

Thereafter the said property was transacted for sale by Smt.Chandrabagabai, W/o Shri Tukaram Patil in favour of M/s.Vatika Estate Private Limited, a Company Incorporated and Registered under the Companies Act, 1956 bearing Incorporation Certificate No.U 70100 MH 2005 PTC 151586 dated 24/02/2005 Mumbai, vide Agreement to Sell dated 04/05/2005 against which a substantial sale consideration was paid by the said company. However the Sale Deed could not be materialized as there were some pending administrative, revenue and legal compliances that were agreed to be complied with to convey transfer and assign a clear marketable title in favour of M/s.Vatika Estate Private Limited. However even after the full and final sale consideration was paid by M/s.Vatika Estate Private Limited, Smt.Chandrabagabai Tukaram Patil could not fulfil the requisite compliances and hence M/s.Vatika Estate Private Limited preferred to assign the Agreement in favour of M/s.Neerja Realtors Private Limited a Company Incorporated and Registered under the

No.U 45200 MH 2005 PTC 151359 dated 17/02/2005 having its Registered Office at 31, VCA Complex, Civil Lines, Nagpur-440 001, after charging a premium. The Original Agreement to Sell between Smt.Chandrabagabai Tukaram Patil and M/s.Vatika Estate Private Limited dated 04/05/2005 and the Original Agreement for Development dated 15/05/2006 between Smt. Chandrabagabai Tukaram Patil of the First Part, M/s.Neerja Realtors Private Limited of the Second Part, M/s.Vatika Estate Private Limited of the Third Part and Shri Tukaram Namdevrao Patil and Shri Rajesh Tukaram Patil as Party No.4 is furnished to me for verification. Shri Tukaram Namdevrao Patil and Shri Rajesh Tukaram Patil are the husband and son of the Seller Smt.Chandrabagabai Tukaram Patil respectively and their names were incorporated in the Agreement for Development by way of abundant precaution although they had no subsisting