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AND

THIS DEED OF SALE is made at NAGPUR on this 19<sup>th</sup> Day of MAY, 2022 BETWEEN: SHRI SHANKARLAL S/O BHAGWATIPRASAD JALAN, Aged about 75 Years, Occupation - Business, PAN AAMFJ0359B, AADHAR UID 9011 8171 1173, Mobile No. 9823045602, Resident of Plot No. 955-960, Deshpande Layout, Wardhaman Nagar, Nagpur-440008, Tahsil and District - NAGPUR, hereinafter called the VENDOR, and include the said VENDOR, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

Zone/Item No. 20.320/229 Page 547 @ Rs. 63,500/- PSM (ASR 2022-23)

**(ASR) RS. 12,87,54,000.00 ONLY**

**VALUATION AS PER ANNUAL STATEMENT OF RATES**

**(RUPEES FOURTEEN CRORE ONLY)**

**SALE DEED FOR RS. 14,00,00,000.00 ONLY**

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WHEREAS the Vendor named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 1-9/A PART B containing by admeasurement 1843.26 Sq. Mtrs. out of the sanctioned layout being a portion of the entire land bearing Kh. No. 29/1 of MOUZA - SOMALWADA, P.S.K. 44 including all other easementary rights appurtenant belonged thereto, bearing Corporation House No. 2254/1/9/8A/B, City Survey No. 20 and Sheet No. 229/16 of Mouza - Somawada, situated at New Sneh Nagar, Wardha Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR hereinafter referred to as 'said Property'; AND

executors, administrators, successors and assigns of the OTHER PART.

FIRM and its PARTNERS as well as, their respective heirs, legal representatives, to the context or meaning thereof, always mean and include the said PARTNERSHIP NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant Plot Nos. 72, 73, East Wardhaman Nagar, Nagpur-440008, Tahsil and District - 2309 8495, (Partners of M/S. GREEN SPACE INFRA VENTURES) both Residents of Years, Occupation - Business & Agriculturist, PAN ACAPM4952F & AADHAR UID 9504 4940 2690 6229, AND (2) SHRI NARENDRA S/o DHIRAJLAL MANDAVIYA, Aged 55 57 Years, Occupation - Business & Agriculturist, PAN ACQPM7359J & AADHAR UID duly Constituted Attorneys : (1) SHRI. RAJENDRA S/o DHIRAJLAL MANDAVIYA, Aged Wardhaman Nagar, Nagpur-440008, Tahsil and District - NAGPUR, acting through their Business & Agriculturist, PAN ARZPM0505A, All Residents of Plot Nos. 72, 73, East - (6) SHRI. VIRAL S/o RAJENDRA MANDAVIYA, Aged 33 Years, Occupation - Business & Agriculturist, PAN ACQPM7359K; AND (5) MRS. YAMINI W/o NARENDRA MANDAVIYA, Aged 55 Years, Occupation - Business & Agriculturist, PAN ACQPM7367G; (4) MRS. VEENA W/o RAJENDRA MANDAVIYA, Aged 56 Years, Occupation - 8495; Occupation - Business & Agriculturist, PAN ACAPM4952F & AADHAR UID 9504 2389 6229; (3) SHRI. NARENDRA S/o DHIRAJLAL MANDAVIYA, Aged 55 Years, Occupation - Business & Agriculturist, PAN ACQPM7369J & AADHAR UID 4940 2690 (2) SHRI. RAJENDRA S/o DHIRAJLAL MANDAVIYA, Aged 57 Years, Business & Agriculturist, PAN ANYNPM5040R; (1) SHRI. YASH S/o NARENDRA MANDAVIYA, Aged 31 Years, Occupation - Partners : M/S. GREEN SPACE INFRA VENTURES, A Partnership Firm, having its Office at Shop No. T-7, Plot No. E-4, Akshay Heights II, Near Bhugaonkar Sabhagruha, Sahasli Nagar, Onkar Nagar, Nagpur-440027 (PAN AAPG4571P) and acting through its



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WHEREAS for cogent reasons and good causes the aforesaid Shri Bharat Maganthal Kheta and 5 others have jointly decided to develop the aforesaid property by

purchase those properties and desired to cancel the said Memorandum of Understanding and subsequently aforesaid Shri Mukesh Patel and Three others Surrendered their all such rights acquired by them under the said Memorandum of Understanding Dated 11-6-1992, absolutely forever without any reservation for a valuable consideration by a Deed of Cancellation Dated 25-6-1999; AND

WHEREAS later on the aforesaid prospective Purchasers found a difficult to consent for the said then proposed transaction in the capacity of Consentors; AND

WHEREAS the aforesaid property is capable of being developed, the Three Members out of the aforesaid 6 persons desired to sell their 50 Percent share in the said property to Shri Mukesh Patel and the remaining three others in terms of a Memorandum of Understanding Dated 11-6-1992. The remaining Three Members accorded their consent for the said then proposed transaction in the capacity of Consentors; AND

WHEREAS the aforesaid property with heritable and transferable rights therein; AND

1968. As a result therefore the said 6 persons became the JointCo-Owners of the Senior Division, Nagpur vide his Order Dated 6-9-1968 passed in Probate Case No. 55 of 1963. A Probate of the said WILL Dated 8-8-1963 is granted by the Joint Civil Judge, them having equal share and interest therein in terms of the aforesaid WILL Dated 8-8-1963. As a result therefore the said 6 persons became the JointCo-Owners of the aforesaid Agricultural Lands, each of Shri Sanjay Vasantee Kheta, (v) Shri Pramod Moraji Kheta and (vi) Shri Narash Maganthal Kheta, (ii) Shri Prakash Maganthal Kheta, (iii) Shri Anil Timbakhal Kheta, (iv) 11-1967 and consequent upon his death the aforesaid six persons namely (i) Shri Bharat Maganthal Kheta, (ii) Shri Anil Timbakhal Kheta, (iii) Shri Prakash Maganthal Kheta, (iv) Shri Sanjay Vasantee Kheta, (v) Shri Pramod Moraji Kheta and (vi) Shri Narash Maganthal Kheta left for heavenly abode on 15-

WHEREAS during his life time the aforesaid Shri Shamjibhai Kheta executed his LAST WILL AND TESTAMENT on 8-8-1963 and thereby he bequeathed the aforesaid entire property to (i) Shri Bharat Maganthal Kheta, (ii) Shri Prakash Maganthal Kheta, (iii) Shri Anil Timbakhal Kheta, (iv) Shri Sanjay Vasantee Kheta, (v) Shri Pramod Moraji Kheta and (vi) Shri Narash Maganthal Kheta jointly; AND

WHEREAS ALL THOSE Pieces and Parcel of Agricultural lands bearing Kh.Nos. 29/1 and 2 of Mouza - SOMALWADA, having an area of 15381.9 Sq.Mtrs. and 27869.9 Sq.Mtrs., thus totaling 43251.80 Sq.Mtrs. corresponding to City Survey Nos. 20 and 9 respectively, both held in Bhogwadar Class-1 Rights, situate at Mouza - Somalwada, P.S.K. 44, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Shri Shamjibhai Kheta, being his separate and self acquired property; AND



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WHEREAS in continuation of the aforesaid, the aforesaid Shri Bharat Maganbhai Khata and others have further empowered the aforesaid Shri Milind Dattaraya Mahajan to execute and get Registered various Sale Deeds and to end perform all other matters relating thereto in terms of a General Power of Attorney Dated 31-7-2002 which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 on even date; AND

WHEREAS the Nagpur Improvement Trust has agreed to Release various Plots out of the said layout in favour of Ujwal Co-operative Housing Society Limited, Nagpur subject to depositing development charges to Nagpur Improvement Trust. Accordingly development charges are paid by them to the Nagpur Improvement Trust in respect of various Plots as per their demand Dated 28-6-2002; AND

WHEREAS the aforesaid Ujwal Co-operative Housing Society Limited, Nagpur lateron prepared a Layout Plan of the said entire land comprising Kh.No. 2871 and 2 of Mouza - SOMALWADA, which is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS by the said Agreement the aforesaid Shri Bharat Maganbhai Khata and others have allowed and permitted the said Society to develop the said land into a Layout by carving out various Plots of different sizes therein by obtaining necessary sanctions from the Appropriate Authorities empowered in that behalf; AND

WHEREAS the aforesaid Shri Bharat Maganbhai Khata and 5 others being desirous of developing the said property and one Ujwal Co-operative Housing Society Limited, Nagpur, a Society duly Registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No. NGR/HSG/249, having its Office at 'Gurukul', 30, Ramkrishna Nagar, Khantla Road, Nagpur, having expressed its desire and willingness to undertake the proposed work of Development, the said Shri Bharat Maganbhai Khata and 5 others after detailed negotiations by an Agreement Dated 18-11-1999 have jointly entrusted the entire work of Development of the said property to Ujwal Co-operative Housing Society Limited, Nagpur upon the several terms and conditions contained therein; AND

WHEREAS for the purpose of getting organized the said entire work, the aforesaid Shri Bharat Maganbhai Khata and 5 others have delegated powers in favour of Shri Milind Dattaraya Mahajan in terms of a General Power of Attorney Dated 25-6-1999 which is duly Notarised; AND

laying out various Plots and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members; AND



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WHEREAS in the like manner the aforesaid (i) Shri Bharat Maganbhai Kheta, (ii) Shri Prakash Maganbhai Kheta, (iii) Shri Anil Trimbakaji Kheta, (iv) Shri Sanjay Vasantjee Kheta, (v) Shri Pramod Moraji Kheta and (vi) Shri Nareesh Morajee Kheta through their Power of Attorney Shri Mind Dattaraya Mahajan alongwith Ujwal Co-operative Housing Society Limited, Nagpur further jointly transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 8-A (NINE-A), containing by admeasurement 11988.31 sq.Ft. (OR 1113.74 Sq.Mtrs.), being a portion of the entire land bearing Kh.No. 28/1 and 2 of Mouza - SOMALWADA, P.S.K. 44, bearing Corporation House No. 2254/9A, City Survey Nos. 9 and 20 and Sheet No. 229/14, situate at Sneh Nagar, Somawada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - Nagpur by way of sale to Mr. Rakha Prakash Vastani, by a Sale Deed Dated 28-12-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 199 on 27-1-2005, AND

WHEREAS the aforesaid (i) Shri Bharat Maganbhai Kheta, (ii) Shri Prakash Maganbhai Kheta, (iii) Shri Anil Trimbakaji Kheta, (iv) Shri Sanjay Vasantjee Kheta, (v) Shri Pramod Moraji Kheta and (vi) Shri Nareesh Morajee Kheta through their Power of Attorney Shri Mind Dattaraya Mahajan alongwith Ujwal Co-operative Housing Society Limited, Nagpur further jointly transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 9 (NINE), containing by admeasurement 13900.26 sq.Ft. (OR 1291.38 Sq.Mtrs.), being a portion of the entire land bearing Kh.No. 29/1 and 2 of Mouza - SOMALWADA, P.S.K. 44, bearing Corporation House No. 2254/9, City Survey Nos. 9 and 20 and Sheet No. 229/14, situate at Sneh Nagar, Somawada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - Nagpur by way of sale to Shri Sachin Prakash Vastani, by a Sale Deed Dated 25-12-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 8, Nagpur in Book No. 1 at Sr. No. 202 on 27-1-2005, AND

WHEREAS the aforesaid (i) Shri Bharat Maganbhai Kheta, (ii) Shri Prakash Maganbhai Kheta, (iii) Shri Anil Trimbakaji Kheta, (iv) Shri Sanjay Vasantjee Kheta, (v) Shri Pramod Moraji Kheta and (vi) Shri Nareesh Morajee Kheta through their Power of Attorney Shri Mind Dattaraya Mahajan alongwith Ujwal Co-operative Housing Society Limited, Nagpur further jointly transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 1 (ONE), containing by admeasurement 14506.38 sq.Ft. (OR 1347.86 Sq.Mtrs.), being a portion of the entire land bearing Kh.No. 29/1 and 2 of Mouza - SOMALWADA, P.S.K. 44, bearing Corporation House No. 2254/1, City Survey Nos. 9 and 20 and Sheet No. 229/14, situate at Sneh Nagar, Somawada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - Nagpur by way of sale to Shri Prakash Bhagwandas Vastani, by a Sale Deed Dated 25-12-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur No. 9, Nagpur in Book No. 1 at Sr.No. 199 on 27-1-2005, AND



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WHEREAS the aforesaid Plot Nos. 9 (Nine) and 9-A (Nine-A) are covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur AND

WHEREAS for Regularisation and Development of the said Plot Nos. 9 (Nine) and 9-A (Nine-A) from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Guntihewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri. Sachin Prakash Vastani and Mrs. Rakha

WHEREAS the name of aforesaid said Shri Prakash Bhagandas Vastani was wrongly mutated in City Survey Property Card No. 9 instead of City Survey Property Card No. 20. The said Shri Prakash Bhagandas Vastani accordingly preferred an Appeal before the Superintendent Land Records, Nagpur and in terms of the Order passed by him on 18-07-2018 in Appeal No. 205/18, the City Survey Officer has rectified the mutation entry and now the names of the said Shri Prakash Bhagandas Vastani is duly recorded in City Survey Property Card No. 20 of Mouza - Somakwada, AND

WHEREAS the aforesaid Plot No. 1 (One) is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 22-2-2005 passed in Revenue Case No. W/15997/NAP-34/2004-2005 of Mouza - Somakwada, AND

WHEREAS consideration the application of the said Shri Prakash Bhagandas Vastani and also on receipt of the Development charges as demanded by him, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 1 (One) and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE/W/1900/UL/10940/1361 Dated 8-12-2009 in Case No. 20030626298 and Layout No. 1900/Som/3319 in favour of the Vendor. As per the Regularisation Letter Dated 8-12-2008 the area of the said Plot No. 1 (One) is shown and declared as 1281.4680 Sq.Mtrs. Thus the area of the said Plot No. 1 (One) is at present 1281.4680 Sq.Mtrs., AND

WHEREAS consider the application of the said Shri Prakash Bhagandas Vastani and also on receipt of the Development charges as demanded by him, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 1 (One) and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE/W/1900/UL/10940/1361 Dated 8-12-2009 in Case No. 20030626298 and Layout No. 1900/Som/3319 in favour of the Vendor. As per the Regularisation Letter Dated 8-12-2008 the area of the said Plot No. 1 (One) is shown and declared as 1281.4680 Sq.Mtrs. Thus the area of the said Plot No. 1 (One) is at present 1281.4680 Sq.Mtrs., AND

WHEREAS the aforesaid Plot No. 1 (One) is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur, AND



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WHEREAS the aforesaid Shri Prakash Bhagwandas Vastani lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 1 (ONE), out of the sanctioned layout, containing by admeasurement 1281.4680 Sq.Mtrs. (OR 13793.72 Sq.Ft.), being a portion of the entire land bearing Kh. No. 2911 of Mouza -

WHEREAS the name of aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani were wrongly mutated in City Survey Property Card No. 9 instead of City Survey Property Card No. 20. The said Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani accordingly preferred an Appeal before the Superintendent Land Records, Nagpur and in terms of the Order passed by him on 19-07-2010 in Appeal No. 205/10, the City Survey Officer has rectified the mutation entry and the names of the said Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani were duly recorded in City Survey Property Card No. 20 of Mouza - Somalwada; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani have applied to the Nagpur Improvement Trust, Nagpur for regularization of their respective Plot. He/She also paid/deposited the Development Charges for Regularisation and Development of their respective Plot of land bearing Nos. 9 (Nine) and 9-A (Nine-A) in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS consideration the applications of the said Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani and also on receipt of the Development Charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 9 (Nine) and 9-A (Nine-A) and accordingly 2 separate Regularisation Letters to that effect are also issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE/W/1900(U/L)10942/1350 Dated 8-12-2008 in Case No. 20030626408 and Layout No. 1900/5om/3319 for Plot No. 9 (Nine) in favour of the said Shri. Sachin Prakash Vastani and Permit No. BE/W/1900(U/L)10941/1379 Dated 8-12-2008 in Case No. 20030626430 and Layout No. 1900/5om/3319 for Plot No. 9-A (Nine-A) in favour of the said Mrs. Rekha Prakash Vastani. As per the Regularisation Letters Dated 8-12-2008 the area of the said Plot No. 9 (Nine) is shown and declared as 1291.38 Sq. Mtrs. and the area of Plot No. 9-A (Nine-A) is shown and declared as 1113.74 Sq. Mtrs. Thus the area of the said Plot No. 9 (Nine) and 9-A (Nine-A) are 1291.38 Sq. Mtrs. and 1113.74 Sq. Mtrs. respectively; AND

K/15995/NAP-34/2004-2005 of Mouza - SOMALWADA; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani have applied to the Nagpur Improvement Trust, Nagpur for regularization of their respective Plot. He/She also paid/deposited the Development Charges for Regularisation and Development of their respective Plot of land bearing Nos. 9 (Nine) and 9-A (Nine-A) in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani have applied to the Nagpur Improvement Trust, Nagpur for regularization of their respective Plot. He/She also paid/deposited the Development Charges for Regularisation and Development of their respective Plot of land bearing Nos. 9 (Nine) and 9-A (Nine-A) in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani have applied to the Nagpur Improvement Trust, Nagpur for regularization of their respective Plot. He/She also paid/deposited the Development Charges for Regularisation and Development of their respective Plot of land bearing Nos. 9 (Nine) and 9-A (Nine-A) in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani have applied to the Nagpur Improvement Trust, Nagpur for regularization of their respective Plot. He/She also paid/deposited the Development Charges for Regularisation and Development of their respective Plot of land bearing Nos. 9 (Nine) and 9-A (Nine-A) in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND



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WHEREAS the aforesaid Mrs. Ascott Endeavor being owner of the said Plot Nos. 1, 9 and 9A applied to the Nagpur Improvement Trust, Nagpur for reconstruction of said Plots with respect to its areas. The Nagpur Improvement Trust lateron Reconstituted said Plot Nos. 1, 9 & 9-A. Accordingly the Building Engineer (WEST), Nagpur Improvement Trust vide its Letter No. BE(W)/2139 Dated 04-08-2011 reconstituted the area of Plot No. 1 as 782.062 Sq. Mtrs. instead of 1291.36 Sq. Mtrs. The area of Plot No. 9 as 785.167 Sq. Mtrs. instead of 1291.36 Sq. Mtrs. by the Building Engineer (WEST), Nagpur Improvement Trust vide its Letter No. BE(W)/2142 Dated 04-08-2011. Similarly the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Letter No. BE(W)/2140 Dated 04-08-2011 reconstituted the area of Plot No. 9-A as 2119.331 Sq. Mtrs. instead of 1113.74 Sq. Mtrs. As a result therefore the reconstituted areas of the said Plot Nos. 1, 9 & 9-A are 782.062 Sq. Mtrs., 785.167 Sq. Mtrs. and 2119.331 Sq. Mtrs. respectively and the necessary entries were also taken by the Nagpur Improvement Trust, Nagpur in its Records; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani lateron jointly transferred the aforesaid property comprising ALL THOSE Pieces and Parcel of land bearing Plot Nos. 9 (NINE) and 9-A (NINE-A), out of the sanctioned layout, containing by admeasurement 1291.36 Sq.Mtrs. and 1113.74 Sq.Mtrs. respectively, thus totaling 2405.10 Sq.Mtrs. (OR 2568.50 Sq.Ft.), being a portion of the easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 2254/9 and 2254/9A respectively, City Survey No. 20 and Sheet No. 229/14 of Mouza - Somalwada, situate at New Sneh Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Mrs. Ascott Endeavor, a Partnership Firm, having its Office at Kalash Chambers, Plot No. 8, A.V.G. Layout, Lakadganj, Nagpur and through its Partners Shri. Shankar Bhagwatprasad Jaijan and Shri. Vijay Kumar Ramawatar Pithsariya, by a Sale Deed Dated 20-09-2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4517 on even date; AND

WHEREAS the aforesaid Shri. Sachin Prakash Vastani and Mrs. Rekha Prakash Vastani lateron jointly transferred the aforesaid property comprising ALL THOSE Pieces and Parcel of land bearing Plot Nos. 9 (NINE) and 9-A (NINE-A), out of the sanctioned layout, containing by admeasurement 1291.36 Sq.Mtrs. and 1113.74 Sq.Mtrs. respectively, thus totaling 2405.10 Sq.Mtrs. (OR 2568.50 Sq.Ft.), being a portion of the easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 2254/1, City Survey No. 20, and Sheet No. 229/14 of Mouza - Somalwada, situate at New Sneh Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Mrs. Ascott Endeavor, a Partnership Firm, having its Office at Kalash Chambers, Plot No. 8, A.V.G. Layout, Lakadganj, Nagpur and through its Partners Shri. Shankar Bhagwatprasad Jaijan and Shri. Vijay Kumar Ramawatar Pithsariya, by a Sale Deed Dated 20-09-2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4518 on even date; AND





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WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in his best interest and for the benefits of his family members; AND

WHEREAS the aforesaid Smt. Shankaral Bhagwatprasad Jelan, the Vendor named hereinabove and Smt. Vijaykumar Ramawtar Pithisarya executed a Partition Deed on 11-10-2021 and in terms of which the aforesaid property comprising Plot No. 1-9A Part A come to the share of Smt. Vijaykumar Ramawtar Pithisarya and Plot No. 1-9A Part B abutting Wardha Road come to the share of Smt. Shankaral Bhagwatprasad Jelan, the Vendor named hereinabove and the said Partition Deed is duly registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7945 on 11-10-2021. As result therefore the Vendor has now become an exclusive, absolute and full Owner of the aforesaid property comprising Plot No. 1-9A Part B with heritable and transferable rights therein and the same is also mutated in his name in all relevant records vide Form Entry No. 49436 on 12-01-2022; AND

WHEREAS the said Partnership Firm namely Mrs. Ascott Endeavor having Disolved on 31-05-2021, the aforesaid property came to be distributed amongst its Partners namely Smt. Shankaral Bhagwatprasad Jelan, the Vendor named hereinabove and Smt. Vijaykumar Ramawtar Pithisarya, being the absolute owners of the aforesaid property; AND

WHEREAS the aforesaid Mrs. Ascott Endeavor lateron decided to get the said Amalgamated Plot No. 1-9-9A sub-divided into two parts and thus applied planning Authority to the Nagpur Municipal Corporation, Nagpur. Considering its request the Nagpur Municipal Corporation Sub-Divided the said Amalgamated Plot No. 1-9-9A into Two independent Plots as per the Letter No. 11111/1111 dated 19-11-2020 and in terms of which said Plots are sub-divided as Plot No. 1-9-9A Part-A containing by admeasurement 1843.28 Sq. Mtrs. and Plot No. 1-9-9A Part B containing by admeasurement 1843.28 Sq. Mtrs. Accordingly the City Survey Department vide Measurement Case No. 62 Dated 04-10-2021 subdivided the said Plot; AND

WHEREAS the aforesaid Mrs. Ascott Endeavor lateron applied to the Nagpur Improvement Trust for Amalgamation of the said Plot Nos. 1, 9 & 9-A into single Plot. Considering its request the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur has now amalgamated the said Plot No. 1-9-9A vide its Letter No. BE(W)/984 Dated 05-04-2017. As per the said Letter of Amalgamation the area of the said Amalgamated Plot No. 1-9-9A is shown and declared as 3688.5605sq. Mtrs.; AND



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<p>(Rupees Three Crore Fifty Lakh) Only paid by the Purchaser to the Vendor by RTGS vide UTR No. SBIN522139256270</p> <p>acknowledged by the Vendor.</p> <p>dated 19-05-2022, the receipt whereof is hereby the Vendor by RTGS vide UTR No. SBIN522139256270</p> <p>(Rupees Three Crore Fifty Lakh) Only paid by the Purchaser to</p>	<p>Rs. 3,50,00,000-00</p> <p>Rs. 3,50,00,000-00</p>
<p>the receipt whereof is hereby acknowledged by the Vendor.</p> <p>Vendor by Cheque 608397 dated 05-05-2022, drawn on State Bank of India, Saham Layout, Central Avenue Road, Nagpur,</p> <p>(Rupees Eleven Lakh) Only paid by the Purchaser to the</p>	<p>Rs. 11,00,000-00</p>

**MANNER OF PAYMENT :-**

which ever is earlier,  
 levied thereon and payable by the Vendor upto date or upto the date of possession,  
 Corporation Taxes, Cesses, outstanding Dues/Penalties and all other outgoings etc.  
 all kinds whatsoever and also free from payment of Non-Agricultural Assessment,  
 PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of  
 whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE  
 interest, easement rights of ingress and egress, profits, privileges and appurtenances  
 described in the schedule hereunder written along with all other rights, title, benefits, and  
 Corporation Ward No. 75 in Tahsil and District - NAGPUR, and more particularly  
 situated at New Sneh Nagar, Wardha Road, Nagpur within the limits of Nagpur Municipal  
 22541/93A/B, City Survey No. 20 and Sheet No. 229/16 of Mouza - Somawada,  
 essentially rights appurtenant belonged thereto, bearing Corporation House No.  
 entire land bearing Kh. No. 29/1 of MOUZA - SOMALWADA, P.S.K. 44 including all other  
 admeasurement 1843.28 Sq. Mtrs. out of the sanctioned layout being a portion of the  
 ALL THAT Piece and parcel of land bearing Plot No. 1-9-A/PART B containing by  
 hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER  
 acknowledge, the Vendor as the absolute and full Owner in possession thereof does  
 the manner appearing herebelow, the receipt whereof the Vendor does hereby  
 Rs. 14,00,00,000/- (Rupees Fourteen Crore) Only paid by the Purchaser to the Vendor in  
 (1) THAT in pursuance of the said Agreement and in consideration of a total sum of

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

(Rupee) Only upon the following terms and conditions.  
 Purchaser for a total valuable consideration of Rs. 14,00,00,000/- (Rupees Fourteen  
 purchase the same for a fairly good price, the Vendor has agreed to sell the same to the



93/28  
 2009/2022  
 111-8

whichever in respect of the same.  
 none except him has acquired any manner of right, title and/or interest of any kind hereby sold to the Purchaser is self acquired property belonging to him alone and that

ii) THAT the Vendor does hereby assure the Purchaser that the property with the terms hereof.  
 no impediment of any nature for transfer of the said Property to take place in accordance nor is there any notice issued under the Income Tax Act against the Vendor and there is acquisition, requisition or any such or other proceedings in relation to the said Property, and no notice of its pendency has been filed / registered in respect of the said Property, judgment or in execution of any decree on the said Property and that there are no interest whatsoever and that no attachment has been levied by any Court either before lease, sale, possession, charge, ten, exchange, easement, inheritance, trust or any other the same is free from all kinds of encumbrances such as mortgage, agreement, gift, transfer the said property hereby transferred/sold to the Purchaser absolutely forever and good, valid and marketable title and absolute right and full authority to salarconvey and

iii) THAT the Vendor undertakes and assures the Purchaser that he has

(2) THAT THE VENDOR does hereby covenant with the PURCHASER as follows :-

THAT the Vendor acknowledges receipt of entire agreed Sale Consideration.

RS. 14,00,00,000=00 (TOTAL RUPEES FOURTEEN CRORE ONLY)

Department.	
the same in the appropriate account of Income Tax	
Deducted at Source (TDS) @ 1.00% and undertaken to credit	
the Sale Consideration payable to Vendor towards Tax	
(Rupees Fourteen Lakh) Only deducted by the Purchaser from	RS. 14,00,000=00
hereby acknowledged by the Vendor.	
SBIN522139341469 dated 19-05-2022, the receipt whereof is	
Purchaser to the Vendor by RTGS vide UTR No.	
(Rupees Three Crore Twenty Five Lakh) Only paid by the	RS. 3,25,00,000=00
acknowledged by the Vendor.	
dated 19-05-2022, the receipt whereof is hereby	
the Vendor by RTGS vide UTR No. SBIN522139345008	
(Rupees Three Crore Fifty Lakh) Only paid by the Purchaser to	RS. 3,90,00,000=00
acknowledged by the Vendor.	
dated 19-05-2022, the receipt whereof is hereby	



17-8  
 2009/2003  
 98/28

Contd. ...

x) THAT the Vendor hereby declares that she/he is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendor has this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

x) THAT the Vendor hereby declares that she/he is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendor has this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

ix) THAT the Vendor hereby declares that she/he is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendor has this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

viii) THAT the Vendor has paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Cesses, charges, rents, demands, claims, revenue, cesses, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event it is discovered that there remains any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments and the Vendor shall continue to pay the same till handing over the possession of the said Property to the Purchaser.

vii) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and legal heirs, legal representatives, executors, successors and assigns etc. of the Purchaser as may reasonably be required.

vi) THAT the Vendor hereby assures the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by him in favour of the Purchaser.

v) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any way or whereby the Vendor is debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. The Vendor hereby assures the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by him in favour of the Purchaser.

iv) THAT the Vendor hereby assures the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by him in favour of the Purchaser.



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१००१/२०२२
११/११

Contd. ...

ALL THAT Piece and parcel of land bearing Plot No. 1-9-9/A PART B containing by admeasurement 1843.28 Sq. Mtrs. out of the sanctioned layout being a portion of the entire land bearing K/I, No. 29/1 of MOUZA - SOMALWADA, P.S.K. 44 including all other easementary rights appurtenant belonged thereto, bearing Corporation House No. 2254/1/9/9A/B, City Survey No. 20 and Sheet No. 229/16 of Mouza - Somalwada, situated at New Saheb Nagar, Wardha Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and bounded as under :-

**SCHEDULE REFERRED TO ABOVE**

(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

(4) THAT wherever in this Sale Deed the context so requires, words and expression relating to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(iii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject, the Vendor will keep and hold the Purchaser indemnified.




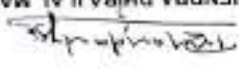


(xii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

(x) THAT the Vendor will support any application made by the Purchaser for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.



२३/२६  
२००८/१००५  
४-११११

Contd...

SIGNATURE & FULL NAME	PASSPORT SIZE PHOTOGRAPH	FINGER PRINT (LEFT THUMB)	SL. NO.
(SHANKARLAL BHAGWATIPRASAD JALAN) VENDOR 			01
(RAJENDRA DHIRAJLAL MANDAVIYA) 			02




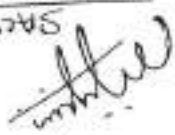
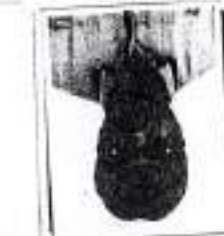

*Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.*

IN WITNESS WHEREOF the VENDOR and the PURCHASER heretofore 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 first above written.

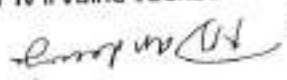


ON THE EAST BY WARDHA ROAD,  
 ON THE WEST BY PLOT NO. 1-9-9A PART A,  
 ON THE NORTH BY PLOT NOS. 2 AND 8,  
 ON THE SOUTH BY 24 MTRS. WIDE ROAD.



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<p>WITNESS NO.2</p> 			<p>II</p>
<p>WITNESS NO.1</p> <p>SACHIN S. JETHANI</p> 			<p>I</p>

WITNESSES : The Executants hereto have read the contents appearing in this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

<p>2) (NARENDRA DHIRAJAL MANDAVIYA)</p> <p>Partners of Ms. Green Space Infra Ventures For self and also as a duly Constituted Attorneys for the Purchaser named hereinabove</p> <p>PURCHASER</p> 			<p>03</p>
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