SALE DEED

Consideration Rs.44,50,000/-

Market Value 44,28,000/-

City Survey No.296, Sheet No.883(69/1), Mouza Nari
Page No.1000, Item No.44.532/883(69/1) @Rs.12,300/-
Stamp Duty Rs.3,33,800/- & Registration Fee Rs.30,000/-

This **SALE DEED** is made and executed at Nagpur on this 22nd day of December, 2017,

BETWEEN

SHALINI W/O SHIVLAL RANGARI, aged about 55 years, Occ : Teacher, PAN NO.ABFPR7152N, R/o : Siddhartha Nagar, Teka, Nagpur, through her power of attorney **SHRI SHIVLAL CHANDRABHAN RANGARI,** aged about 66 years, Occ : Retired, R/o : Siddhartha Nagar, Teka, Nagpur. PAN - ABEPR0316H.

(Hereinafter called and referred to as "THE VENDOR", which expression shall unless repugnant to the context or meaning thereof deem to include, the Vendor, his/her/their respective legal heirs, legal representatives, executors, administrators, agents, assigns etc, the party No.1 of the first part.)

AND

SHRIVAS REALTIES, a partnership firm having office at Plot No.3, Gurukrupa Apartment, Vishram Nagar, Nagpur-440026, through its Partners (1) **SHRI ABHAYNARAYAN D. SHRIVAS,** aged about 42 years, Occ : Business, R/o : Plot No.3, Gurukrupa Apartment, Vishram Nagar, Nagpur-440026. **2) SMT. PRGATI W/O ABHAYNARAYAN SHRIVAS,** aged about 35 years, Occ : Business, R/o : Plot No.3, Gurukrupa Apartment, Vishram Nagar, Nagpur-440026. **(3) SHRI ROHAN S/O NANHELAL SHARMA,** aged about 26 years, Occ : Business, R/o : Plot No.17-B, Mayur Nagar, Nari Road, Nagpur-440026. The Partner No.1 & 2 through their authorized signatory **SHRI ABHAYNARAYAN D. SHRIVAS,** aged about 42 years, Occ : Business, R/o : Plot No.3, Gurukrupa Apartment, Vishram Nagar, Nagpur-440026..

(Hereinafter called and referred to as "THE PURCHASER", which expression shall unless repugnant to the context or meaning thereof deem to include, the Purchaser, his/her/their respective legal heirs, legal representatives, executors, administrators, agents, assigns etc, the party No.2 of the Second part.)

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SEAL OF THE REGISTRAR CLASS-II NAGPUR CITY NO.3

WHEREAS, the said Sau. Kanta w/o Harish Shende failed to execute sale deed in favour of Shalini Shivlal Rangari within the period of two months from the date of order and as such the Shalini Shivlal Rangari has filed Special Darkhast No.411/2006 even then the Sau. Kanta w/o Harish Shende has not executed the Sale Deed.

WHEREAS, the Sau. Kanta w/o Harish Shende through Hon'ble 3rd Civil Judge, Jr. Dn, Nagpur in pursuance to the judgment and decree dt.11-9-2002, in Reg. civil Suit No.2445/2000 for Specific Performance of contract has executed the Sale Deed in favour of Shalini w/o Shivlal Rangari, vide Sale Deed dt.10-2-2010, which is registered in the office of Sub-Registrar, Nagpur-1, in Book No.1, at Sr. No.794 on the even date.

WHEREAS, said Shalini w/o Shivlal Rangari due to paralysis attack unable to sign the documents properly and she is unable to maintain and look after the affairs of the said property and as such she has executed power of attorney in favour of her husband Shri Shivlal Chandrabhan Rangari, vide General Power of Attorney dt. 25-2-2016, which is registered in the office of Sub-Registrar, Nagpur-8, in Book No.4, at Sr. No.511 on the even date.

Thus, the Vendor became owner of the said property and he decided to sell the said property.

WHEREAS, now the VENDOR has sold and the PURCHASER has purchased the said property for valuable consideration along with all rights, title, interest, claims etc. whatsoever in respect of the said property, free from all encumbrances, charges, claims, lease, mortgages, loan etc. on the terms and conditions agreed between the parties.

HENCE THIS DEED OF SALE IS EXECUTED TO WITNESSESTH AS UNDER:-

1) That, the Party No.1 has sold and the Party No.2 has purchased the said property along with all rights, title, interest, etc. for a consideration of Rs.44,50,000/-(Rs. Forty Four Lacs Fifty Thousand Only) The said Sale Consideration/Amount has been paid by the purchaser to the VENDOR in the following manner, the receipt whereof is hereby acknowledge by the Vendor.



V) That, the Vendor has this day delivered the actual physical possession of the said property hereby sold to the PURCHASER in vacant condition, and that the PURCHASER shall hold the said property with heritable and transferable rights therein.

VI) That, the Vendor will support any application made by the PURCHASR for mutation of name on the property hereby sold and will render all necessary assistance for obtaining the mutation thereof in favour of the PURCHASER in all relevant records.

3) That the property hereby sold shall be taken to be correctly described above and if any mis-statement, error or omission shall be discovered, the same shall not annul this deed nor shall any compensation be allowed in respect thereof but the same shall always be subject to correction by the parties hereto.

4) That, the Vendor has cleared all the outstanding arrears of Corporation taxes, Nagpur Improvement Trust and any other outgoing till this date upon the said property. Hereinafter, the same shall be paid by the PURCHASER. The Vendor undertakes to indemnify the PURCHASER in respect of the above stated old dues if claimed in future.

5) That, it is mutually agreed between the parties that the matters which are not covered by this Sale Deed, shall be governed by the Provisions of the Transfer of Property Act.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No.614, adm. 360 sq. mtr, bearing Corporation House No.2481/C/614, out of Khasra NO.63,65/1-2, City Survey No.296, Sheet No.883/(69/1), Mouza Nari, situated at Ward No.57, Kabir Nagar, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur & Nagpur Municipal Corporation, Tahsil & District Nagpur and bounded as under :-

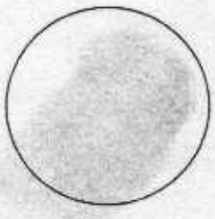
On the East	:	Road
On the West	:	Plot No.622.
On the North	:	Plot No.615
On the South	:	Plot No.613



IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seal after fully understanding and admitting the contents of this document, with free mind and free will, without any force, coercion or mis-representation in presence of the following attesting witnesses being present at the same time and place on the day, month and year hereinabove mentioned at Nagpur.

Drafted by : Hemant Tejwani, Advocate, Nagpur (M) 9326977022

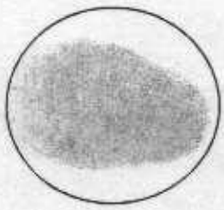
Thumb Impression **Photo**



VENDOR/SELLER



SHALINI W/O SHIVLAL RANGARI through her Power of Attorney SHRI SHIVLAL CHANDRABHAN RANGARI



PURCHASER/BUYER



SHRIVAS REALTIES, through authorized signatory SHRI ABHAYNARAYAN D. SHRIVAS

WITNESSES :-



1) Signature _____

Name Shilpa Rangari



2) Signature _____

Name Hemant Tejwani

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SEAL OF THE J.T. SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.3



महाराष्ट्र MAHARASHTRA

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24 FEB 2015

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भागीदारी संस्थेची नोंदवही

भागीदारी संस्था क्रमांक	NG000001875

Firm Name	SHRIVAS REALTIES(Regd.)
भागीदारी संस्थेचे नाव	श्रीवास रियल्टीज(Regd.)
Nature of Business	CONSTRUCTION OF RESIDENTIAL & COMMERCIAL COMPLEXES , DEVELOPMENT OF LAY-OUT , HOUSING PROJECTS , PURCHASE & SALE OF PLOTS & FARM LAND , MOVABLE AND IMMOVABLE PROPERTY.
व्यवसाय	रहिवासी आणि व्यवसायिक संकुल ले -आऊट व घर कुल योजना , गृहनिर्माण प्रकल्पासाठी विकास ,प्लॉट व शेत जमीन ,चल आणि अचल संम्पति खरेदी आणि विक्री .





महाराष्ट्र MAHARASHTRA

P 507772

05 MAY 2015

Stamp Read Clerk / Sr. Clerk

28250 07/08/15

DEED OF PARTNERSHIP OF "M/S SHRIVAS REALTIES"

DEED OF PARTNERSHIP

This Deed of partnership is made on this Dt.07/08/2015 by & between:

1. Mr. Abhay Dudhnath Shrivas , Aged about 42 years, Occ. : Business, R/o P. No. 3 F.No.301, Gurukrupa Apartment , Near Sugat Nagar Buddha Vihar, Vishram Nagar, Nagpur-440026. Pan Card No. AYCPS3886J

   (Hereinafter be referred as Party No. 1)

2. Mrs. Pragati Abhay Shrivas , Aged about 34 years, Occ. : Business R/o P. No. 3 F.No.301, Gurukrupa Apartment , Near Sugat Nagar Buddha Vihar, Vishram Nagar, Nagpur-440026.

   (Hereinafter be referred as Party No. 2)

3. Mr. Rohan Nanhelal Sharma , Aged about 26 years, Occ. : Business R/o P No.17B , Mayur Nagar Nari Road, Nagpur-440026.

   (Hereinafter be referred as Party No. 3)

Whereas the parties of this deed have agreed to carry on the business under the name & style of **"M/S SHRIVAS REALTIES "**

And it is deemed expedient and desirable to reduce the terms and conditions governing to this deed of partnership into writing.

NOW THEREFORE THE DEED OF PARTNERSHIP WITNESSETH AS UNDER:

1. That this Partnership shall commence with effect from 01/01/2015 .

2. That the name & style of the partnership firm shall be **"M/S SHRIVAS REALTIES "**

3. That the Principal Place of Business of the Partnership Firm shall be at P. No. 3, Shop No.1,2 Gurukrupa Apartment, Near Sugat Nagar Buddha Vihar, Vishram Nagar, Nagpur-440026.

4. That this partnership is formed with the primary object of carrying on business of Construction of Residential & Commercial Complexes, Development of Layouts, Housing Projects, Purchase & Sale of Plots, Farm Land, Movable & Immovable Property. The firm shall however, be entitled to extend the business in any other line or commodity as may be mutually decided by the partners from time to time.

5. That the duration of the partnership shall be 'AT WILL'.

6. That the fixed capital (40,000/-) of the partners comprises as under:

1] Mr. Abhay Dudhnath Shrivas	60%	24,000/-
2] Mrs. Pragati Abhay Shrivas	20%	8,000/-
2] Mr. Rohan Nanhelal Sharma	20%	8,000/-
Total Amount	100%	40,000/-

7. That the Bank Account or Bank Accounts in the name of the firm shall be opened Shall be opened which shall be operated by of two partner of this deed or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of the parties here to.

12 That on death of any partner the heirs or the legal representative of the deceased partner shall be entitled to be admitted as a partner in place of the deceased partner & in that case the so admitted partner shall have the same rights as have been specified in various clauses of this deed.

13. Any partner desirous of retiring from the partnership shall be entitled to retire from the partnership by giving THREE MONTHS NOTICE in writing to the other partners and at the expiration of the said notice period the interest of such partner in partnership shall cease accordingly.

14. If both the partners agree, a new partner may be introduced in the firm of partnership on such terms and condition as may be mutually agreed between the parties to this deed.

15. That all the disputes as to the partnership business shall be decided by the sole arbitrator and his decision shall be binding on all the partners.

16. That in all other matters to provision of The Partnership Act, 1932 shall apply.

In Witness where of the parties here to have put their signatures on this deed of partnership at Nagpur on the Dt. 07/08/2015

Witnesses:-

1. A.P. Shrivas. 09987689146 R/o Sugat Nag Nagpur.

2. 7775038007 G-N. Sharma. 17B Mayur Nagar, Nari. Nagpur 26.

3. .....

Partner No. 1 Mr. Abhay Dudhnath Shrivas



Partner No. 2 Mrs. Pragati Abhay Shrivas



Partner No. 3 Mr. Rohan Manhelal Sharma



NOTARY DAMODHAR P. LILHARE NAGPUR DIST (M.S.) INDIA Regn. No. 6450 GOVT. OF INDIA

ATTESTED

7-8-15

DAMODHAR P. LILHARE
NOTARY
NAGPUR DIST. (M.S.) INDIA

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