SALE DEED VALUED AT RS. _____ ONLY

(RUPEES _____ ONLY)

READY RECKONER VALUE RS. _____ ONLY

THIS DEED OF SALE is made on this ____ Day of _____ 2016, BETWEEN :

(1) SHRI. ATUL S/o MANOHARRAO YAMSANWAR, Aged about 54 Years, Occupation – Business & Agriculturist, Income Tax PAN AAEPY4545Q, Resident of Plot No. 33, "Manohar", Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR,

(2) SHRI. VYANKATESH S/o TRIMBAKRAO KUNAWAR, Aged about 54 Years, Occupation – Business & Agriculturist, Income Tax PAN APLPK0030H, Resident of 10-A, "Rachana Galaxy", Ambazari Road, Shivajinagar, Nagpur-440010, Tahsil and District – NAGPUR AND

(3) SHRI. CHANDRAKANT S/o BHAURAO PADMAWAR, Aged about 54 Years, Occupation – Business & Agriculturist, Income Tax PAN ADEPP6147Q, Resident of Plot No. 15/25, "Indira Apartments", Pande Layout, Khamla, Nagpur-440025, Tahsil and District – NAGPUR, all Authorised Partners of **M/s. A.V.C. Homes,** a registered Partnership Firm having its Office at N.K.Y. Tower, Ajani Square, Wardha Road, Nagpur-440015, Income Tax PAN AAZFM2044B,

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 and assigns of the **ONE PART.**

AND

_____, Aged about _____ Years, Occupation – _____, Income Tax PAN _____, Resident of _____, hereinafter called the **"PURCHASER(s)",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PURCHASER(s)",** as well as, her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS the Vendors named hereinabove own and possess the properties comprising ALL THOSE Pieces and Parcel of Non-Agricultural Lands bearing Survey / Khasra / Gut Nos. 43/2-4/1, 43/2-4/2, 43/2-4/3 and 43/2-4/4A of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 3.02 Hectares, 2.18 Hectares, 2.18 Hectares and 1.01 Hectares respectively, thus totaling 8.39 Hectares (OR 20.73 Acres), Rental Rs. 7.90 Yearly, Rs. 5.75 Yearly, Rs. 5.75 Yearly, Rs. 2.65 Yearly respectively, all Occupancy Class-1 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi (Ju) in Tahsil - Hingna and District – NAGPUR; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. (Old) 39 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 40.04 Acres (i.e. 16.20 Hectares), Rental Rs. 42.00 Yearly, Occupancy Class-2 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi (Ju) in Tahsil - Hingna and District – NAGPUR, Originally belonged to Shri. Tulshiram Laxman as a recorded Owner thereof, as per Records of Rights for the year 1954-55; AND

WHEREAS the aforesaid Owner Shri. Tulshiram Laxman later on transferred/sold the said property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. (Old) 39 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 40.04 Acres (i.e. 16.20 Hectares), Rental Rs. 42.00 Yearly, Occupancy Class-2 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi (Ju) in Tahsil - Hingna and District – NAGPUR, by way of Sale to Shri. Natthuram Ramchandra Paliwal, by a registered Sale Deed and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 124 dated 25-09-1959; AND

WHEREAS in the like manner the aforesaid Owner Shri. Natthuram Ramchandra Paliwal later on transferred/sold the said property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. (Old) 39 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 40.04 Acres (i.e. 16.20 Hectares)., Rental Rs. 42.00 Yearly, Occupancy Class-2 Rights, Togetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi (Ju) in Tahsil - Hingna and District – NAGPUR, by way of Sale to Shri. Pandurang Maroti Dhaborde, by a registered Sale Deed and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 125 dated 25-09-1968; AND

WHEREAS the aforesaid Shri. Pandurang Maroti Dhabarde later on partitioned his aforesaid property amongst himself and his two wives namely (i) Mrs. Parvatabai Pandurang Dhabarde and (ii) Mrs. Nimbunabai Pandurang Dhabarde held in the year 1981. In terms of the said Partition Deed, a Portion of land comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 3.24 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. (Old) 39 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 16.20 Hectares, held in Occupancy Class – 2 (Bhumidhari) Rights, Rental Rs. 40.04 Acres (i.e. 16.20 Hectares), togetherwith all other easementary rights appurtenant and belonging thereto situate at Village – Kanholi (Ju) in Tahsil – Hingna and District – NAGPUR fallen to the exclusive share of Shri. Pandurang Maroti Dhabarde absolutely forever having heritable transferable rights therein. The said portion is now identified as Survey / Khasra / Gut No. (Old) 39/1, P.S.K. 48, having an area of 3.24 Hectares, Rental Rs. 8.40 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 19 dated 24-09-1981; AND

WHEREAS in terms of the said Partition Deed, a Portion of land comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 7.29 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. (Old) 39 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 16.20 Hectares, held in Occupancy Class – 2 (Bhumidhari) Rights, Rental Rs. 42.00 Yearly, togetherwith all other easementary rights appurtenant and belonging thereto situate at Village – Kanholi (Ju) in Tahsil – Hingna and District – NAGPUR fallen to the exclusive share of Mrs. Parvatabai Pandurang Dhabarde absolutely forever having heritable transferable rights therein. The said portion is now identified as Survey / Khasra / Gut No. (Old) 39/2, P.S.K. 48, having an area of 7.29 Hectares, Rental Rs. 18.90 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 19 dated 24-09-1981; AND

WHEREAS in terms of the said Partition Deed, a Portion of land comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 5.67 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. (Old) 39 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 16.20 Hectares, held in Occupancy Class – 2 (Bhumidhari) Rights, Rental Rs. 42.00 Yearly, togetherwith all other easementary rights appurtenant and belonging thereto situate at Village – Kanholi (Ju) in Tahsil – Hingna and District – NAGPUR fallen to the exclusive share of Mrs. Nimbunabai Pandurang Dhabarde absolutely forever having heritable transferable rights therein. The said portion is now identified as Survey / Khasra / Gut No. (Old) 39/3, P.S.K. 48, having an area of 5.67 Hectares, Rental Rs. 14.70 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 19 dated 24-09-1981; AND

WHEREAS during the course of time Resurvey of the said Mouza – Kanholi (Ju) was held and the aforesaid properties bearing (A) Survey / Khasra / Gut No. 39/1, P.S.K. 48, having an area of 3.24 Hectares, Rental Rs. 8.40 Yearly, held in Occupancy Class – 2 Rights was allotted New Khasra No. 43/1 and the same is now identified as Survey / Khasra / Gut No. 43/1, P.S.K. 48, Khate No. 36,38, having an area of 3.09 Hectares, Rental Rs. 7.97 Yearly held in Occupancy Class – 2 Rights; (B) Survey / Khasra / Gut No. 39/2, P.S.K. 48, having an area of 7.29 Hectares, Rental Rs. 18.90 Yearly, held in Occupancy Class – 2 Rights was allotted New Khasra No. 43/2 and the same is now identified as Survey / Khasra / Gut No. 43/2, P.S.K. 48, Khate No. 94, having an area of 6.92 Hectares, Rental Rs. 17.80 Yearly held in Occupancy Class – 2 Rights AND (C) Survey / Khasra / Gut No. 39/3, P.S.K. 48, having an area of 5.67 Hectares, Rental Rs. 14.70 Yearly, held in Occupancy Class – 2 Rights was allotted New Khasra No. 43/3 and the same is now identified as Survey / Khasra / Gut No. 43/3, P.S.K. 48, Khate No. 95, having an area of 5.39 Hectares, Rental Rs. 13.90 Yearly held in Occupancy Class – 2 Rights; AND

WHEREAS during the course of time aforesaid land bearing Survey/Khasra/Gut No. 43/2 of MOUZA – KANHOLI (Jumde), P.S.K. 48, is converted for Occupation Class 2 (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 243/LND-18/2004-2005 dated 19-11-2004 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 239 dated 18-01-2005; AND

WHEREAS the aforesaid Shri. Pandurang Maroti Dhabarde later on transferred/sold a portion of the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.48 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 43/1 of MOUZA – KANHOLI (Jumde), P.S.K. 48, Khate No. 36,38, having total area of 3.09 Hectares, Rental Rs. 7.97 Yearly held in Occupancy Class – 2 Rights, by way of Sale to Mrs. Parvatabai Pandurang Dhabarde, by a duly registered Sale Deed and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 249 dated 09-03-2005. The said portion is now identified as Survey / Khasra / Gut No. 43/4, P.S.K. 48, having an area of 2.48 Hectares, Rental Rs. 6.90 Yearly, held in Occupancy Class-1 Rights; AND

WHEREAS the aforesaid Mrs. Parvatabai Pandurang Dhabarde later on transferred/sold a portion out of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.18 Hectares being a portion of the entire land bearing Survey / Khasra / Gut Nos. 43/2 and 43/4, of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 6.92 Hectares and 2.48 Hectares respectively thus totaling 9.40 Hectares, Rental Rs. 17.80 and 6.90 Yearly respectively, both held in Occupancy Class-1 Rights, by way of Sale to (i) Shri. Amol Krushnaji Dhabarde and (ii) Shri. Harshal Krushnaji Dhabarde, by a Sale Deed dated 17-02-2005, which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 4004 on even date and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 268 dated 16-09-2005. The said portion is now identified as Survey / Khasra / Gut No. 43/2-4/2, P.S.K. 48, having an area of 2.18 Hectares, Rental Rs. 5.75 Yearly, held in Occupancy Class-1 Rights; AND

WHEREAS in the like manner the aforesaid Mrs. Parvatabai Pandurang Dhabarde later on transferred/sold the portion of the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.18 Hectares being a portion of the entire land bearing Survey/Khasra/Gut Nos. 43/2 and 43/4 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 6.92 Hectares and 2.48 Hectares respectively thus totaling 9.40 Hectares, Rental Rs. 17.80 and 6.90 Yearly respectively, both held in Occupancy Class-1 Rights, by way of Sale to (i) Shri. Pranay Praful Dhabarde, (ii) Shri. Akshay Praful Dhabarde and (iii) Shri. Shubham Praful Dhabarde, acting through their Natural Guardian their Father Shri. Praful Pandurang Dhabarde, by a Sale Deed dated 16-07-2005, which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 4011 on even date. The said portion is now identified as Survey / Khasra / Gut No. 43/2-4/3, P.S.K. 48, having an area of 2.18 Hectares, Rental Rs. 5.75 Yearly, held in Occupancy Class-1 Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 366 dated 29-06-2006; AND

WHEREAS the aforesaid Mrs. Parvatabai Pandurang Dhabarde later on transferred/sold the portion of the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.02 Hectares being a portion of the entire land bearing Survey / Khasra / Gut Nos. 43/2 and 43/4 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 6.92 Hectares and 2.48 Hectares respectively thus totaling 9.40 Hectares, Rental Rs. 17.80 and 6.90 Yearly respectively, both held in Occupancy Class-1 Rights, by way of Sale to Shri. Keshav Pandurang Dhabarde, by a Sale Deed dated 30-07-2005, which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 4270/2005 on even date. The said portion is now identified as Survey / Khasra / Gut No. 43/2-4/4, P.S.K. 48, having an area of 2.02 Hectares, Rental Rs. 5.30 Yearly, held in Occupancy Class-1 Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 367 dated 29-06-2006; AND

WHEREAS in the like manner the aforesaid Mrs. Parvatabai Pandurang Dhabarde later on transferred/sold the portion of the property comprising ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 1.81 Hectares (i.e. 4.47 Acres) being a portion of the entire land bearing Survey / Khasra / Gut No. 43/2-4/1 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 3.02 Hectares, Rental Rs. 7.90 Yearly, Occupancy Class-1 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi in Tahsil - Hingna and District – NAGPUR, by way of Sale to (i) Shri. Atul Manoharrao Yamsanwar, (ii) Shri. Vyankatesh Trimbakrao Kunawar and (iii) Shri. Chandrakant Bhaurao Padmawar, the Vendors hereinabovenamed, by a Sale Deed Dated 08-02-2008, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 1016 on 12-02-2008; AND

WHEREAS in the like manner aforesaid Mrs. Parvatabai Pandurang Dhabarde later on transferred/sold the portion of the property comprising ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 1.21 Hectares (i.e. 2.9899 Acres) being a portion of the entire land bearing Survey / Khasra / Gut No. 43/2-4/1 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 3.02 Hectares, Rental Rs. 7.90 Yearly, Occupancy Class-1 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi in Tahsil - Hingna and District – NAGPUR, by way of Sale to (i) Shri. Atul Manoharrao Yamsanwar, (ii) Shri. Vyankatesh Trimbakrao Kunawar and (iii) Shri. Chandrakant Bhaurao Padmawar, the Vendors hereinabovenamed, by a Sale Deed Dated 11-02-2008, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 1017 on 12-02-2008. As a result therefore the Vendors named hereinabove have now become an exclusive, absolute and full Co-owners of the aforesaid property bearing Khasra No. 43/2-4/1 of MOUZA – KANHOLI (Jumde), having an area of 3.02 Hectares, Rental Rs. 7.90 Yearly, held in Occupancy Class-1 Rights, with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Records vide Ferfar Entry No. 560, 561 dated 12-03-2008; AND

WHEREAS the aforesaid the then Owner Shri. Keshav Pandurang Dhabarde later on transferred/sold a portion of land out of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.01 Hectares being a portion of the entire land bearing Survey/Khasra/Gut Nos. 43/2-4/4 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 2.02 Hectares, Rental Rs. 5.30 Yearly, held in Occupancy Class-1 Rights, by way of Sale to Shri. Harshal Krishnaji Dhabarde, by a Sale Deed dated 18-02-2008, which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 1194/2008 on even date. The said portion is now identified as Survey / Khasra / Gut No. 43/2-4/4B, P.S.K. 48, having an area of 1.01 Hectares, Rental Rs. 2.65 Yearly, held in Occupancy Class-1 Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 568 dated 05-04-2008; AND

WHEREAS in the like manner the aforesaid Shri. Keshav Pandurang Dhabarde later on transferred/sold the portion of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 1.01 Hectares (i.e. 2.4947 Acres) comprising EASTERN PORITON of the entire land bearing Survey / Khasra / Gut No. 43/2-4/4 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 2.02 Hectares, Rental Rs. 5.30 Yearly, Occupancy Class-1 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi in Tahsil - Hingna and District – NAGPUR, by way of Sale to (i) Shri. Atul Manoharrao Yamsanwar, (ii) Shri. Vyankatesh Trimbakrao Kunawar and (iii) Shri. Chandrakant Bhaurao Padmawar, the Vendors hereinabovenamed, by a Sale Deed Dated 23-07-2008, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 4665 on 24-07-2008. As a result therefore the Vendors named hereinabove have now become an exclusive, absolute and full Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Records vide Ferfar Entry No. 601 dated 23-10-2008. The said portion is now identified as Survey / Khasra / Gut No. 43/2-4/4A, having an area of 1.01 Hectares (i.e. 2.4947 Acres), Rental Rs. 2.65 Yearly, held in Occupancy Class-1 Rights; AND

WHEREAS the aforesaid the then Co-owners (i) Shri. Amol Krushnaji Dhabarde and (ii) Shri. Harshal Krushnaji Dhabarde later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 43/2-4/2 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 2.18 Hectares (i.e. 5.3868 Acres), Rental Rs. 5.75 Yearly, Occupancy Class-1 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi in Tahsil - Hingna and District – NAGPUR, by way of Sale to (i) Shri. Atul Manoharrao Yamsanwar, (ii) Shri. Vyankatesh Trimbakrao Kunawar and (iii) Shri. Chandrakant Bhaurao Padmawar, the Vendors hereinabovenamed, by a Sale Deed Dated 05-06-2009, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 2570 on even date. As a result therefore the Vendors named hereinabove have now become an exclusive, absolute and full Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Records vide Ferfar Entry No. 664 dated 22-06-2009; AND

WHEREAS in the like manner the aforesaid (i) Pranay Praful Dhabarde; (ii) Akshay Praful Dhabarde and (iii) Shubham Praful Dhabarde acting through their legal Guardian Shri. Praful Pandurang Dhabarde later on transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 43/2-4/3 of MOUZA – KANHOLI (Jumde), P.S.K. 48, having an area of 2.18 Hectares (i.e. 5.3868 Acres), Rental Rs. 5.75 Yearly, Occupancy Class-1 Rights, Toetherwith all other easementary rights appurtenants and belonging thereto, situated at Kanholi in Tahsil - Hingna and District – NAGPUR, by way of Sale to (i) Shri. Atul Manoharrao Yamsanwar, (ii) Shri. Vyankatesh Trimbakrao Kunawar and (iii) Shri. Chandrakant Bhaurao Padmawar, the Vendors hereinabovenamed, by a Sale Deed Dated 05-06-2009, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 2569 on even date. As a result therefore the Vendors named hereinabove have now become an exclusive, absolute and full Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Records vide Ferfar Entry No. 663 dated 22-06-2009; AND

WHEREAS the aforesaid entire land comprising Survey / Khasra / Gut No. 43/1,3, 43/2-4/1, 43/2-4/2, 43/2-4/3, 43/2-4/4-A and 43/2-4/4-B having an area of 16.00 Hectares of MOUZA – KANHOLI (Jumde), out of the entire land the land admeasuring 139073.10 Sq. Mtrs. is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. Prastutakar/Jilhadhikari/Kavi-1498/2009, Dated 25-11-2009 passed in the Revenue Case No. 208/NAP-34/2009-2010; AND

WHEREAS the layout plan on the said land comprising Survey / Khasra / Gut No. 43/1,3, 43/2-4/1, 43/2-4/2, 43/2-4/3, 43/2-4/4-A and 43/2-4/4-B of MOUZA – KANHOLI (Juj) in Tahsil – Hingna and District – Nagpur is duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide its Order No. Akrushi/Mou. Kanholi/Ta.Hingna/Sanssanag/3604 dated 12-11-2009; AND

WHEREAS the Vendors named hereinabove later on re-prepared a revised layout on the said land comprising Survey / Khasra / Gut No. 43/1,3, 43/2-4/1, 43/2-4/2, 43/2-4/3 and 43/2-4/4-A of MOUZA – KANHOLI (Juj) in Tahsil – Hingna and District – Nagpur by carving out various Plots of different sizes therein and the said revised layout is also duly sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. Ex. Engineer (Metro)/E.A.-2/4101, Nagpur dated 19-01-2016 where in Survey / Khasra / Gut No. 43/1,3 and 43/2-4/4-B are excluded from the said layout; AND

WHEREAS the aforesaid entire land comprising Survey / Khasra / Gut No. 43/2-4/1, 43/2-4/2, 43/2-4/3 and 43/2-4/4A having total area of 8.39 Hectares of MOUZA – KANHOLI (Ju) out of each land containing by admeasurements 7.680782 Hectares (i.e. 76807.82 Sq. Mtrs.) is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Revised Order No. Prantutakar/Jilhadhikari/Kavi-164/2016, Dated 12-02-2016 passed in the Revenue Case No. 208/NAP-34/2009-2010 dated 25-11-2009; AND

WHEREAS for variety of reasons and other good causes the Vendors have now decided to sell the Plots out of the aforesaid layout known and styled as **"AVC HOMES - UNIQUE CITY"** to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefit of them respective family members; AND

WHEREAS the Purchaser(s) hereinabove named being desirous of owning an independent Plot in the said sanctioned Layout for her/his/their Residential use with heritable and transferable rights therein later on approached the Vendors, who supplied to the Purchaser(s) with all relevant documents, N.A. Order, Sanctioned layout plan etc. and after perusal and satisfaction of all documents the Purchaser(s) expressed her/his/their desire and willingness to purchase a Residential Plot in the said layout; AND

WHEREAS the Purchaser(s) hereinabove named has/have satisfied herself/himself/themselves in respect of the Vendor's title to the said property as good, valid and marketable and further inspected and satisfied as regards developments provided to the said layout and also the specific terms and conditions for allotment; AND

WHEREAS the Purchaser(s) has/have accepted the terms and conditions stipulated for occupation of the plot and finally chosen to purchase a Residential Plot out of the said sanctioned Lay-out; AND

WHEREAS the Purchaser(s) being interested in buying the same and having got knowledge of the intention of the Vendors to sell a Plot of land out the sanctioned layout known and styled as **"AVC HOMES - UNIQUE CITY"**, he/she/they offered to purchase the same for a valuable consideration; AND

WHEREAS the transaction was negotiated between the Vendors and the Purchaser(s) and the price offered by the Purchaser(s) being fair, reasonable and according to the current market, the Vendors agreed to sell the property which is more particularly mentioned in the Schedule hereunder written to the Purchaser(s) for a total consideration of **Rs.** _____/- **(Rupees** _____**) Only** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

(1) THAT in pursuance of the agreement and in consideration of a total Consideration of **Rs.** _____/- **(Rupees** _____ **Only)**, paid by the Purchaser(s) to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge and the Vendors being the absolute Co-owners of the said land, does hereby convey, grant, sell and transfer the ALL THAT Piece and parcel of land bearing **Residential Plot No.** _____ **admeasuring about** _____ **Sq. Mtrs.**, out of the sanctioned layout known and styled as **"AVC HOMES - UNIQUE CITY"**, being a part or portion of the entire land bearing Survey / Khasra / Gut No. 43/2-4/1, 43/2-4/2, 43/2-4/3 and 43/2-4/4-A of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 8.39 Hectares, Land Revenue **Rs.** _____**Yearly**, held in Occupancy Class-1 Rights, togetherwith all other easementary rights appurtenant and belonging thereto, situated at Village – Kanholi (Juj), in Tahsil - Hingna and District – NAGPUR hereinafter termed shortly as the "SAID PLOT/PROPERTY" more particularly described in schedule hereunder written, to and unto the Purchaser(s) to hold the same as an absolute owner, free from all encumbrances.

MANNER OF PAYMENT :-

Rs. =00 (Rupees _____) Only paid by the Purchaser(s) to the Vendors by Cheque No. _____ dated _____ drawn on _____, the receipt whereof is hereby acknowledged by the Vendors.

Rs. =00 (Rupees _____) Only paid by the Purchaser(s) to the Vendors by Cheque No. _____ dated _____ drawn on _____, the receipt whereof is hereby acknowledged by the Vendors.

Rs. =00 (TOTAL RUPEES _____ ONLY)

* THAT out of the aforesaid Sale consideration, Rs. _____/- has been received/paid in Cash and the Parties hereto are well aware of provision under Section 269SS, 269T and 270D of the Income Tax Act, 1961.

THAT it is specifically understood and agreed by the Purchaser that the Vendors named hereinabove are the Partners of M/s. AVC Homes thus the payments are to be made in favour of the said Partnership Firm.

(2) **THAT,** the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the Purchaser(s) without any interruption or disturbance by the Vendors and/or any person claiming on behalf of the Vendors.

(3) **THAT,** the interest hereby transferred subsists the Vendors has full authority, right and power to transfer the same to the Purchaser(s) absolutely.

(4) **THAT,** the possession of the above said Plot transferred hereunder is handed over today to the Purchaser(s), who will hold and enjoy the same hereinafter with heritable and transferable rights in any way by will, gift, sale mortgage or any other way.

(5) **THAT,** the Vendors have paid NA, Grampanchayat Taxes, rents etc. upto this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendors undertakes to pay the same to the respective authorities and keep the Purchaser(s) indemnified.

(6) **THAT,** the Vendors hereby further confirms and the Purchaser(s) hereby accepts that the Public utility spaces will be the Property of the Vendors and the same shall exclusively vest with it alone.

(7) **THAT,** the Purchaser(s), shall from the date hereof always pay regularly the Non Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.

(8) **THAT,** the Purchaser(s), shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Improvement Trust.

(9) **THAT,** the Purchaser(s) is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Town Planning Deportment & other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon their successors-in-title. Similarly the Purchaser(s) has/have agreed to pay the proportionate charges and expenses required for development of the said Lay-out, as and when demanded by the Vendors.

(10) **THAT,** the Vendors will support any application made by the Purchaser(s) for mutation of his/her/their name(s) in the Govt. and Local Body Records.

(11) **THAT,** the Vendors will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the Purchaser(s) as may reasonably be required.

(12) **THAT,** the Vendors have not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby they are debarred from transferring the same to the Purchaser(s) absolutely.

(13) **THAT,** the Vendors have neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over the property hereby sold and the Vendors undertakes to clear the same if found later on and the Vendors hereby agrees to indemnify and compensate the Purchaser(s) for all losses, damages and the costs that the Purchaser(s) might matter.

(14) **THAT,** Vendors do hereby declare that the Vendors have never entered into any agreement of Sale or otherwise either oral or in writing in respect of the aforesaid property forming the subject matter of this Sale deed.

(15) **THAT,** the above said Plot/Property shall be taken to be correctly described in the schedule written hereunder and if any misstatement, error or omission be discovered, the same shall not annul this deed nor shall any compensation be allowed in respect thereof, but all the same errors, misstatements or omissions shall always be subject to corrections by the parties thereto.

(16) **THAT,** the expenses with respect of the preparation of this deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Purchaser only.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and parcel of land bearing **Residential Plot No. _____ admeasuring about _____ Sq. Mtrs.,** out of the sanctioned layout known and styled as **"AVC HOMES - UNIQUE CITY"**, being a part or portion of the entire land bearing Survey / Khasra / Gut No. 43/2-4/1, 43/2-4/2, 43/2-4/3 and 43/2-4/4-A of MOUZA – KANHOLI (Jumde), P.S.K. 48, having total area of 8.39 Hectares, Land Revenue **Rs. _____Yearly**, held in Occupancy Class–I Rights, togetherwith all other easementary rights appurtenant and belonging thereto, situated at Village – Kanholi (Juj), in Tahsil - Hingna and District – NAGPUR and bounded as under:-

ON THE EAST - BY _____
ON THE WEST - BY _____
ON THE NORTH - BY _____
ON THE SOUTH - BY _____

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 HINGNA 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			1)(ATUL MANOHARRAO YAMSANWAR)
02			2) (VYANKATESH TRIMBAKRAO KUNAWAR)
03			3) (CHANDRAKANT BHAURAO PADMAWAR) Authorised Partners of M/s. AVC HOMES **VENDORS**
04			1) (_____)
05			2) (_____) **PURCHASER(S)**

WITNESSES :

(1) _____ (2) _____