This Deed of Absolute Sale is executed on this **30th** day of **December, 2020** at Nagpur between.

Scroll Vinimay Private Limited

(स्क्रॉल विनिमय प्रायवेट लिमिटेड)

(PAN – AALCS 3348 B)

(A Company Registered under the Companies Act, 1956, having its Registered Office at - 207, Maharshi Devendra Road, Kolkata (W.B.) - 700 012.)

Through its Director -

Mr. Laxman Manohar Sawant

(श्री. लक्ष्मण मनोहर सावंत)

Aged about 41 Years, Occupation – Business

R/o. 7/610, "Sai Samarth Co-Operative Housing Society",

Dr. Ani Bezant Road, Kalyandas Udyog Bhawan,

Sai Sundar Nagar, Prabhadevi, Mumbai - 400 025.

(Unique ID No. 5142 2787 2943)

Hereinafter referred to as the **"VENDOR",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"COMPANY"** its director/s as well as heirs, legal representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the **FIRST PART.**

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२५६१ / २०२१
४ / ४२

THE JOINT SUB-REGISTRAR, CLASS II, NAGPUR

M/s. Rai Udyog Limited

(मे. राय उद्योग लिमिटेड)

(PAN – AACCR 6008 G)

(A Company Registered under the Companies Act, 1956, having its Registered Office at - "Rajat Sankul" Opp. S.T. Bus Stand, Ganeshpeth, Nagpur - 440 018)

Through its Managing Director -

Mr. Kishor Gopichand Rai

(श्री. किशोर गोपिचंद राय)

Aged about 57 Years, Occupation – Business

R/o. 136/A, Canal Road, Ramdaspeth, Nagpur - 440 010.

(Unique ID No. 8355 0586 9501)

(Mobile No. 98 230 50615)

hereinafter referred to as the **"PURCHASER",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"COMPANY"** its director/s as well as heirs, legal representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the **SECOND PART, AND;**

Where the context so require words & expression referring to the Parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

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SUB REGISTRAR CLASS-II NAGPUR

WHEREAS, the Vendor is the sole, full & an absolute owner of ALL THAT piece & parcel of freehold land bearing –

City Survey No. 1870/1 - Admeasuring 1622.8 Sq.Mtrs.
City Survey No. 1872 - Plot No. 102/2, Admeasuring 970.40 Sq.Mtrs.

i.e. containing by total admeasuring **2593.2 Sq.Mtrs. (or 27913.20 Sq.Ft.)** of **Mouza - Sitabuldi**, having **Mpl. Corporation House No. 59 & 59A, Sheet No. 29,** situated at - Circle No. 19/27, **Ward No. 65,** Kamptee Road, Sadar, Nagpur within the limits of the N.I.T & N.M.C., Nagpur, Sub-Dist. & Dist. Nagpur along with every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to belonging to and reputed to belong to the Schedule Property (Hereinafter referred to as **"The Said Property"**).

Brief History of The Said Property

Whereas, –

One M/s. R.M.S. Exhibitor filed an application for renewal of Lease to the concerning authority and after considering its request, Office of the Collector, Nagpur made Renewal of Lease of Intra Municipal / Nazul for Building purposes in respect of **Nazul Plot No. 102/2** *(Revenue Case No. 16/NAA-48/2008)* on 05/11/2008, for a period of 30 years ending on 31/03/2038, which is duly registered before the Jt. Sub-registrar, Nagpur - 1 in Book No. 1 at Sr. No. 6242/2008.

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Lateron, the Vendor has purchased the said property from M/s. R.M.S. Exhibitor by virtue of Sale Deed dated 29/10/2010, which is duly registered before the Joint Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 5256/2010.

As a result, the Vendor became the sole, full & an absolute owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated its name in the records of City Survey on 11/02/2019 vide Mutation Entry No. 9938. therefore, the Vendor has full right to deal with the said property under its signature.

Lateron, a fresh additional Agreement-cum-Lease Deed is executed, which is duly registered before the Joint Sub-Registrar, Nagpur - 1 in Book No. 1 at Sr. No. 948/2019 on 15/02/2019.

Lateron, the Nazul Plot No. 102, City Survey No. 1872, admeasuring 970.40 Sq.Mtr. is converted into free hold land with the approval of the Hon'ble Collector, Nagpur, dated 28/10/2020 vide its Letter No. **रा.मा.क्र. ६/MRC-८१/२०१९-२०, मौजा - सिताबर्डी.**

The Vendor has no interest to retain the said property and after getting the good value of the property, the Vendor has decided to dispose of the said property described in the schedule hereunder written to the Purchaser for a total Consideration of ₹ **18,00,00,000/- (In words Rupees Eighteen Crore Only)**.

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The Purchaser being intending to purchase the same offered a fairly good price for the same and after being fully satisfaction the Vendor agreed to sell to the Purchaser and the Purchaser agreed to purchase the same for a valuable consideration of ₹ **18,00,00,000/- (In words Rupees Eighteen Crore Only).**

The Purchaser has satisfied itself with respect to the right of Vendor and title of the said property described in the schedule hereunder written as good, valid & marketable title to the said property. And the Purchaser has agreed to purchase the same from the Vendor upon the terms and conditions contained hereunder.

NOW, THEREFORE THESE PRESENTS WITNESSETH AS HEREUNDER :

1) That, in pursuance and in consideration for a total sum of ₹ **18,00,00,000/- (In words Rupees Eighteen Crore Only)** paid by the Purchaser to the Vendor in the manner appearing here-in-below, the receipt whereof the Vendor does hereby acknowledge. The Vendor is the sole, full & an absolute owner of the property in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the Purchaser the property specified in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner thereof forever.

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