

267/3099

पावती

Original/Duplicate

Tuesday, March 29, 2022

नोंदणी क्र.: 39म

2:56 PM

Regn.: 39M

पावती क्र.: 4462 दिनांक: 29/03/2022

गावाचे नाव: Sonegaon

दस्तऐवजाचा अनुक्रमांक: नगन4-3099-2022

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मेमर्स नानीज बिल्डकॉन प्रा. लि. तर्फे अधिकृत संचालक श्री. यशवंत अजाबराव खोडके

DELIVERED

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण:

रु. 31080.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:15 PM ह्या वेळेस मिळेल.

सह दुय्यम पिबंध्यक दर्ग-NGP4

नागपूर शहर क्र. ४

वाजार मूल्य: रु. 25450000/-

मोबदला रु. 54488900/-

भरलेले मुद्रांक शुल्क : रु. 3269400/-

1) देयकाचा प्रकार: DHC रकम: रु. 1080/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2903202208112 दिनांक: 29/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015450152202122M दिनांक: 29/03/2022

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH015450152202122M	BARCODE			Date	26/03/2022-17:20:48	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		MS NANIS BUILDCON PVT LTD		
Location NAGPUR				Flat/Block No.				
Year 2021-2022 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			3269400.00		Road/Street		MOUZA SONEGAON	
0030063301 Registration Fee			30000.00		Area/Locality		NAGPUR	
					Town/City/District			
					PIN		4 4 0 0 2 5	
					Remarks (If Any)			
					SecondPartyName=SHRI ASHWINIKUMAR AMBIKAPRASAD AWASTHI-			
Total			32,99,400.00		Amount In		Thirty Two Lakh Ninety Nine Thousand Four Hundred	
					Words		Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572022032798833
				Bank Date		RBI Date		26/03/2022-17:20:50
Cheque/DD No.						Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9422104290

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नॉमिनल-8
30000/2022
9/48



जगन-8
2000/2022
2/58

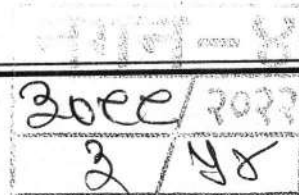


SALE DEED FOR RS. 5,44,88,900.00 ONLY
(RUPEES FIVE CRORE FORTY FOUR LAKH EIGHTY
EIGHT THOUSAND NINE HUNDRED ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 2,31,35,000.00 ONLY)

Zone/Item No. 28.417B Page 701 @ Rs. 13,710/- psm (ASR 2021-22)

THIS DEED OF SALE is made at NAGPUR on this 28th Day of MARCH, 2022 BETWEEN : **SHRI. ASHWINIKUMAR S/o AMBIKAPRASAD AWASTHI**, Aged 59 Years, Occupation – Business, PAN AEJPA0100J & AADHAR UID 6551 9628 6374, Resident of Plot No. 1059, Gorepeth Post Office, Opposite G.S. Collage, Gorepeth, Nagpur – 440010, Tahsil and District – NAGPUR, acting through his duly Constituted Attorney **MRS. ANITA W/o ASHWINIKUMAR AWASTHI**, Aged 51 Years, Occupation – Business, PAN AGXPA3447J & AADHAR UID 7863 9102 7189, Resident of Plot No. 1059, Gorepeth Post Office, Opposite G.S. Collage, Gorepeth, Nagpur – 440010, 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 his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND



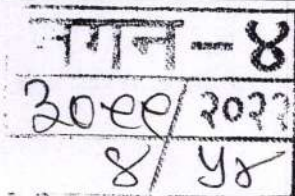
M/s. NANI'S BUILDCON PRIVATE LIMITED, a Company Incorporated under the Companies Act, 1956, having its Office at Plot No. J/13, West High Court Road, 8 Rasta Square, Laxmi Nagar, Nagpur, Corporate Identification Number is (CIN) U45200MH2006PTC160105, PAN AACCN2749Q, acting through its Authorised Director **SHRI. YASHWANT S/o AJABRAO KHODKE**, Aged About 56 Years, Occupation – Business, DIN 00487402 Resident of Plot No. 7, Behind Sai Mandir, Vikas Nagar, Wardha Road, Nagpur, 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, legal representatives, executors, administrators, and assigns of the **OTHER PART**.

WHEREAS the Vendor hereinabovenamed is the Share Holder Member of THE **SWAGAT 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. NGP/CTY/HSG/TO/519/90-91, having its Registered Office at Awasti Bhawn, Sitabuldi, Nagpur; AND

WHEREAS the Vendor named hereinabove is full and absolute Owner in possession of the property comprising ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza – **SONEGAON, P.S.K. 44**, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – **NAGPUR**, hereinafter referred to as '**said Property**'; AND

WHEREAS ALL THAT Piece and parcel of land bearing Kh. No. 9/2 of Mouza – **SONEGAON, P.S.K. 44**, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4 of Mouza – Sonegaon, situated at Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – **NAGPUR**, Originally belonged to The Swagat Co-operative Housing Society Limited, Nagpur, having purchased the same by it from Shri. Ashwinikumar Keshavprasad Awasthi, by a Sale Deed Dated 23-04-1993, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 690 on Pages 34 to 35 at Sr. No. 2156(P) on even date; AND

WHEREAS the aforesaid property is converted for Non Agricultural (Residential) use by the Tahsildar, Nagpur vide his Order Dated 17-05-1996 passed in Revenue Case No. 12/NAP-34/1995-96 of Mouza – Sonegaon; AND



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WHEREAS the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur prepared a Layout on the said land consisting of various plots of different sizes therein; AND

PLOT NO. 153

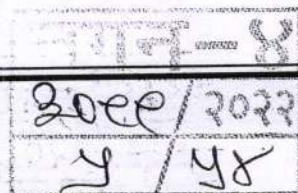
WHEREAS the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the Plot No. 153 out of its aforesaid layout containing by admeasurement 825.54 Sq. Mtrs. situated at Sonegaon, Nagpur in Tahsil and District – Nagpur by way of sale to one of its Share Holder Member Shri. Ashwinikumar Ambikaprasad Awasthi, the Vendor named hereinabove, by a Sale Deed dated 21-12-2005, which is registered at the Office of the Sub Registrar, Nagpur-4 in Book No. 1, at Sr. No. 4550 on even date; AND

WHEREAS the aforesaid Plot No. 153 is covered under the scheme of 1900 layouts regularized by the Nagpur Improvement Trust, Nagpur; AND

WHEREAS for Regularisation and Development of the said Plot No. 153 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the Vendor has applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS considering the application of the Vendor and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 153 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. BE(W)/1900(U/L)/18657/1079 Dated 27-05-2011 in Case No. 2006022327 and Layout No. 1900/W/Son/545 in favour of the Vendor. As per the Regularisation Letter Dated 27-05-2011, the area of the said Plot No. 153 is shown and declared as 704.2930 Sq.Mtrs. As result therefore the Vendor has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

WHEREAS, the aforesaid Plot No. 153 comprising Kh. No. 9 of Mouza – SONEGAON is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 07-05-2013 Passed in Revenue Case No. 5602/NAP-34/2012-13;AND



PLOT NO. 154

WHEREAS the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur transferred the Plot No. 154 out of its aforesaid layout containing by admeasurement 990.81 Sq. Mtrs. situated at Sonegaon, Nagpur in Tahsil and District – Nagpur by way of sale to one of its Share Holder Member Shri. Ashwinikumar Ambikaprasad Awasthi, the Vendor named hereinabove, by a Sale Deed dated 21-12-2005, which is registered at the Office of the Sub Registrar, Nagpur-4 in Book No. 1, at Sr. No. 4549 on even date ; AND

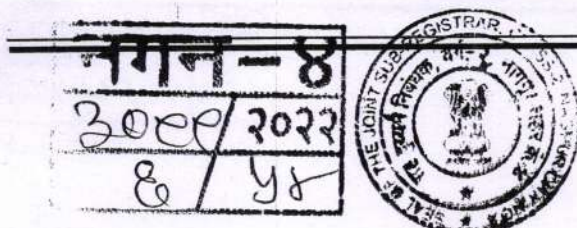
WHEREAS the aforesaid Plot No. 154 is covered under the scheme of 1900 layouts regularized by the Nagpur Improvement Trust, Nagpur; AND

WHEREAS for Regularisation and Development of the said Plot No. 154 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the Vendor has applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS consideration the application of the Vendor and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 154 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide its Permit No. 1196 Dated 20-09-2016 in Case No. 2005121630 and Layout No. 1900/W/Son/545 in favour of the Vendor. As per the Regularisation Letter Dated 20-09-2016, the area of the said Plot No. 154 is shown and declared as 983.090 Sq.Mtrs. As result therefore the Vendor has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records ; AND

WHEREAS, the aforesaid Plot No. 154 comprising Kh. No. 9 of Mouza – SONEGAON is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 07-10-2016 Passed in Revenue Case No. 560/NAP-34/2016-17;AND

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



Contd. ...

WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 5,44,88,900/- (Rupees Five Crore Forty Four Lakh Eighty Eight Thousand Nine Hundred) Only upon the following terms and conditions.

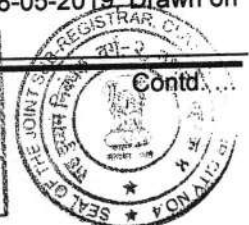
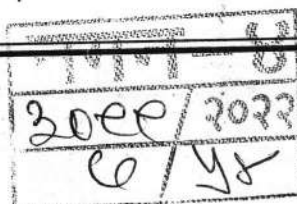
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 5,44,88,900/- (Rupees Five Crore Forty Four Lakh Eighty Eight Thousand Nine Hundred) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza – SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues, outstanding Dues/Penalties and all other outgoings etc. levied thereon and payable by the Vendor upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT :-

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 076460, dated 18-05-2019, Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 5,00,000=00 (Rupees Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 076462, dated 18-05-2019 Drawn on



State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 40,00,000=00 (Rupees Forty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719658, dated 30-03-2022, Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 35,00,000=00 (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719659, dated 10-04-2022, Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 40,00,000=00 (Rupees Forty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719660, dated 30-06-2022, Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 35,00,000=00 (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719661, dated 10-07-2022, Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 45,00,000=00 (Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719662, dated 30-08-2022 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 45,00,000=00 (Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719663, dated 10-09-2022 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 45,00,000=00 (Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719664, dated 30-10-2022 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 45,00,000=00 (Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719665, dated 10-11-2022 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

719665-8
30/11/2022
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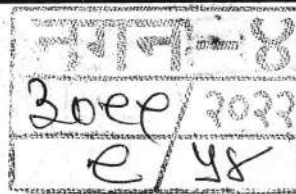
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Rs. 45,00,000=00	(Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719667, dated 30-12-2022 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 45,00,000=00	(Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719668, dated 10-01-2023 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 45,00,000=00	(Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719670, dated 26-02-2023 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 45,00,000=00	(Rupees Forty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 719671, dated 10-03-2023 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 19,44,011=00	(Rupees Nineteen Lakh Forty Four Thousand ELeven) Only paid by the Purchaser to the Vendor by Cheque No. 719672, dated 30-03-2023 Drawn on State Bank of India, Surendra Nagar, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
Rs. 5,44,889=00	(Rupees Five Lakh Forty Four Thousand Eight Hundred Ninety) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

RS. 5,44,88,900=00 (TOTAL RUPEES FIVE CRORE FORTY FOUR LAKH EIGHTY EIGHT THOUSAND NINE HUNDRED ONLY)

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

i) THAT the Vendor undertakes and assures the Purchaser that he has good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any



other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendor and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendor does hereby assures the Purchaser that the property hereby sold to the Purchaser is self acquired property belonging to him alone, having purchased the same by him exclusively from and out of his own earnings and savings and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendor undertakes, agree and assures that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

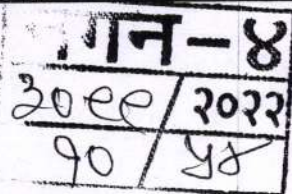
iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for the Vendor and without any lawful interruption or disturbance by any other person who-so-ever.

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.

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.

viii) THAT the Vendor has paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Cesses, Society's Dues, charges, rents, demands, claims, revenue, cesses, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event if 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.

Contd. ...



ix) THAT the Vendor hereby declares that 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 has delivered all the Original documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed.

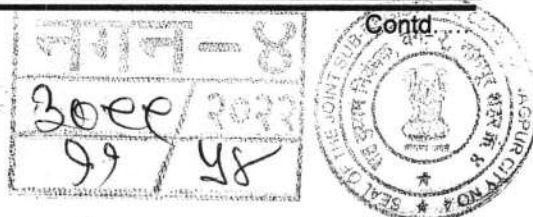
xi) THAT the Vendor will support any application made by the Purchaser for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

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.

xiii) THAT it is specifically agreed and understood by the Purchaser that all the terms and conditions contained in the Principal Sale Deed dated 21-12-2005 executed by the aforesaid The Swagat Co-operative Housing Society Limited, Nagpur, in favour of the Vendor, bearing Registration Sr. No. 4549 & 4550 of even dates shall always remain binding upon the Purchaser and its successors-in-title. In the like manner the rules, regulations and the Bye-laws of the aforesaid Society shall also remain binding upon the Purchaser and its successors-in-title.

xv) 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.

(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.



(4) THAT wherever in this Sale Deed the context so requires, words and expression referring 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.

(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.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 153 & 154 out of the layout of The Swagat Co-operative Housing Society Limited, Nagpur, containing by admeasurement 704.2930 Sq. Mtrs. and 983.090 Sq. Mtrs. thus total area of 1687.383 Sq. Mtrs. (OR 18162.99 Sq. Ft.) being a portion of the entire land bearing Kh. No. 9 of Mouza – SONEGAON, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

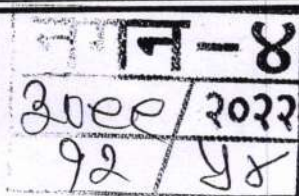
PLOT NO. 153

ON THE EAST	-	BY PLOT NO. 152,
ON THE WEST	-	BY 12.00 MTRS. WIDE ROAD,
ON THE NORTH	-	BY PLOT NO. 154,
ON THE SOUTH	-	BY 9.00 MTRS. WIDE ROAD.

PLOT NO. 154

ON THE EAST	-	BY PLOT NO. 155,
ON THE WEST	-	BY ROAD,
ON THE NORTH	-	BY 12.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY PLOT NO. 153.

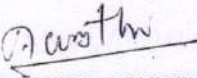
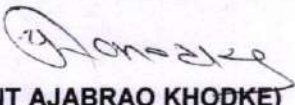
IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents



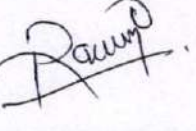
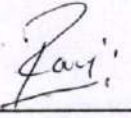
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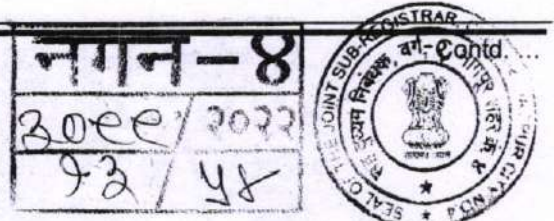
whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

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

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (MRS. ANITA ASHWINIKUMAR AWASTHI) As duly Constituted Attorney for Vendor <u>VENDOR</u>
02			M/S. NANI'S BUILDCON PRIVATE LIMITED  (YASHWANT AJABRAO KHODKE) Director <u>PURCHASER</u>

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.

I			 <u>WITNESS NO. 1</u>
II			 <u>WITNESS NO. 2</u>



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