Mouza: Nari, bearing City Survey No. 443, Sheet No. 416/92, having Municipal Corporation No. 2158/178 and 2158/179 Ward No. 57 Dist: Nagpur was allotted by Nagpur Improvement Trust, in favour of Smt. Nirmalabai Ganpatrao Patil and Smt. Prapti Sanjay Patil on lease hold right basis for a period of thirty years, with renewal provision, Lease Deed was also executed in favour of them which is registered at Serial No. 71/2005 and 70/2005 Book No.1 on dated: 6.1.2005 before the Sub Registrar, Nagpur-5, who subsequently sold the property to the VENDOR, vide registered sale deed which is registered at Serial No. 5002/2013 dated 03.10.2013 before the Sub Registrar, Nagpur-3, as such the VENDOR became the sole and absolute owner of aforesaid plot.

WHEREAS the aforesaid VENDOR own, seized and possessed of or otherwise well and sufficiently entitled to an ALL THAT piece and parcel of lands admeasuring (711.63 + 540 Sq. Mtrs.), total admeasuring (1251.63 Sq. Mtrs) bearing Trust (NIT) Plot No. 178 and 179 in the layout of Kh. No. 156/1, 167 of Mouza: Nari, bearing City Survey No. 443, Sheet No. 416/92, Dist: Nagpur, having Municipal House No.2458/178 and 2458/179 Nagpur Municipal Corporation Ward No. 57, which is more particularly described in the Schedule hereunder written. The VENDOR is in possession of the said property.

AND WHEREAS the VENDOR is a construction company which constructs Shops/houses/apartments/tenements etc. and sells the same to the prospective purchasers and allots the same. The VENDOR amalgamated both the Plot Nos 178 & 179 and constructed one multistoried building on the aforesaid plots known as **"GANGWANI PLAZA"** according to Building Plan No. 08/BP/NARI/TP/NMC/04 dated: 09.04.2013 sanctioned by Assistant Director, Town Planning deptt, Nagpur Municipal Corporation, copy of which is attached herewith which forms part of this deed. the VENDOR after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot for the purpose of allotment and sale to and in favour of any prospective willing buyer/s, reserving rights to get the said building plan revised/rerevised, for consuming full FSI. Now the construction of the said building is fully completed in all respect & ready for possession;

WHEREAS the Purchaser has also seen and approved the Plans of the said Multistoried building and is satisfied with the plan and ready construction on the said plot; being satisfied himself in respect of the Vendor's title to the said to the property as good, valid and marketable; AND

WHEREAS the Purchaser being desirous of owning an Tenement/Apartment for her/his use in the said Multistoried building with heritable and transferable rights therein has approached the Vendor and expressed her/his desire and willingness to purchase the Apartment/Tenament in the said Plot No. 178 and 179,

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