# SALE DEED

Sale Deed of Flat in ""OMKARA HEIGHTS" located at Aurangpura, Aurangabad. The stamp value of Rs. 42,84,900/- and actual sale value Rs. 50,00,000/-.

This Sale Deed is executed today on 28 day of JUNE 2017, at Aurangabad, between:-

**M/s Kushal Constructions through its partner**
**PAN NO.AAJFK9879J**

1) Dilip s/o Kantilal Jain,
Age: 50 years, Occup: Business,
R/o: Surana Apartment,
Aurangpura, Aurangabad.

2) Bhavesh s/o Kantilal Jain,
Age: 37 years, Occup: Business,
R/o: Surana Apartment,
Aurangpura, Aurangabad.

3) Harshal s/o Mahavir Deoda,
Age: 41 years, Occup; Business,
R/o: Kasari Bazar, Sarafa Road, Aurangabad.

4) Ritesh s/o Mahavir Deoda,
Age: 34 years, Occup; Business,
R/o: Kasari Bazar, Sarafa Road, Aurangabad.

**THROUGH THEIR G.P.A.**

1) Sameer s/o Padmakar Mulay,
Age: 39 years, Occupation: Agriculture and Business, r/o: Sahayadri, Rachnakar Colony, Station Road, Aurangabad
2) Vinay s/o Pundlik Chaudhari,
Age: 62 years, Occupation Business & Agril.
R/o: Shreyanagar, Aurangabad.

(Hereinafter called as Owners which expression shall mean and include all their legal heirs, successors, legal representatives, executors, administrators & assignees etc.)

AND

M/s. MCM Developers a partnership firm
Having its office at 2nd floor, Tapadia Terrace,
Adalat Road, Aurangabad through its partners:

1) Ajeet Seeds Pvt Ltd It's Authorized Signatory
Mr. Sameer s/o Padmakar Mulay,
Age: 39 years, Occup: Business & Agriculture
R/o: Sahayadri, Rachnakar Colony,
Station Road, Aurangabad.

2) Vinay s/o Pundlik Chaudhari,

Age: 62 years, Occupation Business & Agril.
R/o: Shreyanagar, Aurangabad.

(Hereinafter called as Developer/Vendor which expression shall mean and include all the present and future partners of the firm, their heirs, successors and executors and administrators of the firm).

AND

1) Mrs Jayashri Nandlal Vaishnav
Age: 48Yrs, Occupation: Housewife
R/o.: Vedant Nagar, Aurangabad.

(Hereinafter called as "Purchaser/s which expression shall mean and include all his heirs, successors, legal representatives, executors, administrators and assignees).

WHEREAS the property CTS No. 4874 was owned and possessed by one Ganpatrao Vaidya, who expired on 31.12.1965, leaving behind him four sons, three daughters and one widow Indirabai and during his lifetime, he also executed a Will and thereby bequeathed his above referred property in favour of his sons namely; Ratnakar, Ashok, Shashikant and Satish and he also further clarified if the property is decided to be partitioned during the lifetime of his wife Indirabai, she will also be given equal share with that of son in the partition. However, after the death of Dr. Ganpatrao Vaidya, Indirabai also expired on dated 1.5.1981, and during her life time she also executed registered Will on dated 18.8.1977, in respect of the above referred property and thereby bequeathed the said property in favour of his youngest son Satish Ganpatrao Vaidya. Special Civil Suit No.51/1974, was filed by Ashok Vaidya against his brother Satish, Shashikant, Ratnakar and mother Indirabai and the said suit ended with compromise on 12.2.1981, and as per the said compromise, the above referred property came to be allotted exclusively to Satish Vaidya. Accordingly, name of Satish Vaidya alone came to be mutated in C.T.S. record, by deleting names of all other sons of Dr. Ganpatrao Vaidya. Satish Vaidya also deposited various charges of the said property with the concern authorities from time to time

AND WHEREAS Satish Vaidya sold the said property to M/s. Kushal Construction through it's partners Dilip Kantilal Jain and three others under the registered sale-deed dated 30.1.2012, registered at Sr.No.528, and the said sale-deed is also consented by the wife and son of Satish Vaidya namely; Mrs. Shubhangi and Amit. Accordingly, the name of Kushal Construction through it's partners Deelip Jain and three others came to be recorded in CTS record under the mutation entry no.8104.

AND WHEREAS, the OWNERS entered in registered development agreement in respect of same with developers which is registered at Sr. No. 1241 at the office of Sub-Registrar Aurangabad on dated: 30.03.2012 and in consequence thereof a registered power of attorney at sr no. 1242 is also executed by the owner in favour of developer on the same day and deed of correction to the development agreement is executed on dated 08/07/2015 at sr no. 4866.

AND WHEREAS construction permission in respect of said property described in Schedule "A" is obtained from Municipal Corporation Aurangabad on dated 12.05.2014 in file no. 684/17/2013-14 and further revised