

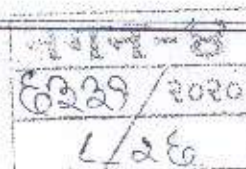
Rs. 3,00,000=00	(Rupees Three Lakhs) Only deducted by the Purchaser from the Sale Consideration hereby paid to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
Rs. 1,00,00,000=00	(Rupees One Crore) Only is agreed to be adjusted as receipt of sale consideration mutually in terms of receiving an ownership basis a Flat of 3BHK on the Ninth Floor of the proposed building on the said plot No. 4.
Rs. 2,00,00,000=00	(Rupees Two Crore) Only agreed to be paid by the Purchaser to the Vendor on or before 23/06/2021, subject to deduction of TDS.
Rs. 3,00,00,000=00	(Rupees Three Crore) Only agreed to be paid by the Purchaser to the Vendor on or before 01/11/2021, subject to deduction of TDS, simultaneously at the time of registration of the Sale Deed.

RS. 9,00,00,000=00 (TOTAL RUPEES NINE CRORE ONLY).

THAT the Vendor hereby allow and permit the Purchaser to submit the said Building Plans to the concerned department/office for its sanction and for which he will sign all such Building Plans and the necessary documents/papers required to be submitted with such Plans to the concerned authority. The Vendor has further agreed to extend all the reasonable and necessary co-operation in this behalf to the Purchaser as and when required.

(3) THAT the Vendor hereby assures the Purchaser that the property hereby agreed to be sold is his separate and ancestral property belonging to him, alone having partly devolved the same upon him consequent upon the death of Smt. Pushpa Vishwanath Rai, who died on 24-02-2002 in terms of her will Dated 22-08-2002 and partly by way of Gift Deed Dated 18-07-2013 executed by Mrs. Anil Vijay Joshi and Release Deed Dated 27-09-2004 executed by Mrs. Preeti Satish Malta and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the said property.

(4) THAT all taxes, charges, rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards Nazul Ground Rent, Corporation Taxes, Cesses, Electricity & Water charges, in respect of the said Property have been borne and paid and/or shall be caused to be borne and paid by the Vendor and the Vendor shall continue to pay the same till handing over the possession of the said Property to the Purchaser in vacant condition.



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(5) THAT the Vendor shall answer all the reasonable requisitions on the title to be made by the Purchaser and shall establish good, valid and marketable title to the property hereby agreed to be sold.

(6) THAT the Vendor undertakes and assures that he has good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Purchaser and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

(7) THAT the Vendor undertakes, agree and assures that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

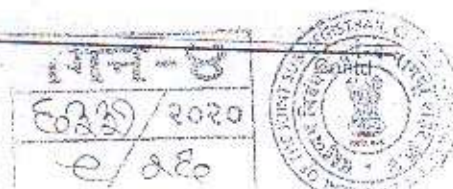
(8) THAT the property hereby agreed to be sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this agreement / contract, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

(9) THAT the Vendor hereby agrees and confirms that the Purchaser shall be entitled to issue Public Notice in newspapers for inviting claims, if any, of any third party over or in respect of the said property.

(10) THAT the Vendor is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property. The Vendor shall deliver the actual physical possession of the property hereby agreed to be sold to the Purchaser in vacant condition at time of registration of the Sale Deed.

(11) THAT the has allowed and permitted the Purchaser to prepare the building plan and obtain sanction thereto at the sole cost and expenses of the Purchaser. It shall be the sole responsibility of the Purchaser as to said site and all the matters connected thereto.

(12) THAT if the Vendor fails or neglects to perform and observe the obligations on his part herein contained or otherwise required by law and to execute a Sale Deed as stipulated herein above, then in such event the Purchaser shall be entitled to enforced specific performance of this contract by instituting legal proceedings against the Vendor.



and/or any order passed in such legal proceedings by Civil Court relating to damages if any shall be binding on the Vendor.

(13) THAT if the Purchaser fails or neglects to pay the balance sale price to the Vendor within the period stipulated in clause 2 above then in such event the Vendor shall be entitled to claim and receive an interest at the rate of 18% (Eighteen Percent) per annum on the unpaid balance sale price from the date of default till the date of actual payment thereof from the Purchaser.

(14) THAT this agreement is subject to the jurisdiction of the Competent Civil Court at Nagpur.

(15) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(16) THAT the Vendor shall deliver all the Original documents relating to the property hereby agreed to be sold to the Purchaser at the time of Registration of the Sale Deed.

(17) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of stamp duty and registration fees payable thereon have been agreed to be borne by the Purchaser.

(18) THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

(19) THAT wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of bearing Freehold Plot No. 4 (formerly Nazul Leasehold Plot No. 4-A) containing by admeasurement 2317.91 Sq. Mtrs. (OR 24,950 Sq. Ft.) (as per City Survey area is 2230.48 Sq. Mtrs.) of Mouza - WADPAKHAD TOGETHERWITH the existing more than 65 Years old Residential Bungalow/House standing thereon covering a total Built-up area of 663.60 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 931/L, City Survey No. 62/1 (Old No. 92) and Sheet No. (208)/7/1 of Mouza - Wadpakhad, situated at Mecosabagh, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 63 in Tansil and District - NAGPUR and bounded as under :-



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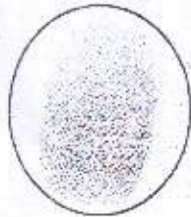
ON THE EAST	-	CTS. NO. 92/2 - SHRIKRISHNA APARTMENTS
ON THE WEST	-	CTS. NO. 91,
ON THE NORTH	-	ROAD,
ON THE SOUTH	-	CONSERVANCY LANE.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF AGREEMENT TO SELL 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 NAGPUR in presence of the attesting witnesses signing as such on the day first above written

Drafted by adv. Gandeep Snastrri
as the instructions of parties to this deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
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01



(ABHINN PRATEEK RAI)
VENDOR

02



FOR M/S. PAUL BROTHERS
(SAGAN YASH PAUL)
Authorised Partner
PURCHASER

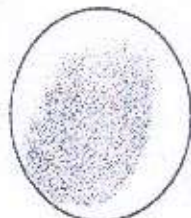
WITNESSES :

I



WITNESS NO. 1

II



WITNESS NO. 2

6329/2020
99/22



