

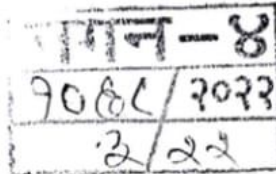
SALE DEED

VALUED AT RS. 2,80,00,000.00 ONLY
(RUPEES TWO CRORE EIGHTY LAC) ONLY
MARKET VALUE AS PER ASR RS. 2,52,00,000.00 ONLY

{MOUZA- KHMALA, CITY SURVEY NO. 2098/210 AND SHEET NO 29, ITEM No.
27.404/29, PAGE NO. 673, A.S.R. PLOT @ RS. 46,400/- PER SQ. MTRS.
Construction @26,620/- PER SQ. MTRS}

THIS DEED OF SALE is made at NAGPUR on this 03rd Day of FEBRUARY
2022, BETWEEN:

MR. ISHWAR S/o CHINDHUJI ASHTANKAR Aged 70 Years,
Occupation - Retired, {PAN-AARPA3812D} {AADHAAR NO. 7600 8237 3428}
Resident of Plot No. 138-B, Pande Layout, Khamla, NAGPUR-440025,
hereinafter collectively called the **VENDOR**, which expression shall, unless
repugnant to the context or meaning thereof, always mean and include the
said **VENDOR**, as well as his heirs, legal representatives, executors,
administrators, successors & assigns of the ONE PART. {MOB NO.
9823067856}



Ashtankar

(1) **SHRI. SUMIT S/o SUDHAKAR BADKI** Aged 34 years, Occupation-Business {PAN NO. BIRPB4193B}{AADHAR No. 6442 6605 2327} & (2) **MRS. BHAGYASHRI W/o SUMIT BADKI**, Aged 30 years, Occupation -Housewife {PAN-CKPPB3544M} {AADHAAR No. 9511 6720 0858} Both Resident of Plot no. 11, Bhartiya Gruh Samashya Niwajan Sanstha, Manish Nagar, Beltarodi Road, Nagpur - 440015, Tahsil and District - NAGPUR, hereinafter called the PURCHASERS, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART. {MOB NO. 9273100100}

Whereas originally all that piece and parcel of land bearing Plot No. 138 out of the sanctioned layout of Khamla Plot Holders Co-Operative Housing Society Limited, Nagpur, plot of land admeasuring 95ft x 100 ft. equal to 9500 sq. ft. (or 882.58 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos 71, 72 and 73 of MOUZA- KHAMLA, PSK 44, bearing City Survey No. 2098/210 and Sheet No.29 of Mouza- Khamla, situated at Pande Layout, Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward no. 75 in Tahsil and District- Nagpur Originally belonged to Shri Hemraj , Shri Purushottam, Shri Pandurang, Shri Rmkrishna and Shri Ishwar all acting through their Natural Guardian/Father Shri Chindhuji S/o Jagobaji Ashtankar having purchased the same by them jointly from Shri Thakumal, Shri Tajumal Revachand, Shri Zangimal, Shri Zamatmal, Shri Narumal, Shri Kondumal and Melumal by a Sale Deed dated 18/04/1962 at serial no. 1092, which is duly registered in the office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 12 on Pages 114 to 118 at document Registration No. 999 on 22/06/1962 And;

Whereas the said Shri Chindhuji S/o Jagobaji Ashtankar and his sons lateron effected a Partition of the properties owned by them on 12/05/1981 and thereby a piece of land admeasuring 47.6 ft x 100ft equal to 4750.00 Sq. Ft. (Or 441.29 Sq. Mtrs.) comprising the Southern Portion of aforesaid Plot No. 138 was allotted to the exclusive share of one Shri Ramkrishna S/o Chindhuji Ashtankar, absolutely forever with heritable and transferable rights therein. By the same partition Northern Portion of the said Plot No.138 was allotted to the exclusive share of Shri Ishwar S/o Chindhuji Ashtankar admeasuring 47.6 ft x 100 ft, equal to 4750 Sq. Ft. (or 441.29 Sq. Mtrs.), absolutely forever with heritable and transferable rights therein; AND

Whereas Shri Ishwar S/o Chindhuji Ashtankar and Shri Ramkrishna S/o Chindhuji Ashtankar lateron sub-divided the said Plot No. 138 in 2 equal halves and thereby a Piece of land admeasuring 47.6 ft x 100ft. equal to 4750 Sq Ft. (Or 441.29 Sq. Mtrs.) comprising the Southern Portion of Plot No. 138

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Ashtankar

viii) 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 mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) 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 any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

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

i) That the Purchaser shall hereafter individually pay Corporation Taxes and Cesses etc. as may be levied by the Nagpur Municipal Corporation upon the said Plot and shall also the electricity and Water Charges as per Departmental bills.

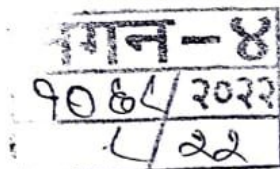
ii) THAT the Vendor has delivered all the Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

iii) THAT the Purchaser has inspected various documents related to the title of the said land and is fully satisfied with the same and have satisfied themselves that the title is absolutely vested with the Vendor and has clear, marketable and transferable title before signing this Deed of Sale.

(4) THAT all expenses on account of preparation of this deed including the legal fees of advocate, cost of Stamp Duty and Registration fees payable thereon have been borne by the Purchaser.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT piece and parcel of land bearing **Plot No. 138-B** out of the sanctioned layout of Khamla Plot Holders Co-operative Housing Society Limited, Nagpur admeasuring **4750 Sq. Ft. (441.29 Sq. Mtrs.)** alongwith residential construction of 1904.15 Sq Ft. (176.90 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 71, 72 and 73, of **MOUZA - KHAMLA**, P.S.K. 44, bearing Corporation House No. 3783/B, **City Survey No. 2098/210 and Sheet No. 29**, situated at Pande Layout, Khamla, Nagpur



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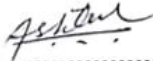


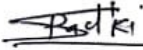


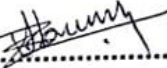
within the limits of Nagpur Municipal Corporation, Nagpur, ward No. 75 in Tahsil and District- Nagpur, and The plot bounded as under:-

ON THE EAST - BY 30 FT. WIDE ROAD
 ON THE WEST - BY PLOT NO. 139
 ON THE NORTH - BY PLOT NO. 111
 ON THE SOUTH - BY PLOT NO. 138-A

IN WITNESS WHEREOF the VENDOR, the PURCHASER hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say and 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, they are read over the contents of this document and explain the same in vernacular, which they admit to have understood at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

{Drafted By: - Adv. Umesh B. Badki, Mob. 9822377899}

As per the instructions and documents provided by the parties.

SR. NO.	PASSPORT SIZE PHOTO	LEFT HAND THUMB IMPRESSION	SIGNATURE/ FULL NAME
01.			 (ISHWAR CHINDHUJI ASHTANKAR) VENDOR
02			 1)..... (SUMIT SUDHAKAR BADKI) PURCHASER
03			 2)..... (MRS. BHAGYASHRI SUMIT BADKI) PURCHASER

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