

270/11723
Friday, September 27, 2024
1:00 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14012 दिनांक: 27/09/2024

गावाचे नाव: जामठा

इस्तऐवजाचा अनुक्रमांक: नमन7-11723-2024

इस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. वैजयंता लाईफस्टाईल तर्फे भागीदार क्र. 1 श्रीहरी विद्यालाल चौधरी

नोंदणी फी

रु. 30000.00

इस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 31560.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सुचोदर अंलपत्र

1:20 PM ह्या वेळेस मिळेल.

सह-मुख्य निबंधक, खा. २
नागपूर कें.प्र.

बाजार मूल्य: रु. 135217500/-

मोबदला रु. 145000000/-

भरलेले मुद्रांक शुल्क: रु. 8700000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924277301448 दिनांक: 27/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007063421202425E दिनांक: 27/09/2024

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH007063421202425E	BARCODE	Date		21/08/2024-16:10:53	Form ID	25.1		
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NGPS_JT NAGPUR NO 8 SUB REGISTRAR					
Location				NAGPUR					
Year				2024-2025 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Stamp Duty				8700000.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						PAN2=ABTPW8339A-SecondPartyName#VISHAL			
						WADIBHASME-CA=145000000			
						Amount In			
						Words			
Total				87,30,000.00		Eighty Seven Lakh Thirty Thousand Rupees Only			
Payment Details				STATE BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		00040572024082135729	
				Bank Date		RBI Date		21/08/2024-16:24:12	
				Name of Bank		STATE BANK OF INDIA			
				Name of Branch		Scroll No. , Date			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चालन लागू नाही.

Mobile No. : 9325353299

नगन - ७
११६२३/२०२४
१/६८



नगन-७
११७२३/२०२४
२/७८



१

SALE DEED FOR ₹. 14,50,00,000/- ONLY
(RUPEES FOURTEEN CRORE FIFTY LAKH ONLY)
MARKET VALUE ₹. 12,29,25,000/- ONLY

(Zone No. 14.1.1- Applicable Zone No. 14.2.2 Rs. 5500 per Sq. Mtrs)

THIS DEED OF SALE is made and executed at NAGPUR on this 27 Day of SEPTEMBER, 2024 BETWEEN :-

(1) **MR. VISHAL S/o ANILRAO WADIBHASME**, Aged 41 Years (Date of Birth – 07-08-1983), Occupation – Agriculturist, (Income Tax PAN – ABTPW8339A) (Aadhar No. 9948 1774 5896) (Mobile No. 9326957932), Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, Pin Code No. 440018, Tahsil and District – NAGPUR,

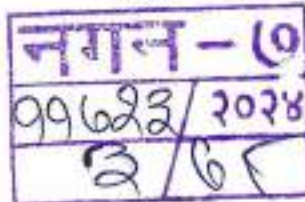
(2) **MR. ARUN S/o NAMDEORAO HARODE**, Aged 49 Years (Date of Birth – 09-08-1974), Occupation – Agriculturist, (Income Tax PAN – ABJPH8434P) (Aadhar No. 2655 9389 9877) (Mobile No. 9765545557), Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur, Pin Code No. 440035, Tahsil and District – NAGPUR,

(3) **MR. PRASHANT S/o NARAYAN SHIVANKAR**, Aged 52 Years (Date of Birth – 25-04-1972), Occupation – Agriculturist, (Income Tax PAN – ATFPS3584H) (Aadhar No. 2775 2129 5188) (Mobile No. 9422123050), Resident of Plot No. 555, Naik Road, Zenda Chowk, Behind Gajanan Mandir, Mahal, Nagpur, Pin Code No. 440032, Tahsil and District – NAGPUR,

(4) **MR. HEMANT S/o PUNJABRAO GAWANDE**, Aged 51 Years (Date of Birth – 12-06-1973), Occupation – Agriculturist, (Income Tax PAN – ADAPG4899N) (Aadhar No. 3307 0355 8319) (Mobile No. 8888598195), Resident of Behind Ganesh Police Chowki, Ganeshpeth, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, AND

(5) **MR. KUNDAN S/o SHRICHAND THUTHEJA**, Aged 59 Years (Date of Birth – 01-07-1965), Occupation – Agriculturist, (Income Tax PAN – AATPT5798K) (Aadhar No. 9576 0183 3801) (Mobile No. 9960695183), Resident of Plot No. 39, Near Lata Mangeshkar Garden, Dhoble Layout, Surya Nagar, Nagpur, Pin Code No. 440008, Tahsil and District – NAGPUR, hereinafter all jointly called the **VENDORS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said VENDORS, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the ONE PART.

AND



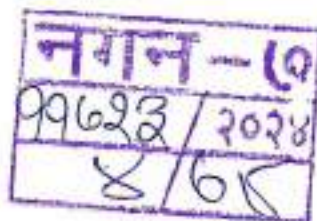
M/s WAINGANGA LIFESTYLE, a Partnership Firm, having its Office at Plot No. 3, Sneh Sanwardhak Housing Society, Malviya Nagar, Khamla, Nagpur, Pin Code No. 440025 (Income Tax PAN – AAEFW9252C) (Date of Incorporation – 14-06-2024) and acting through its Partners **(1) MR. SHRIHARI S/o JIYALAL CHAUDHARI**, Aged about 40 Years, Occupation – Business, (Aadhar No. 8846 9288 7415) (Mobile No. 9325353299) (E-mail Id - shri2702@gmail.com) Resident of Plot No. 12, Prerna Housing Society, Marish Nagar, Somalwada, Nagpur, Pin Code No. 440034, Tahsil and District – NAGPUR,

(2) MR. ABDUL SHAKIL GANI, Aged about 47 years Occupation – Business (Aadhar No. 3949 8880 4875) (Mobile No. 8668379238) and

(3) MISS. SHAHERBANO ABDUL SALIM Aged about 45 years Occupation – Business, (Aadhar No. 5601 4937 0300) (Mobile No. 9766167564), the Sr. No. 2 and 3 both Residents of House No. 359, Jaitun Bee Manzil, Near Yaa Baba Taj Kirana, Chunabhatti, Ajni, Nagpur, Pin Code No. 440015 Tahsil & District Nagpur hereinafter called the **PURCHASER**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors & assigns of the **OTHER PART**.

WHEREAS, the Vendor named hereinabove is an exclusive, absolute and full Owner and in possession of the property comprising **ALL THAT** Piece and Parcel of Agricultural land bearing **Khasra No. 204/1** of **Mouza – JAMTHA**, Patwari Halka No. 42, having an area of **3.45 Hectare R.**, Land Revenue Rs. 17.15/-, held in Bhogwatdar Class-1 Rights, Khata No. 16603 **TOGETHERWITH** all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR and more specifically described in the schedule hereunder written; **AND**

WHEREAS, **ALL THAT** Piece and Parcel of Agricultural land bearing Khasra No. 95 (Old) of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 6.57 Hectare R., held in Bhogwatdar Class-1 Rights, **TOGETHERWITH** all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belongs to Mr. Laxman Zolbaji Dagde, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records as per Records of Adhikar Abhilekh; **AND**

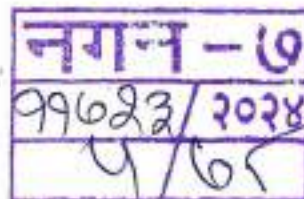


WHEREAS, the Government of Maharashtra lateron carried out re-survey and re-measurement, under the Consolidation and Fragmentation Act and as per record of Bhumi Abhilekh renumbering Sheet (parcha), the aforesaid Khasra No. 95 (Old) of Mouza – JAMTHA was renumbered as Khasra No. 204 of Mouza – JAMTHA, having an area of 6.57 Hectare R., held in Bhogwatdar Class-1 Rights. Thus the aforesaid Mr. Laxman Zolbaji Dagde has now become an absolute owner and occupier of the said Khasra No. 204; AND

WHEREAS the aforesaid Mr. Laxman Zolbaji Dagde lateron transferred/sold the portion of land admeasuring 1.50 Hectare R. being a portion of the entire land bearing Khasra No. 204, having total area of 6.57 Hectare R., by way of Sale to Mr. Suryabhan Dhage, by a Sale Deed Dated 03.08.1987, which is duly registered in the Office of the Sub Registrar, Nagpur-Rural in Book No. 1 at Registered Sr. No. 2774/1987 on 03.08.1987. The said portion of land allotted New Khasra No. 204/2 by the Competent Revenue Authority; AND

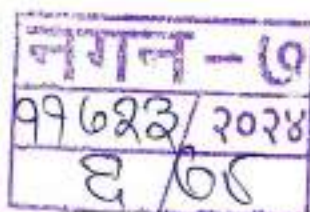
WHEREAS the aforesaid Mr. Laxman Zolbaji Dagde alongwith his legal heirs namely Smt. Hira Kawduji Chikate, Smt. Rupal Prashantrao Dharpal and Smt. Meera Pramodrao Thakare, jointly lateron transferred/sold the portion of land admeasuring 1.62 Hectare R. being a portion of the entire land bearing Khasra No. 204, having total area of 6.57 Hectare R., held in Bhogwatdar Class-1 Rights of Mouza – JAMTHA, Patwari Halka No. 42, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Mr. Nimish Laddad and others, by a Sale Deed Dated 26.03.2007, which is duly registered in the Office of the Sub Registrar, Nagpur-Rural in Book No. 1 at Registered Sr. No. 1814/2007 on 26.03.2007. Lateron the said portion of land renumbered as new Khasra No. 204/3, having an area of 1.62 Hectare R. by the Competent Revenue Authority and the remaining land owned by the aforesaid Owner Mr. Laxman Zolbaji Dagde is now identified as Khasra No. 204/1, having an area of 3.45 Hectare R., Land Revenue Rs. 17.15/-; AND

WHEREAS the aforesaid Mr. Laxman Zolbaji Dagde left for heavenly abode and consequent upon his demise/death, his aforesaid property bearing Khasra No. 204/1 devolved upon his legal heirs namely (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare, jointly by way of intestate succession being only heirs of the deceased and the same is mutated in the all relevant records vide Mutation Entry No. 1622 Dated 12.07.2009; AND



WHEREAS during the course of time one Mr. Umaji S. Matikhaye and 15 others filed Civil Suit bearing R.C.S. No. 643/2016 for declaration, partition and perpetual injunction against the (i) Smt. Hira Kawduji Chkate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare on the ground that their mothers who are the sisters of Late Mr. Laxman Zolbaji Dagde are having share in the said property originally owned by Late Zolbaji Dagde a common ancestor of the claimants and (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare and the name of Smt. Gangi @ Gangubai who was absolute owner of the said property left behind by her husband was in the revenue record of the year 1911-12 as the owner of the said property and Mr. Rajendra Mohod and others have filed a Revision No. 166/RTS-64/2022 before the Additional Commissioner, Nagpur Division, Nagpur and the same is pending before the Additional Commissioner, Nagpur Division, Nagpur and the parties to the said suit have arrived at understanding and settlement in respect of the said land and Compromise have been arrived at and the Hon'ble 2nd Joint Civil Judge, Jr. Division, Nagpur passed Order Dated 10.07.2023 and Compromise Decree has been passed; AND

WHEREAS the aforesaid (i) Smt. Hira Kawduji Chikate, (ii) Smt. Rupal Prashantrao Dharpal and (iii) Smt. Meera Pramodrao Thakare lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 204/1 of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 3.45 Hectare R., Land Revenue Rs. 17.15/-, held in Bhogwatdar Class-1 Rights, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja, the Vendors name hereinabove, by a Sale Deed Dated 16.10.2023, which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 10554/2023 on 16.10.2023. As a result therefore the aforesaid (1) Mr. Vishal Anilrao Wadibhasme, (2) Mr. Arun Namdeorao Harode, (3) Mr. Prashant Narayan Shivankar, (4) Mr. Hemant Punjabrao Gawande and (5) Mr. Kundan Shrichand Thutheja, the Vendors named hereinabove has now become an exclusive, absolute and full Owner of the property bearing Khasra No. 204/1 with heritable and transferable rights therein and the same is mutated in his name in all relevant records; AND



WHEREAS for cogent reasons and good causes the Vendors have now decided to sell their aforesaid separate and self-acquired property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their family members; AND

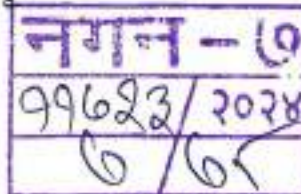
WHEREAS the Vendors being thus desirous of selling his aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of ₹ 14,50,00,000/- (Rupees Fourteen Crore Fifty Lakh Only) upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

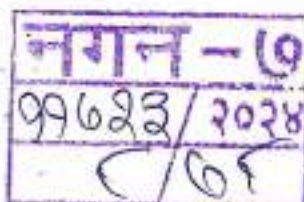
(1) THAT in consideration of a total sum of ₹ 14,50,00,000/- (Rupees Fourteen Crore Fifty Lakh Only) paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASERS, the said property comprising ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 204/1 of Mouza – JAMTHA**, Patwari Halka No. 42, having an **area of 3.45 Hectare R.**, Land Revenue Rs. 17.15/-, held in Bhogwatdar Class-1 Rights, Khata No. 16603 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the SCHEDULE hereunder written TO HOLD SAME TO AND UNTO THE PURCHASERS as the absolute and full Joint Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

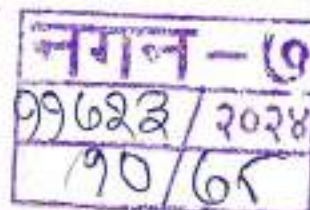
- | | |
|---------------|---|
| ₹ 40,00,000/- | (Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000321 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| ₹ 32,00,000/- | (Rupees thirty two Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000362 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |



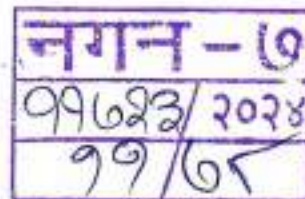
₹ 8,00,000/-	(Rupees eight Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000363 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000324 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000325 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000326 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000327 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 27,10,000/-	(Rupees Twenty seven lakh ten thousand Only) paid by the Purchaser to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme by Cheque No. 000328 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 2,90,000/-	(Rupees Two Lakh Ninety Thousand) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor No. (1) Mr. Vishal Anilrao Wadibhasme towards TDS (Tax Deduction of Source) @ 1% and to be credited the same in the appropriate account of Income Tax Department.
₹ 40,00,000/-	(Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. (2) Mr. Arun Namdeorao Harode by Cheque No. 000329 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 32,00,000/-	(Rupees thirty two Lakh Only) paid by the Purchaser to the Vendor No. (2) Mr. Arun Namdeorao Harode by Cheque No. 000330 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 8,00,000/-	(Rupees eight Lakh Only) paid by the Purchaser to the Vendor No. (2) Mr. Arun Namdeorao Harode by Cheque No. 000331 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.



₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No (3) Mr. Prashant Narayan Shivankar by Cheque No. 000341 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor (3) Mr. Prashant Narayan Shivankar by Cheque No. 000342 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No (3) Mr. Prashant Narayan Shivankar by Cheque No. 000343 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 27,10,000/-	(Rupees Twenty seven lakh ten thousand Only) paid by the Purchaser to the Vendor No. (3) Mr. Prashant Narayan Shivankar by Cheque No. 000344 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 2,90,000/-	(Rupees Two Lakh Ninety Thousand) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor No. (3) Mr. Prashant Narayan Shivankar towards TDS (Tax Deduction of Source) @ 1% and to be credited the same in the appropriate account of Income Tax Department.
₹ 40,00,000/-	(Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000366 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 32,00,000/-	(Rupees thirty two Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000367 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 8,00,000/-	(Rupees eight Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000368 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000348 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000349 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.



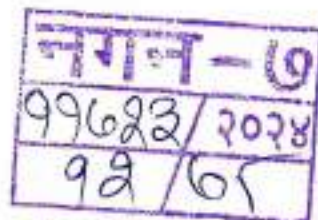
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000350 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000351 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 27,10,000/-	(Rupees Twenty seven lakh ten thousand Only) paid by the Purchaser to the Vendor No. (4) Mr. Hemant Punjabrao Gawande by Cheque No. 000352 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 2,90,000/-	(Rupees Two Lakh Ninety Thousand) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor No. (4) Mr. Hemant Punjabrao Gawande towards TDS (Tax Deduction of Source) @ 1% and to be credited the same in the appropriate account of Income Tax Department.
₹ 40,00,000/-	(Rupees Forty Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000369 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 32,00,000/-	(Rupees thirty two Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000370 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 8,00,000/-	(Rupees eight Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000371 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000356 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000357 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000358 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.



₹ 45,00,000/-	(Rupees Forty five Lakh Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000359 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 27,10,000/-	(Rupees Twenty seven lakh ten thousand Only) paid by the Purchaser to the Vendor No. (5) Mr. Kundan Shrichand Thutheja by Cheque No. 000360 Drawn on ICICI Bank, Branch Wardha Road, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
₹ 2,90,000/-	(Rupees Two Lakh Ninety Thousand) agreed to be deducted by the Purchaser from the sale consideration payable to the Vendor No. (5) Mr. Kundan Shrichand Thutheja towards TDS (Tax Deduction of Source) @ 1% and to be credited the same in the appropriate account of Income Tax Department.
₹ 14,50,00,000/-	(TOTAL RUPEES FOURTEEN CRORE FIFTY LAKH ONLY)

(2) THAT the Vendors do hereby covenant with the Purchasers as follows:-

- (i) THAT the Vendors hereby specifically declare that they have received the entire agreed Sale consideration from the Purchaser and consequentially therefore they have now nothing to receive from the Purchaser against the instant transaction of Sale.
- (ii) THAT the Vendors have good, valid and marketable title to the property i.e. Agricultural land hereby sold and they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever
- (iii) THAT the Vendors further assure the Purchaser that the Property i.e. Agricultural land hereby sold is their separate and self-acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earnings and savings and that none except they have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- (iv) THAT the property/ Agricultural land 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 Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.



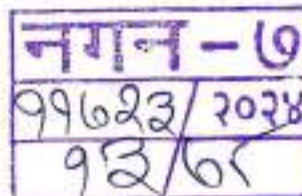
(v) THAT in case, subsequent to the execution of Sale Deed by Vendors in favor of Purchasers, if any dispute, litigation, encumbrance, lien, mortgage, agreement in respect of Property is found and disclosed between Vendor and any Person who claims to be anyway concern with the property, thereby affecting the right, title and peaceful & uninterrupted possession of Purchasers over the Property, the Vendor undertakes to compensate the Purchasers, the whole price of Sale Deed along with 18% percent interest per annum from the date of execution of Sale Deed or to the extent of loss caused to the Purchaser along with 18% percent of interest per annum. The Vendors further undertake to bear all the expenses towards persuading, following and fighting any dispute, litigation, encumbrance, lien, mortgage, agreement in respect of Property, disclosed subsequent to the registration and execution of Sale Deed.

(vi) THAT in case, subsequent to the execution of Sale Deed by Vendors in favor of Purchasers, if any dispute, litigation, encumbrance, lien, mortgage, agreement in respect of Property is found and disclosed between Vendor and any Person who claims to be anyway concern with the property, thereby affecting the right, title and peaceful & uninterrupted possession of Purchasers over the Property, the Purchasers shall have liberty to invoke the provisions to Transfer of Property Act, specific Relief Act & Indian Contract Act, Civil Procedure Code against Vendors and anybody claiming through them.

THAT in case, if any old dispute or litigation between the Vendors and former owners/ legal heirs/ successor is reopened or opened by filling complaint/legal proceedings, thereby subjecting the Purchaser to lose whole of the Property or part thereof, or subject him to any pecuniary/ financial loss, the Vendor undertakes to compensate the Purchasers, the whole price of Sale Deed along with 18% percent interest per annum from the date of execution of Sale Deed or to the extent of loss caused to the Purchaser along with 18% percent of interest per annum.

(vii) THAT, after execution and Registration of this Sale Deed, the VENDOR shall extend all their cooperation, help and assistance for mutating the name of the Purchasers or anybody claiming through them or any person to whom the Purchasers name, in all administrative and revenue offices of Government & statutory bodies.

(viii) THAT the Vendors 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 their respective heirs, legal representatives, successors and assigns etc. as may reasonably be required.



(ix) THAT the Vendors have paid up to this date all dues with respect to Agricultural Assessment, Land Revenue, Cesses and all other charges and all other outgoings etc. levied on the Agricultural Land hereby sold and, in the event, if it is discovered that there remains any arrears to be paid, the Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments.

(x) THAT the Vendors have this day delivered the actual and physical possession of the entire Agricultural land to the Purchasers along with crop, trees, shrubs etc standing thereon at the time of Registration of this Sale Deed.

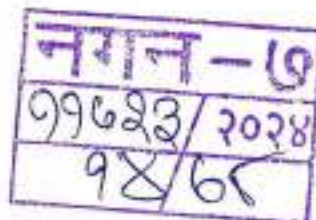
(xi) THAT the Vendors will support any application made by the Purchaser for mutation of its name in all the relevant records as regards the Agricultural Land/property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant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

(xii) THAT the Agricultural land 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.

(xiii) THAT the Vendors have delivered all the Original/relevant documents relating to the Agricultural land hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(xiv) 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 Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors 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 all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

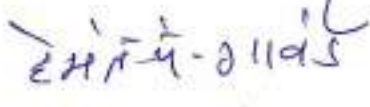


SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 204/1 of Mouza – JAMTHA, Patwari Halka No. 42. having an area of 3.45 Hectare R., Land Revenue Rs. 17.15/-, held in Bhogwatdar Class-1 Rights, Khata No. 16603 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR and the said land is bounded as under:-

ON THE EAST - KH NO. 200 AND 201.
ON THE WEST - ROAD.
ON THE NORTH - KH NO. 204/3.
ON THE SOUTH - ROAD.

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR (RURAL) in presence of the attesting witnesses signing as such on the day first above written.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
01			1)  (VISHAL ANILRAO WADIBHASME)
02			2)  (ARUN NAMDEORAO HARODE)
03			3)  (PRASHANT NARAYAN SHIVANKAR)
04			4)  (HEMANT PUNJABRAO GAWANDE)

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१५/७८



SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE & FULL NAME
05			5)  (KUNDAN SHRICHAND THUTHEJA) <u>VENDORS</u>
06			FOR M/s WAINGANGA LIFESTYLE 1)  (SHRIHARI JIYALAL CHAUDHARI)
			2)  (ABDUL SHAKIL GANI)
			3)  (MISS. SHAHERBANO ABDUL SALIM) Partners <u>PURCHASER</u>
WITNESSES :-			
01			 (Satish K. Jogi)
02			 Roshni Bivade

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१६/०५

