registrar No. 7 Nagpur bearing serial no. 198/2008. The VENDOR has mutated his name in



all government record and become the absolute owner of the said Property. The VENDOR is in peaceful possession of the said property.

WHEREAS, the VENDOR has applied for regularization of the Duplex area under Regularization of unauthorized construction of the House/Plot/Layout as per the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 and the competent authority in Pursuance of the same i.e. NAGAR PANCHAYAT BESA-PIPLA regularized the said property and issued Regularization letter of the said Duplex E dated 25.03.2026 vide Permit No.5733.

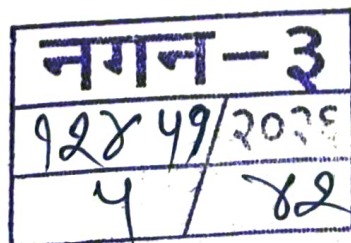
AND WHEREAS the Purchasers being desirous of purchasing the said property have approached the Vendor with a request to sell the said Plot for a valuable consideration and the Vendor has accepted the proposal of the Purchaser.

AND WHEREAS the Vendor having all rights to transfer the said property and being desirous of selling the said property and the Purchaser hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of **RS. 40,00,000/- (RUPEES FORTY LAKHS ONLY)**. That now the Sale deed is executed on the following terms and conditions agreed by and between the parties hereto,

NOW THEREFORE IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS

1) THAT, the VENDOR agreed to transfer and the PURCHASER agreed to purchase all right, title and interest in the **Duplex E** at the price of **RS. 40,00,000/- (RUPEES FORTY LAKHS ONLY)**.

(2) THAT, the total price agreed **RS. 40,00,000/- (RUPEES FORTY LAKHS ONLY)** which the PURCHASER has specifically agreed and paid to the VENDOR in the following manner:



<u>SRL.No.</u>	<u>AMOUNT</u>	<u>PARTICULAR</u>
1.	51,000/-	(RUPEES FIFTY-ONE THOUSAND ONLY) The VENDOR acknowledged that he received Rs. 51,000/- from Purchaser on 12.02.2026 vide UPI Transaction I.D. 640931343097 from the Purchaser.
2.	99,000/-	(RUPEES NINETY-NINE THOUSAND ONLY) The VENDOR acknowledged that he received Rs. 99,000/- from Purchaser on 02.04.2026 vide UPI Transaction I.D. 609266078237 from the Purchaser.
3.	4,00,000/-	(RUPEES FOUR LAKHS ONLY) The VENDOR acknowledged that he received Rs. 4,00,000/- from Purchaser on 02.04.2026 vide Cheque No. 149812 Drawn on YES Bank, Branch- Telephone Exchange, C.A. Road, Nagpur.
4.	34,50,000/-	(RUPEES THIRTY-FOUR LAKHS FIFTY THOUSAND ONLY) The PURCHASER paid Rs. 34,50,000/- by obtaining loan from ICICI HFC LTD. vide D.D. No. 901644 dated 29.09.2026 drawn on ICICI Bank Ltd. Branch-Free Press House, 215 Nariman Point, Mumbai.
TOTAL	40,00,000/-	(RUPEES FORTY LAKHS ONLY)

AND WHEREAS the VENDOR does hereby acknowledge the receipt of the above amount of **RS. 40,00,000/- (RUPEES FORTY LAKHS ONLY)** under these presents and having paid the entire purchase price, the Purchaser requested the Vendor to execute these presents which the Vendor has agreed to do on the following terms and conditions.

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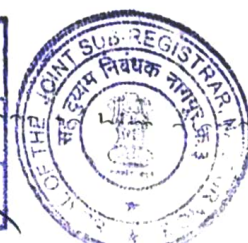
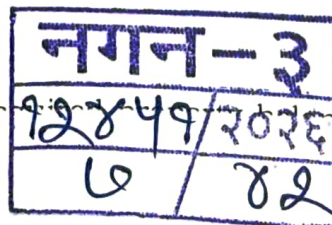


NOW THEREFORE THIS SALE DEED IS OF A DUPLEX E WITH FULL SHARE AND INTEREST IN LAND WITNESSETH AS FOLLOWS:

That, in pursuance of the said Sale Deed and in consideration of a total sum of **RS. 40,00,000/- (RUPEES FORTY LAKHS ONLY)** is paid by the Purchasers to the Vendor in the manner appearing herein above, the receipt whereof the Vendor hereby acknowledge, the Vendor as absolute and exclusive owner thereof do hereby grant, convey, assign and transfer by way of Sale to the Purchasers ALL THAT piece and parcel of Residential Duplex "E" standing on the entire Plot Nos. 6, 7, 8, & 9, having Plot area admeasuring 87.67 Sq. Mtrs. as per sale deed & 75.57 Sq. Mtrs as per R.L. and total built up area is 80.463 Sq. Mtrs. together with 12.692 % undivided share and interest in the total area of the Plots admeasuring about 690.72 Sq. Mtrs. of Kh. No. 43/A/4/6/7/8/9 of Mouza- Beltarodi, P.H. No. 38, situated at Nagar panchayat Besa- Pipla, Tahsil- Nagpur (Gramin) District Nagpur. (More particularly described in the schedule hereunder written); TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of Corporation Taxes, Cesses and all other outgoings etc. levied thereon and payable upto the date of possession.

THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS: -

- i) THAT, the Vendor have good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property by way of Sale to the Purchaser absolutely forever.
- ii) THAT, the Vendor further assure the Purchaser that the property hereby sold is his self-acquired property belongs to him alone. Thus, none except the vendor have acquire any manner of right, title and / or interest whatsoever in respect of the said property.
- iii) THAT, the Vendor also covenant that the property hereby agreed to be sold is free from encumbrances, charges or mortgage and there is no court proceeding pending in any court of law in respect of the said property. That if any claim, dispute or proceeding in respect of the said property arose then the Vendor shall solve such dispute and satisfy



such claim from out of his own properties/ Assets and make sure that the title of the Purchaser does not get affected due to such disputes/ claims.

iv) THAT, the property hereby sold shall be quietly entered into and upon and held and enjoyed and the Rents and profits received therefrom by the Purchasers without any interruption or disturbance by the Vendor or any other person claiming through or in trust for him and without any lawful interruption or disturbance by any other person who-so-ever.

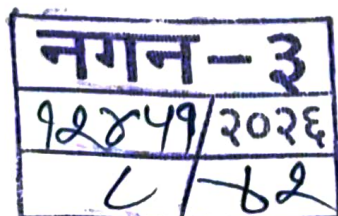
v) THAT, the Vendor have not done any act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the Purchaser absolutely forever.

vi) THAT, the Vendor assure the Purchaser, that he has not transferred the said property by way of lease, gift, sale, Mortgage or in any other manner whatsoever to anybody else and this Sale is free from any charge, claim, demand or dispute etc. of any kind whatsoever.

vii) THAT, the Vendor have this day delivered the actual physical vacant, clear and unencumbered possession of the said entire property to the Purchaser at the time of Registration of this Sale Deed.

viii) That, the Vendor have delivered all the original documents relating to the property hereby sold to the Purchaser at the time of registration of this Sale Deed. However, if it is found that any documents have remained with the Vendor, the Vendor shall handover the said documents to the Purchaser.

ix) THAT, the Vendor have paid upto this date all dues such as Electric Bills, Municipal/Nagar Panchayat Taxes, water bills, and all other outgoing Cesses etc. if levied on the property hereby sold and, in the event, it is discovered that there remain any arrears to be paid, the Vendor undertake to pay the same and keep the Purchaser always indemnified against such payments.



x) THAT, the said Property hereby sold is believed and shall be taken to be correctly described in the schedule of property given hereinabove and if any misstatement, errors or omissions are discovered later on then the same shall not annul this Sale nor shall any compensation be allowed in respect thereof but all the same such misstatement, errors or omissions will always be subject to correction by all parties hereto.

xi) THAT, the Vendor will support any application made by the Purchasers for mutation of their name on the property hereby sold and will render all assistance for obtaining mutation in respect thereof in favor of the Purchaser in all relevant records.

xii) THAT, if the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDOR or of any encumbrances or charge on the same the VENDOR shall pay to the Purchaser by way of damages the amount of sale price or such part of it and shall bear the same proportion to the whole to indemnify the Purchaser, as such part of the property shall bear to the whole property as the case may be.

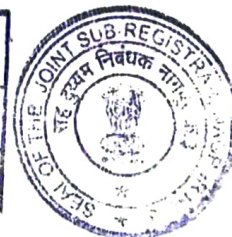
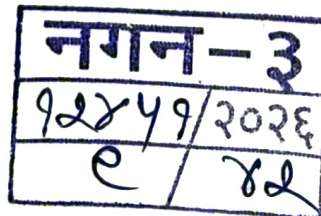
**THE PURCHASER DOES HEREBY COVENANT WITH THE VENDOR
AS FOLLOWS: -**

i) THAT, the Purchasers shall from the date thereof hereafter individually pay Corporation Taxes and Cesses etc. as may be levied by the Nagar Panchayat and Water Charges as per Departmental Bills.

ii) THAT, the Vendor have delivered all the Original Documents, Photo copies, etc., relating to the said property hereby sold to the Purchaser at the time of Registration of this Sale Deed. The Purchasers have got themselves satisfied that the Vendor title to the said Duplex is clean, clear and marketable.

iii) THAT, the Purchaser shall get the M.S.E.B. Electric Meter transferred in their name and Vendor shall sign all such application for the transfer of the Electric Meter.

iv) THAT, all costs, charges expenses on account of this sale deed including amount of stamp duty, registration fee and Advocate's Fees



payable in respect of this transaction has been borne and paid by the Purchasers.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of Residential Duplex "E" standing on the entire Plot Nos. 6, 7, 8, & 9, having Plot area admeasuring 87.67 Sq. Mtrs. as per sale deed & 75.57 Sq. Mtrs as per R.L. and total built up area is 80.463 Sq. Mtrs. together with 12.692 % undivided share and interest in the total area of the Plots admeasuring about 690.72 Sq. Mtrs. of Kh. No. 43/A/4/6/7/8/9 of Mouza- Beltarodi, P.H. No. 38, situated at Nagar panchayat Besa- Pipla, Tahsil- Nagpur (Gramin) District Nagpur. Bounded as under:

TOWARDS EAST	:	SURVEY NO. 57
TOWARDS WEST	:	6 MTRS. ROAD
TOWARDS NORTH	:	DUPLEX "D"
TOWARDS SOUTH	:	DUPLEX "F"

In witness WHEREOF the Vendor and the Purchaser have signed this **DEED OF SALE** at Nagpur on the day and date mentioned hereinabove first written in the presence of the attesting witnesses.

VENDOR

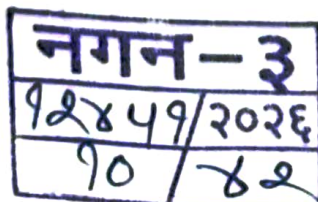


PRAFULLA S/O VITTHALRAO KOHADE

PURCHASER



1. SACHIN S/O HIRALAL KASHYAP





Pankaj

2. PANKAJ S/O HIRALAL KASHYAP



WITNESSES

1. (*[Signature]*.....)



2. (*[Signature]*.....)



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