

SALE DEED

Executed on **13th June 2020**, by:

SELLER:

Sri. Abid Yusuf Sayyed,

S/o Yusuf Karim Sayyed,

Occupation: Electrical Contractor,

Aged **42 years**,

Residing at:

Flat No. 16, Gulmohar Co-op Housing Society,

Bhande Plot Road, Nagpur – 440010.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Manan Pradeep Wable,

S/o Pradeep Sitaram Wable,

Occupation: Mechanical Design Analyst,

Aged **30 years**,

Residing at:

Flat 12A, Emerald Valley,

Wakad–Hinjawadi Link Road,

Pune – 411057.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the lawful owner of:

Property Type: **Open Commercial Plot (NA Approved)**

Plot No.: **CP-11**

Scheme Name: **“Metro Business Hub Layout”**

Survey No.: **8/1A,**

Plot Area: **412.30 sq.m (4437.34 sq.ft)**

Frontage: **18.5 meters**

Location: Outer Ring Road, Nagpur

TITLE: Acquired via **Registered Sale Deed dated 14 February 2005**, Doc. No. **1107/2005**, Sub-Registrar Nagpur-2.

WHEREAS the SELLER desires to sell for **investment in a new electrical fabrication unit**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 54,20,000/- (Rupees Fifty-Four Lakh Twenty Thousand Only).

Payment Terms:

- Token: **Rs. 1,10,000**, UPI Ref: **UPI-NGP771128** (26 May 2020)
- Interim Payment: **Rs. 20,00,000**, NEFT Ref: **NEFT-SBI202006011277**
- Balance: **Rs. 33,10,000**, paid at registration via RTGS Ref: **RTGS-BOB202006131991**

SELLER acknowledges receiving full consideration.

NOW THIS DEED WITNESSETH:

The SELLER **conveys and transfers** absolutely to the PURCHASER the Schedule Property with full rights, including:

- commercial usage rights,
- approach road access,
- drainage line rights,
- existing boundary wall,
- borewell and pump rights (if present).

The SELLER certifies that:

- property is clear, marketable and free from any mortgage, lien or litigation;
- land revenue paid up to **March 2020**;
- no government acquisition or encroachment issues exist.

The PURCHASER shall henceforth own, develop or transfer the land as absolute owner.

SCHEDULE OF PROPERTY

Plot CP-11, Metro Business Hub Layout, Nagpur, Area **412.30 sq.m**, bounded:

- East: Plot CP-12
- West: 12 m internal commercial street
- South: Plot CP-10
- North: Boundary wall & vacant land

Market value: **Rs. 56,70,000**.

Stamp duty paid as applicable.

Witnesses:

1. **Shri Taufiq A. Khan**, Age 39, Nagpur
2. **Smt. Priyanka M. Rathi**, Age 27, Nagpur

SELLER: *Sd/- Abid Y. Sayyed*

PURCHASER: *Sd/- Manan P. Wable*