

AND WHEREAS, thereafter Shri. Pandurang Kisan Meshram sold the land admeasuring about 2.00 HR out of the land bearing Kh. No. 50, admeasuring about 3.57 HR, to Shri. Gajanan Madhukar Dubey, by virtue of the Sale Deed dt. 24/04/1990, which is duly registered before the Sub-Registrar Nagpur (As stated in Ferfar Patrak bearing No. 57). As such Shri. Gajanan Madhukar Dubey became the owner of the said land admeasuring about 2.00 HR, which is renumbered as Kh. No. 50/1.

AND WHEREAS, Similarly Shri. Pandurang Kisan Meshram sold the remaining land admeasuring about 1.57 HR out of the land bearing Kh. No. 50, admeasuring about 3.57 HR, to Shri. Vijay Madhukar Dubey, by virtue of the Sale Deed dt. 24/04/1990, which is duly registered before the Sub-Registrar Nagpur (As stated in Ferfar Patrak bearing No. 58). As such Shri. Vijay Madhukar Dubey became the owner of the said land admeasuring about 1.57 HR, which is renumbered as Kh. No. 50/2.

AND WHEREAS, thereafter Shri. Gajanan Madhukar Dubey sold the said land bearing Kh. No. 50/1, admeasuring about 2.00 HR, to Shri. Shridhar Diwakarrao Deshmukh, by virtue of the Sale Deed dt. 10/04/1995, which is duly registered before the Sub-Registrar Nagpur at Reg. No. 3380 (As stated in Ferfar Patrak bearing No. 123). As such Shri. Shridhar Diwakarrao Deshmukh became the owner of the said land bearing Kh. No. 50/1, admeasuring about 2.00 HR.

AND WHEREAS, thereafter Shri. Vijay Madhukar Dubey sold the said land bearing Kh. No. 50/2, admeasuring about 1.57 HR, to Shri. Shridhar Diwakarrao Deshmukh, by virtue of the Sale Deed dt. 27/09/1996, which is duly registered before the Sub-Registrar Nagpur at Reg. No. 9626 (As stated in Ferfar Patrak bearing No. 130). As such Shri. Shridhar Diwakarrao Deshmukh became the owner of the said land bearing Kh. No. 50/2, admeasuring about 1.57 HR.

AND WHEREAS, thereafter Shri. Shridhar Diwakarrao Deshmukh sold the said land bearing Kh. No. 50/1, admeasuring about 2.00 HR, & Kh. No. 50/2, admeasuring about 1.57 HR, total admeasuring about 3.57 Hectore, to Shri. Shantanu Ramkrishna Khandeshwar, by virtue of the Sale Deed dt. 29/04/2002, which is registered before the Sub-Registrar Office Nagpur at Sr. No. 1277. As such Shri. Shantanu Ramkrishna Khandeshwar became the owner of the said land.

AND WHEREAS, thereafter the measurement of said land was conducted by the TLR Department and the total area of the said land bearing Kh. No. 50/1 & 50/2, as per K-Prat is 3.42 HR.

AND WHEREAS, thereafter Shri. Shantanu Ramkrishna Khandeshwar sold the said All that piece and parcel of the land bearing Kh. No. 50/1, admeasuring about 2.00 HR, & Kh. No. 50/2, admeasuring about 1.57 HR, total admeasuring about 3.57 HR (As per 7/12 Extract) and the total land area is 3.42 HR (As per Government K-Prat), to 4 Pillars Realty Group, acting through it's partners 1. Mrs. Shakila Begam W/o Mohammad Aslam, and 2. Mr. Zeeshan Sheikh S/o Feroz Sheikh, by virtue of the Sale Deed dt. 13/07/2020, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 3136. As such 4 Pillars Realty Group became the owner of the said land bearing Kh. No. 50/1 & 50/2, total admeasuring about 3.57 HR (As per 7/12 Extract) and 3.42 HR (As per Government K-Prat)

AND WHEREAS, the Vendor later on decided to develop the said Kh. No. 50/1 & 50/2, total admeasuring about _____ Hector R. into a **"RESIDENTIAL ESTATE"** by carving out a layout thereon consisting of various Plots therein;

AND WHEREAS, thereafter the said land bearing Kh. No. 50/1 & 50/2, total admeasuring about _____ Hector R., situated at **Mouza – Peotha**, P. H. No. 40-A is converted for Non-Agricultural Use vide Order passed by The Collector Nagpur, on _____, in Rev. Case No. _____ NAP – 34/ Mouza –Peotha/ _____.

AND WHEREAS, the Vendor has obtained the final layout plan approvals for the Project from NMRDA, vide Agreement dt. _____. And the Layout Plan is Finally Sanctioned by the NMRDA. And thereafter separate 7/12 Extract for plotable land bearing Kh. No. _____, is issued.

AND WHEREAS, the Vendor has registered the project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority on _____, bearing Registration No. _____;

AND WHEREAS, the NMRDA has issued the Release Letter for Plot No. _____ (along with other plots), on _____.

AND WHEREAS, the Vendor for the good and cogent reason decided to sell the said property and was in search of suitable Purchaser who shall pay reasonable consideration for it.

AND WHEREAS, the Purchaser approached the Vendor and expressed his/her/their desire and willingness to purchase the **Plot No. _____**, which is more

particularly described in the Schedule Written hereunder for the reasonable consideration and the Vendor agreed to sell the same to the Purchaser for a total consideration of Rs. _____/- (Rupees _____ Only) upon the terms and conditions agreed by and between the parties.

AND WHEREAS, the Purchaser is desirous of purchasing the above referred property which is specifically described in the schedule written hereunder free from all encumbrances with heritable rights therein and the Vendor has agreed to sale the same having absolute title therein, this Sale Deed is executed on the following terms and conditions.

AND WHEREAS, the parties to this deed have complied with the terms and conditions and now want the contract to be fully performed by executing a suitable deed of conveyance.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

I. THAT in pursuance of the aforesaid agreement and in consideration of a total sum of Rs. _____/- (Rupees _____ Only) paid by the Purchaser to the Vendor in the manner appearing here-in-below, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full owner thereof do hereby grant, convey, assign and transfer by way of sale to the Purchaser, All that piece and parcel of the land bearing Plot No. _____, admeasuring about _____ Sq. Mtrs. (_____ Sq. Ft.), out of the sanctioned layout carved on the Non-Agricultural land bearing Kh. No. 50/1, admeasuring about 2.00 HR, & Kh. No. 50/2, admeasuring about 1.57 HR, total admeasuring about 3.57 Hecter R (As per 7/12 Extract) and the total land area is 3.42 HR (As per Government K-Prat), within the limits of Tahsil – Nagpur (Gramin) and District Nagpur, and known and styled as “**BRISBANE CITY**”, and the said property is more particularly described in the schedule written hereunder TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner thereof forever, free from encumbrances of all payable up to the date of registration of the Deed of Sale. That the total consideration Rs. _____/- (Rupees _____ Only) is received by the Vendor from the Purchaser in the following manner.

MANNER OF PAYMENT

Rs. _____/-	(Rupees _____ Only) paid by the Purchaser to the Vendor by Cheque dt. _____, bearing No. _____
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	_____, Drawn on _____. The receipt whereof is hereby acknowledged by the Vendor.
Rs._____-/-	(Rupees _____ Only) paid by the Purchaser to the Vendor by Cheque dt. _____, bearing No. _____, Drawn on _____. The receipt whereof is hereby acknowledged by the Vendor.
Rs._____-/-	(Rupees _____ Only) paid by the Purchaser to the Vendor by Cheque dt. _____, bearing No. _____, Drawn on _____. The receipt whereof is hereby acknowledged by the Vendor.
RS._____-/-	TOTAL RUPEES _____ ONLY

The Vendor acknowledged to have received the consideration of **Rs._____-/-** (Rupees _____ Only) from the Purchaser and further state that it has nothing to receive from the Purchaser towards the sale consideration.

- II.** The Vendor do hereby covenants with the Purchaser as follows: -
- 1. THAT,** the property hereby sold shall be subject to the terms and conditions appearing here-in-below, be quietly entered into and upon and held and enjoyed and the rents and profits there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for it and without any lawful interruption or disturbance by any other person who-so-ever.
 - 2. THAT,** the Vendor’s interest and right over the said property hereby transferred to the Purchaser subsist and the Vendor has good, valid and marketable title thereof and has absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.
 - 3. THAT,** the Vendor hereby assures to the Purchaser that the property sold is it’s absolute property and that none except it has acquired any right, title or interest whatsoever in respect of the same.

4. **THAT**, the Vendor has done no act whereby the property hereby transferred is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser absolutely forever.
5. **THAT**, in the event the Purchaser is deprived of the whole or part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrances or charge on the same to which the sale is not subject, the Vendor hereby undertakes to remove the defects or satisfy and clear the encumbrance as the case may be at Vendor's own cost and further keep the Purchaser indemnified against such encumbrance or charge or defect as the case may be.
6. **THAT**, the Vendor has paid up to date all dues with respect to Non - Agricultural Assessment, Grampanchayat Taxes, Development Charges, Cesses, etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertake to pay the same to the Purchaser accruing payable only up to date of this Deed of Sale.
7. **THAT**, the Vendor has this day delivered the actual physical possession of the property hereby sold, to the Purchaser, in vacant condition.
8. **THAT**, the Vendor will support any application made by the Purchaser for mutation of his/her/their name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser.
9. **THAT**, the said property is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale but the same shall be subject to correction by the parties hereto.
10. **THAT**, the Purchaser shall pay the Grampanchayat Taxes, Cesses as may be levied on the property sold to him/her/them, from the date of this Sale Deed.
11. **That** the Purchaser further agreed to pay to the Vendor or Component Authority any Sales Tax, Turn over Tax, Service Tax, VAT, GST if any levied by Government Of Maharashtra or Union of India on the cost of land or as the case may be and shall always keep the Vendor indemnified against the same.

12. **THAT**, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.
13. **THAT**, the Vendor hereby declares that the Purchaser has now become the absolute and exclusive owner of the property described in the schedule herein below, having absolute and exclusive transferable and heritable rights therein.

SCHEDULE – A
(SAID ENTIRE PROJECT LAND)

All that piece and parcel of the land bearing Kh. No. 50/1, admeasuring about 2.00 HR, & Kh. No. 50/2, admeasuring about 1.57 HR, total admeasuring about 3.57 Hecter R (As per 7/12 Extract) and the total land area is 3.42 HR (As per Government K-Prat), within the limits of Tahsil – Nagpur (Gramin) and District Nagpur, and the said land is bounded as under: -

East	:	Kh. No. 72
West	:	Kh. No. 49 & 51
North	:	Kh. No. 70 & 71
South	:	Kh. No. 46

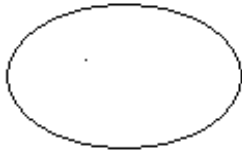
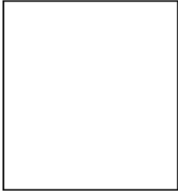
SCHEDULE - B
(SAID PLOT)

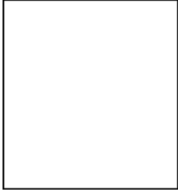
All that piece and parcel of the land bearing Plot No. _____, admeasuring about _____ Sq. Mtrs. (_____ Sq. Ft.), out of the sanctioned layout carved on the land described in **Schedule – A** and known and styled as “**BRISBANE CITY**”, and the said plot is bounded as under: -

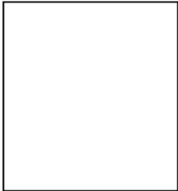
East	:
West	:
North	:
South	:

IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this **DEED OF SALE** at Nagpur on the day, date & year first above written in the presence of attesting witnesses.

Drafted by Adv. Makarand M. Pathak
Mo. No. 9890387594

	4 Pillars Realty Group acting through it's partners	

	1. Mrs. Shakila Begam W/O Mohammad Aslam	
		

	& 2. Mr. Zeeshan Sheikh S/O Feroz Sheikh <u>VENDOR</u>	
		

	<u>PURCHASER</u>	

WITNESSES: -

1.

2.