

SALE DEED

Consideration Rs.38,00,000/-

(Rupees Thirty Eight Lakh Only)

Market Value Rs. _____/-

As per Item No. _____, Page No. _____, @ Rs. _____/-

THIS DEED OF SALE is made and executed at Nagpur on this ____ day of _____ 2026; BETWEEN

NILIMA SHRIPATRAO SEWARE, Aged About 59 Years, Occupation – Housewife, **PAN NO. AENPS3804F**, Aadhar No. 3802 7834 1266 and **SHRI. PRAVIN SHRIPATRAO SEWARE**, Aged About 53 Years, Occupation – _____, Pan No. _____, Aadhar No. 6112 3962 0971, both R/o. Plot No. 150/B Rigved Nari Road Dixit Nagar Uppalwadi Nagpur - 440026. Hereinafter referred to as the **VENDORS** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDORS** as well as theirs legal heirs, legal representative, executors, administrators & assigns of the **FIRST PART**;

AND

SHRI. VIKRAMKUMAR ARJUNDAS JUMMANI, aged about 38 Years, Occupation – Private, **PAN No. AIUPJ4868K**, Aadhar No. 8752 3009 3102 AND **SMT. PARINITI VIKRAM JUMMANI**, aged about 36 Years, Occupation - Self Employed, **PAN NO. BEQPJ5586M**, Aadhar No. 4869 7402 8088, both R/o. 153 B, Rigved Lane 4, Nari Road Pancham Estate, Dixit Nagar, Uppalwadi Nagpur - 440026. Hereinafter jointly referred to as the **PURCHASERS** which expression shall unless repugnant to the meaning shall always mean and include the said **PURCHASERS** as well as their legal heirs, legal representatives, administrators, executors, and assigns of the **SECOND PART**;

WHEREAS, the Vendors i.e. Ku. Nilima Shripatrao Sheware and Shri. Pravin Shripatrao Sheware are the absolute owners of, All that Unit named as **RIGVED** bearing **No. 150/B**, having total built up area of 47.96 Sq. Mtrs., and Plot Area of 48.00 Sq. Mtrs., having 50% undivided land share of **Plot No. 150**, of the Scheme known and Styled as “**PANCHAM ESTATE - DIXIT NAGAR**”, on **Kh. No. 56/1**, being a part and portion of the entire land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1 56/2 57 81/1 & 82 (Part), bearing City Survey No. 419, Sheet No. 919, situated at **Mouza- Nari**, P. H. No. 11, within the limits of N.I.T and N.M.C., Tahsil and District

Nagpur, having purchased the same from Shri. Amit Hemraj Chindhalore, by virtue of the Sale Deed dt. 17/12/2008, which is duly registered before the Sub-Registrar Nagpur - 4 at Sr. No. 6801.

AND WHEREAS, previous owner i.e. Shri. Amit Hemraj Chindhalore had purchased the said property from 1. Shri. Sharadchandra Narayanrao Dixit, 2. Shri. Vijaykumar Narayanrao Dixit, 3. Shri. Chandrakant Narayanrao Dixit, 4. Shri. Ravindra Narayanrao Dixit, 5. Shri. Subhashchandra Narayanrao Dixit and 6. Shri. Chandrahas Narayanrao Dixit all acting through POA holder Shri. Maganlal Vithaldas Panchmatia, by virtue of the Sale Deed dt. 04/09/2007, which is duly registered before the Sub-Registrar Nagpur - 5 at Sr. No. 4309.

AND WHEREAS, the aforesaid land was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT and Deed of Declaration to that effect is duly registered before the Sub-Registrar Nagpur - 5 at Sr. No. 778, dt. 08/03/2002.

AND WHEREAS, the Vendors for the good and cogent reason decided to sell the said property and were in search of suitable Purchaser who shall pay reasonable consideration for it.

AND WHEREAS, the Purchasers approached the Vendors and expressed their desire and willingness to purchase the said property for the reasonable consideration and the Vendor agreed to sell the same to the Purchaser for a total consideration of Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) upon the terms and conditions agreed by and between the parties.

AND WHEREAS, the Purchasers are desirous of purchasing the above referred property which is specifically described in the schedule written hereunder free from all encumbrances with heritable rights therein and the Vendors have agreed to sale the same having absolute title therein, this Sale Deed is executed on the following terms and conditions.

AND WHEREAS, the parties to this deed have complied with the terms and conditions and now want the contract to be fully performed by executing a suitable deed of conveyance.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

I. THAT in pursuance of the aforesaid agreement and in consideration of a total sum of Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) paid by the Purchasers to the Vendors in the manner appearing here-in-below, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full owners thereof do hereby grant, convey, assign and transfer by way of sale to the Purchasers, All that Unit named as **RIGVED** bearing **No. 150/B**, having total built up area of 47.96 Sq. Mtrs., and Plot Area of 48.00 Sq. Mtrs., having 50% undivided land share of **Plot No. 150**, of the Scheme known and Styled as “**PANCHAM ESTATE - DIXIT NAGAR**”, on **Kh. No. 56/1**, being a part and portion of the entire land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1 56/2 57 81/1 & 82 (Part), bearing City Survey No. 419, Sheet No. 919, situated at **Mouza- Nari**, P. H. No. 11, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur, and the said property is more particularly described in the schedule written hereunder TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full owners thereof forever, free from encumbrances of all payable up to the date of registration of the Sale Deed. That the total consideration Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) is received by the Vendors from the Purchasers in the following manner.

MANNER OF PAYMENT

Rs.2,00,000/-	(Rupees Two Lakh Only) paid by the Purchasers to the Vendors by Cheque dt. _____, bearing No. 481687. Drawn on State Bank of India. The receipt whereof is hereby acknowledged by the Vendors.
Rs._____-/-	(Rupees _____ Only) paid by the Purchasers to the Vendors by Cheque dt. _____, bearing No. _____. Drawn _____. The receipt whereof is hereby acknowledged by the Vendors.
Rs._____-/-	(Rupees _____ Only) paid by the Purchasers to the Vendor by Cheque dt. _____, bearing No. _____, drawn on Punjab National Bank, ECE House, K. G. Marg, New Delhi, financed by PNB Housing Finance Ltd., Nagpur. The receipt whereof is hereby acknowledged by the Vendors.
Rs.38,00,000/-	Total Rupees Thirty Eight Lakh Only

The Vendors acknowledged to have received the consideration of Rs.38,00,000/- (Rupees Thirty Eight Lakh Only) from the Purchasers and further state that they have nothing to receive from the Purchasers towards the sale consideration.

II. The Vendors do hereby covenant with the Purchasers as follows: -

1. **THAT**, the property hereby sold shall be subject to the terms and conditions appearing here-in-below, be quietly entered into and upon and held and enjoyed and the rents and profits there from by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.
2. **THAT**, the Vendor's interest and right over the said property hereby transferred to the Purchasers subsist and the Vendors have good, valid and marketable title thereof and have absolute right and full authority to transfer the same by way of sale to the Purchasers absolutely forever.
3. **THAT**, the Vendors hereby assures to the Purchasers that the property sold is their absolute property and that none except them have acquired any right, title or interest whatsoever in respect of the same.
4. **THAT**, the Vendors have done no act whereby the property hereby transferred is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchasers absolutely forever.
5. **THAT**, in the event the Purchasers are deprived of the whole or part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrances or charge on the same to which the sale is not subject, the Vendors hereby undertake to remove the defects or satisfy and clear the encumbrance as the case may be at Vendor's own cost and further keep the Purchasers indemnified against such encumbrance or charge or defect as the case may be.
6. **THAT**, the Vendors have paid up to date all dues with respect to Non - Agricultural Assessment, Corporation Taxes, Development Charges, Cesses, etc. levied on the property hereby sold and, in the event, if it is discovered that there remain any arrears to be paid, the Vendors undertakes to pay the same to the Purchasers accruing payable only up to date of this Deed of Sale.
7. **THAT**, the Vendors have this day delivered the actual physical possession of the property hereby sold, to the Purchasers, in vacant condition.
8. **THAT**, the Vendors will support any application made by the Purchasers for mutation of their names in all the relevant records as regards the property hereby sold

and will render necessary assistance for obtaining the mutation thereof in favour of the Purchasers.

9. **THAT**, the said property is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale but the same shall be subject to correction by the parties hereto.
10. **THAT**, the Purchasers shall pay the Corporation Taxes, Cesses as may be levied on the property sold to them, from the date of execution and registration of this Sale Deed.
11. **THAT**, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.
12. **THAT**, the Vendors hereby declare that the Purchasers have now become the absolute and exclusive owners of the property described in the schedule herein below, having absolute and exclusive transferable and heritable rights therein.

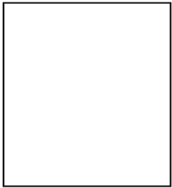
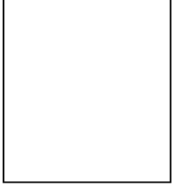
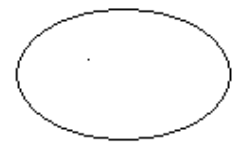
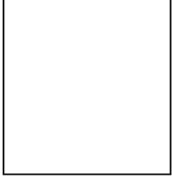
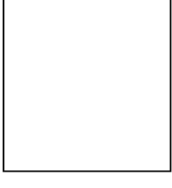
SCHEDULE OF PROPERTY

All that Unit named as **RIGVED** bearing **No. 150/B**, having total built up area of 47.96 Sq. Mtrs., and Plot Area of 48.00 Sq. Mtrs., having 50% undivided land share of **Plot No. 150**, of the Scheme known and Styled as “**PANCHAM ESTATE - DIXIT NAGAR**”, on **Kh. No. 56/1**, being a part and portion of the entire land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1 56/2 57 81/1 & 82 (Part), bearing City Survey No. 419, Sheet No. 919, situated at **Mouza- Nari**, P. H. No. 11, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur and bounded as under: -

East	:	Existing Road
West	:	Unit / Flat No. 139/A
North	:	Plot No. 151
South	:	Unit / Flat No. 150/A

IN WITNESS WHEREOF the **VENDORS** and the **PURCHASERS** hereinabove named 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, intoxication, misrepresentation and fraud of any kind, at **NAGPUR** in presence of the

attesting witnesses signing as such on the day, date & year first above written.

	----- Ku. Nilima Shripatrao Sheware	
	----- & Shri Pravin Shripatrao Sheware <u>VENDOR</u>	
	----- Shri. Vikramkumar Arjundas Jummani	
	----- and Smt. Pariniti Vikram Jummani <u>PURCHASERS</u>	

WITNESSES: -

1.

2.