

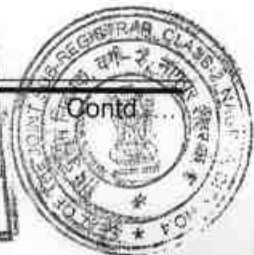
**SALE DEED FOR RS. 9,56,00,000.00 ONLY**  
**(RUPEES NINE CRORE FIFTY SIX LAKH ONLY)**  
**VALUATION AS PER ANNUAL STATEMENT OF RATES**  
**(ASR) RS. 4,98,50,000.00 ONLY)**

THIS DEED OF SALE is made at NAGPUR on this <sup>th</sup> 06 Day of MAY, 2019  
BETWEEN : SHRI. CHANDRAKANT S/o RAMPRAKASH SATIJA, Aged about 36  
Years, occupation – Business, (Income Tax Permanent Account No. AWNPS1254R  
and Aadhar Unique Identity No. 975514951437), Resident of Plot No. 361, Near VMV  
College, Wardman Nagar, Nagpur-440008, Tahsil and District – NAGPUR, hereinafter  
called the VENDOR, which expression shall unless repugnant to the context or  
meaning thereof always mean and include the said VENDOR, as well as her/his heirs,  
legal representatives, executors, administrators, successors and assigns of the ONE  
PART.

**AND**

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3	32

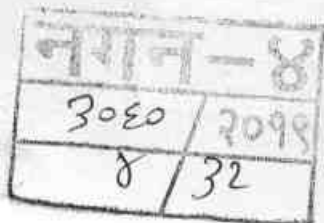


PCH HEALTHCARE PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U85300MH2019PTC321319, having its Registered Office at Chamber No. 9, 3<sup>rd</sup> Floor, "Vasant Sheela Tower", Lokmat Square, Dhantoli, Nagpur-440 012 (Maharashtra State), (Income Tax Permanent Account No. AAKCP3767E) and acting through its Directors - (1) DR. ATUL S/o DHARMARAJ REWATKAR, Aged about 45 Years, Occupation - Medical Practitioner, (Income Tax Permanent Account No. AENPR2896E and Aadhar Unique Identity No. 339249610034), Resident of 11, Dharmakuti, L South park road, Snehnagar, Nagpur-440 015, Tahsil and District - NAGPUR and (2) DR. RAJESH S/o GIRDHARDAS MUNDHADA, Aged about 47 Years, Occupation - Medical Practitioner, (Income Tax Permanent Account No. AFUPM4209A and Aadhar Unique Identity No. 417148657930), (3) DR. ANJU W/o RAJESH MUNDHADA, Aged about 44 Years, Occupation - Medical Practitioner, (Income Tax Permanent Account No. AHAPM1820F and Aadhar Unique Identity No. 7694 9143 1122), Resident of Plot No 7, House No 605 A, 6<sup>th</sup> Floor, Parijat Heights, Hill Road, Gandhi Nagar Nagpur, -440 010, Tahsil and District - NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said COMPANY and its DIRECTORS, as well as its liquidators, administrators, successors and assigns of the OTHER PART.

WHEREAS the Vendor hereinabovenamed owns and possess the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 15 (FIFTEEN) containing by admeasurement 8450 Sq. Ft. (OR 785.02 Sq. Mtrs.) (As per City Survey Records the area is 792.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 110/2 of Mouza - AMBAZARI, TOGETHERWITH the existing more than 39 Years old Residential House/Structure standing thereon covering a total Built-up area of 258.78 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 197, City Survey No. 2262 and Sheet No. 86 of Mouza - Ambazari, situated at Ambazari Layout, Shradhdhanandpeth, South Ambazari Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 15 (Fifteen) containing by admeasurement 8450 Sq. Ft. (OR 785.02 Sq. Mtrs.) (As per City Survey Records the area is 792.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 110/2 of Mouza - AMBAZARI, bearing City Survey No. 2262 and Sheet No. 86 of Mouza - Ambazari, situated at Ambazari Layout, Shradhdhanandpeth, South Ambazari Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR, Originally belonged to Dr. Govind S/o Ramchandra Dongrey, being his separate property; AND

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WHEREAS the said Dr. Govind Ramchandra Dongrey later on transferred/sold the aforesaid property comprising Plot No. 15 (Fifteen), situated at Ambazari Layout, Shradhanandpeth, South Ambazari Road, Nagpur in Tahsil and District – NAGPUR by way of sale to Shri. Narayan S/o Wasudeo Gondhalekar, by a Sale Deed Dated 04-03-1930, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 4 on Pages 25 and 26 at Sr. No. 90 on 05-03-1930; AND

WHEREAS consequent upon the death of Shri. Narayan Wasudeo Gondhalekar the aforesaid entire property devolved upon his only son Shri. Ramchandra Narayan Gondhalekar, by way of intestate succession, being the legal heir of the deceased; AND

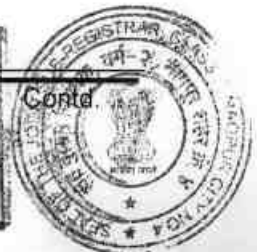
WHEREAS the said Shri. Ramchandra S/o Late Shri. Narayan Gondhalekar later on constructed a Residential House on the said Plot No. 15 (Fifteen) covering a Built-up area of 258.78 Sq. Mtrs., bearing Corporation House No. 197, City Survey No. 2262 and Sheet No. 86 of Mouza – Ambazari in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/6791/11632 Dated 12-05-1978. The said Building Plan further revised and it bears Revised Building Permit No. CS/7716/11632 Dated 12-09-1979; AND

WHEREAS the said Shri. Ramchandra Narayan Gondhalekar breathed his last on 30-10-1987 and consequent upon his death/demise the aforesaid entire property devolved upon his Widow Smt. Chhaya Gondhalekar, only son Shri. Parag Ramchandra Gondhalekar and only daughter namely Mrs. Rashmi W/o Sameer Verkhedkar (Maiden name Ku. Rashmi D/o Late Shri. Ramchandra Gondhalekar) jointly by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS during his life time the said Smt. Chhaya Wd/o Late Shri. Ramchandra Gondhalekar executed her LAST WILL AND TESTAMENT on 26-07-2012 and thereby she had bequeathed her Undivided 1/3<sup>rd</sup> share in the aforesaid property to her daughter Mrs. Rashmi Sameer Verkhedkar absolutely forever with heritable and transferable rights therein; AND

WHEREAS the said Smt. Chhaya Ramchandra Gondhalekar left for heavenly abode on 21-10-2012 and consequent upon her death/demise her Undivided 1/3<sup>rd</sup> share in the aforesaid property devolved upon her daughter Mrs. Rashmi W/o Sameer Verkhedkar in terms of the said Will Dated 26-07-2012; AND

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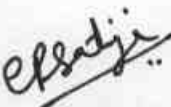


**SCHEDULE REFERRED TO ABOVE****(RESIDENTIAL)**

ALL THAT Piece and Parcel of land bearing Plot No. 15 (FIFTEEN) containing by admeasurement 8450 Sq. Ft. (OR 785.02 Sq. Mtrs.) (As per City Survey Records the area is 792.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 110/2 of MOUZA – AMBAZARI, TOGETHERWITH the existing more than 39 Years old Residential House/Structure standing thereon covering a total Built-up area of 258.78 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 197, City Survey No. 2262 and Sheet No. 86 of Mouza – Ambazari, situated at Ambazari Layout, Shraddhanandpeth, South Ambazari Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST - SOUTH AMBAZARI ROAD,  
 ON THE WEST - C.T.S. NOS. 2260 AND 2263,  
 ON THE NORTH - 25 FT. WIDE ROAD,  
 ON THE SOUTH - C.T.S. NOS. 2260 AND 2261.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed 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.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (CHANDRAKANT RAMPRAKASH SATIJA) <b><u>VENDOR</u></b>

Contd. ...

