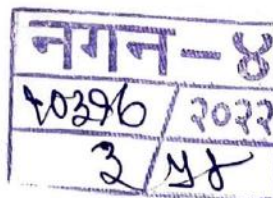


SALE DEED

Valued at Rs. 17,11,43,380/-
 (Rupees Seventeen Crore Eleven Lakhs Forty-Three
 Thousand Three Hundred Eighty only)
 For the purpose of Stamp Duty and Registration Fees.
 Market Value Rs. _____/-

This Deed of Sale is made and executed at Nagpur on the
 3rd day of March By and Between :-
 2022

1. **Shri Virendra Singh Bisen, S/o Shri Adhar Singh Bisen alias Shri Virendra Sinha Bisen S/o Shri Adhar Sinha Bisen (as per PAN Card)**, aged about 78 years, Occupation: Retired, Resident of Plot No.1, Wardha Road, Near Police Booth Corner, Chatrapati Chowk, Nagpur - 440015, Pan No. ABNPB0857C, Aadhar No. 5528 7539 2394, Mobile No.9822222519.
2. **Smt. Shashiprabha Bisen Wd/o Shri Vikramsingh Bisen alias Smt. Shashiprabha Bisen Wd/o Shri Vikramsinha Bisen (as per Aadhar card)**, aged about 81 years, Occupation, Housewife, Resident of Near Saibaba Mandir, Chatrapati Square, Wardha 1 Road, Nagpur - 440015, Pan No. AKQFB7990J, Aadhar No. 7703 1656 9001, Mobile No.97669 84108.
3. **Shri Rajsingh Bisen, S/o Shri Vikramsingh Bisen alias Shri Rajsinha Bisen S/o Shri Vikramsinha Bisen (as per PAN card)**, aged about 58 years, Occupation: Service, Resident of Near Durg Mata Mandir, Deen Dayal Nagar, Chandrapur - 442401, Pan No. ABWPB1858L, Aadhar No. 2537 0483 8977, Mobile No. 98224 74215.
4. **Shri Chetansingh Bisen, S/o Shri Vikramsingh Bisen alias Shri Chetansinha Bisen, S/o Shri Vikramsinha Bisen (as per Aadhar card)**, aged about 52 years, Occupation: Service, Resident of Plot No.78, Renuka



Apartment, South Eastern Railway Colony, Pratap Nagar, Nagpur-440022, Pan No.ABNPB2117R, Aadhar No. 8012 3988 3406, Mobile No.9325542551.

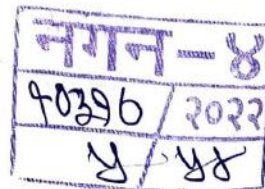
5. **Smt. Rashmi Parihar, W/o Shri Rameshsingh Parihar**, aged about 55 years, Occupation: Service, Resident of 760, Near Government High School, Chhoti Koni, Koni, Bilaspur - 495009, Chattisgarh, Pan No. ALJPP0458M, Aadhar No. 4030 1173 9059, Mobile No.7828648512.
6. **Shri Ajay Singh Bisen, S/o Late Shri Vijay Singh Bisen**, aged about 62 years, Occupation: Service, Resident of Flat No.72, Dhawalgiri Apartment, Yashodam, Film City Road, Goregaon East, Mumbai 400063, Pan No. ABGPB1458A, Aadhar No. 7635 4858 1599, Mobile No.95607 72219.
7. **Smt. Vinita Singh W/o Shri Devendra Singh alias Smt. Vinita Singh Bisen D/o Late Shri Vijay Singh Bisen (name before marriage)**, age about 54 years, Occupation: Service, Resident of - Qtr. No. E-50/1, DRDO Township, Phase-II, C V Raman Nagar, Bangalore-560093, Pan No. BFTPS2178L, Aadhar No.7755 9496 5359, Mobile No.9480705622
8. **Shri Nagendra Singh Bisen, S/o Shri Adhar Singh Bisen**, age about 76 years, Occupation: Retired, Resident of Plot No.1433 C, Wardha Road, Chatrapati Chowk, Corner Plot, Near Police Booth, Nagpur-440015, Pan No. ABNPB7617E, Aadhar No.7465 1432 8990, Mobile No.9822872569.

Hereinafter jointly referred to and called as **"THE SELLERS"** which term and expression unless contrary or repugnant to the meaning or context thereof shall mean to include their legal heirs, representatives, nominees, assigns, agents, attorneys, successors, executors, administrators, liquidators etc. **OF THE FIRST PART.**

AND

Shri Sanjay Gulabchand Gupta, (PAN No. ABMPG7867Q), aged about 52 years, Occupation: Business, R/o Plot No. J-9, Aath Rasta Square, Laxmi Nagar, Nagpur - 440022

Hereinafter referred to and called as the **"PURCHASER"** which term and expression unless contrary or repugnant to



11. That the property hereby sold shall be taken to be correctly described in the Schedule written hereunder and if any misstatement, error or omission is found or discovered, the same shall not annul this Deed of Sale nor shall any compensation be allowed in this regard to any parties herein but all the same such misstatement, error or omission shall be subject to correction by the parties hereto.
12. That after the execution and registration of the Sale Deed the Purchaser shall be entitled to get its name recorded with the relevant revenue authorities including City Survey Department, Nagpur and Nagpur Municipal Corporation for which it shall be deemed that the Sellers have no objection whatsoever.

SCHEDULE OF THE PROPERTY
(PROPERTY TRANSACTED FOR SALE UNDER THIS DEED)

54.539% Proportionate undivided right, title, share and interest of the Sellers in all that piece and parcel of land admeasuring 3380 Sq. Mtrs. being the Southern Side/portion of the land of Khasra No.55 admeasuring **1843.3966 Sq.Mtrs.** of Mouza Ajni, PSK 9, City Survey No.1611, Sheet No.75, alongwith residential structures about 55 years old standing thereon having built up area of about 292 Sq.Mtrs bearing Municipal Corporation House No.1433/A/B/C in Ward No.75, Chatrapati Square, Wardha Road, within the limits of Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur, Tahsil and District Nagpur is bounded as under :-

On the North:	1536.6034 Sq.Mtrs of Balance land of Kh. No.55 belonging to the Sellers having undivided right, title, share and interest in the same and thereafter part of C.S.No.1610 and Nallah
On the South:	Ring Road
On the East:	Wardha Road N.H.No.7
On the West:	Portion of land acquired by the Nagpur Improvement Trust and thereafter Colony Road and thereafter Central Excise Colony

In witness whereof the parties have signed this Deed at Nagpur on the 31st day of 2022
March

