

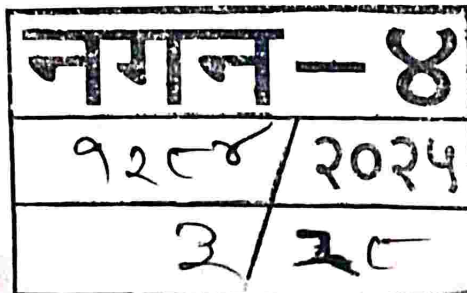
THIS DEED OF SALE is made and executed at NAGPUR on this 30th Day of JANUARY 2025,

BETWEEN: -

(1) Mr. VIVEK S/o GAJANAN PANTVAIDYA, Aged 64 Years (Date of Birth: 16-11-1960), Occupation – Private, (Income Tax PAN – AAWPP6735B, Aadhar No. - 9024 2398 5215, Mobile No. - 9323233506, E-mail Id – pantvaidyavivek@gmail.com), and (2) Mrs. AARTI W/o VIVEK PANTVAIDYA (as per PAN – AARTI PANTVAIDYA), Aged 57 Years (Date of Birth: 23-04-1967), Occupation – Housewife, (Income Tax PAN – ALFPP3368L, Aadhar No. - 6460 4086 8312, Mobile No. - 9833672484, E-mail Id - avpantvaidya@gmail.com); Both Residents of Plot No. 161, Flat No. 101, Ambika Pride Apartment, Mahalaxmi Society, Behind Kachore Lawn, Manish Nagar, Vivekanand Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR; hereinafter both jointly called and 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 their heirs, legal representatives, executors, administrators, successors & assigns) of the **ONE PART**.

AND

M/s. TECHNICA (INDIA) PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U51900MH1999PTC118260 having its Registered Office at 26th Floor, 2601, Raheja Odyssey, Off W.E.H, Near Broadway Theatre, Borivali (E), Mumbai, Pin Code No. 400066, Tahsil - Borivali and District - Mumbai Suburban, (Income Tax PAN - AABCT0078R), (Date of Incorporation: 10-02-1999), (E-mail Id – amanjoshi.ind@gmail.com) and acting through its Director Mr. AMAN S/o SHRIPRAKASH JOSHI, Aged about 32 years, Occupation – Business & Agriculturist, (Aadhar No. 3719 5421 0900, Mobile No. - 8870694367), Resident of 2601, Raheja Odyssey CHSL, Raheja Reflections Phase 2, Thakur Village, Kandivali East, Mumbai, Pin Code No. 400101; hereinafter called and referred to as the **PURCHASER** (which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said Purchaser, as well as its legal representatives, executors, administrators, liquidators and assigns) of the **OTHER PART**.



(4) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

SCHEDULE OF PROPERTY (HEREBY SOLD)

[Schedule referred to above]

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 127**, out of the layout of Shri Navnath Co-operative Housing Society Limited, Nagpur, admeasuring Length - East-West: $\frac{1}{2}$ (20.50 + 21) Meters and Breadth - North-South: 12 Meters, and thus containing by admeasurement, the total area **249.00 Sq. Mtrs. (i.e. 2680.23 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 96/4 and 96/5 of **Mouza - SOMALWADA**, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3540/C/127, **City Survey No. 592** and Sheet No. 722/96 of Mouza - Somalwada, situated at Navnath G.N.S.S. Layout, Somalwada, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District - NAGPUR and bounded as under: -

ON THE EAST	-	PLOT NO. 132.
ON THE WEST	-	9.00 MTRS. WIDE ROAD.
ON THE NORTH	-	PLOT NO. 126.
ON THE SOUTH	-	PLOT NO. 128.

