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

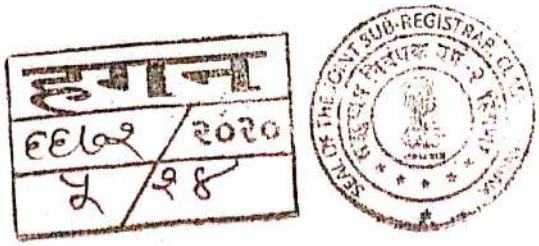
3. That as it is practically not possible to all the Partners/ Directors of vendor to come and execute the sale deed, therefore they passed a resolution dated 15.01.2020 thereby authorized **Shri. Prashant Subhash Narkhede**, for executing sale deed.

4. AND WHEREAS, now, the Seller desires to sell the property, for better prospects of the company and the purchaser being desirous of owning the above property for her use with transferable rights therein, has approached to the Seller and after detail negotiations, the Seller has agreed to sell the above said property to the purchaser for total consideration of Rs.13,00,000/- (Rs. Thirteen Lac only).

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

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

Rs. 1,00,000.00	Paid by Internet Banking on 10.06.2018.
Rs. 3,00,000.00	Paid by cheque No. 807819 dated 26.06.2018 drawn on State Bank of India.
Rs. 1,50,000.00	Paid by Internet Banking on 13.08.2018.
Rs. 1,00,000.00	Paid by Internet Banking on 23.01.2019.
Rs. 1,25,000.00	Paid by Internet Banking on 14.02.2019.
Rs. 1,50,000.00	Paid by Internet Banking on 06.12.2019.
Rs. 75,000.00	Paid by Internet Banking on 15.05.2020.
Rs. 3,00,000.00	Paid by Internet Banking on 28.11.2020.
Rs. 13,00,000.00	Total (Rs. Thirteen Lac only)



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 has hereby transferred all their ownership rights easements and other rights in the property, to the purchaser.

iii] That all demands of 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 Seller to the Purchaser, is within the jurisdiction Hingna Tahsil, District 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 Seller has also handed over all original documents received from revenue authority/office in respect of title to property i.e. 7/12 extract.

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 their own cost.

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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 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.

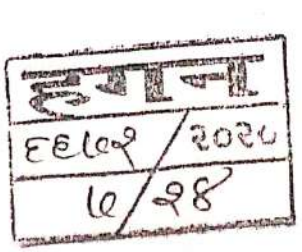
ix] That, after the transfer of the said property, if the purchaser found any old arrears of taxes of any authority, which are due prior to execution and registration of sale deed, then the Purchaser shall have every right to recover the same from the Seller.

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, Gram panchayat, etc.

5. That the purchaser verified all document prior to purchase of said plot as per the provisions of section 41 and 55 of Transfer of Property Act, and has fully satisfied with title of vendor / seller.

6. That the purchaser under takes that he/she has no objection for submitting revised plan to the competent authority if require in future in case the competent authority further release plotable land of seller company in the layout. The purchaser will not raise any objection for revised plan subject to Seller Company would not change the area and plot number. If the size of plot and its number is not changed then the purchaser has no objection for submitting revised plan in absence of their signature.





7. That it is further agreed between the parties that the Advocate who drafted this deed and the Officer of Registrar Office has not responsible for this transaction. Further it is not a duty of Concern Officer to verify the title of property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of **Plot No.30**, situated at Nirwana Nagari-I, Khasra No. **151/1**, **(Plot Kh.No.151/1/अ/30)** Patwari Halka No. 45, Mouza – **Sukli (Gupchup),** admeasuring (North South 16.00 X East-West 10.82) - 7.72 deduction for Tangent total = 165.40 Sq.Meter (1780.36 Sq.feet), Gram-Panchayat – Sukali-Gupchup, Khate No.83, Tahsil – Hingna, District - Nagpur, Said plot is bounded as under –

TO THE EAST - Road
TO THE WEST - Plot No. 29
TO THE NORTH - Road
TO THE SOUTH - Khasra No.151/2 & 151/3

IN WITNESSES thereof the parties hereto have put their respective hands and signed this Sale-Deed on this date, month and year mentioned first above, in presence of the following attesting witnesses, absolutely of their free will and accord and without any kind of influence from anybody and without under the any influence of liquor or medicine. They are read over the contents of the sale deed and explain the same in Vernacular, which they admit to have understood and found as correct as per their instructions. That the present sale deed is drafted by Adv. G.P.Naphade, R/o Nagpur, M.No.9921163579



WITNESSES :

1. Shende
(vijay m. shende)

SELLER



NIRVANA INFRA CREATION PROJECTS PVT LTD
THROUGH ITS DIREICTOR
MR.PRASHANT SUBHASH NARKHEDE

2. GPN
(Adv. G.P. Naphade)

PURCHASER

(Mr.Ankush Sudhakar Bondre)



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OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 HINGNA

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- सुकळी (गुपचुप) तालुका :- हिंगणा जिल्हा :- नागपूर

त.सा.क्र.४५

भूमापन क्रमांक व उपविभाग १५१/१/अ/३० भुधारणा पद्धती भोगवटादार वर्ग-१

शेताचे स्थानीक नाव		भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	आर.चौ.मी	निर्वाणा इन्फ्रा क्रिएशन प्रोजेक्टस प्रा.लि.	१.६५.४०	१६.४०		(१२४९)	५३२
बिन शेती	१.६५.४०						कुळाचे नाव
बिन शेती आकारणी	१६.५४						इतर अधिकार
जत	-						इतर
बागायत	-						मा.जिलहाधिकारी नागपुर यांचे
तरी	-						कावि-८५७/रामाक्र-३/एनएपी-३४/२०१९-२०
वरकस	-						नुसार निवासी अकृषक करण्यात आले.तर्फे प्रशांत
इतर	-						सुभाष नारखेडे (१२४९)
एकुण क्षेत्र	-						
पोट-खराब (लागवडीस अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुण पो ख	०.००.००						
आकारणी	०.००						
जुडी किंवा विशेष आकारणी	-						

ई महाभूमि

जुने फेरफार क्र		सीमा आणि भुमापन चिन्हे

हंगाम्ह
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SUB-REGISTRAR CLASS