

‘‘श्री’’

SALE DEED

VALUED AT RS. 2,70,00,000.00 ONLY

(RUPEES TWO CRORE SEVENTY LAKH ONLY)

MARKET VALUE RS. 2,67,10,000.00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 13th Day of JANUARY 2022, **BETWEEN :-**

- (1) **SHRI. PRAKASH S/o SHRIRAMJI VAIDYA**, Aged about 58 Years, Occupation - business, {**Income Tax PAN AAGPV6225N, Aadhar Card No. 3532 2506 4991 & Mobile No. 9881680808**}, Resident of Plot No. 392B, Opp. Rashtriya Vidyalaya, Hanuman Nagar, Nagpur, Pin Code : 440 009, Tahsil and District -NAGPUR;
- (2) **SHRI. VISHAL S/o SHRIRAMJI VAIDYA**, Aged about 50 Years, Occupation - business, {**Income Tax PAN ACCPV3592N, Aadhar Card No. 8116 2867 7644 & Mobile No. 9022295936**}, Resident of Plot No. 392B, "Ramalaya", Opp. Rashtriya Vidyalaya, Hanuman Nagar, Nagpur, Pin Code : 440 009, Tahsil and District -NAGPUR **AND**
- (3) **SHRI. ASHISH S/o MADHUKAR KANER**, Aged about 53 Years, Occupation - business, {**Income Tax PAN ABKPK3556G, Aadhar Card No. 7521 1196 1549 & Mobile No. 9822736820**}, Resident of Plot No. 392, Opp. Rashtriya Vidyalaya, Hanuman Nagar, Nagpur, Pin Code : 440009, Tahsil and District -NAGPUR,

hereinafter all jointly called the "**VENDORS**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**VENDORS**", as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND



RAMALAY VENTURES, A Partnership Firm, having it's Office at Shop Nos. G2 & G3, M.K. Heights, Manik Park, Beside Reliance Fresh, Manish Nagar, Nagpur {**PAN – ABEFR0939C**}, Acting through it's **Partners –**

(1) **M/S. UNITECH BUILDCON**, A Partnership Firm, having it's Office at Manish Nagar, Nagpur {**PAN – AAGFU6848N**}, Acting through it's **Authorized Partner – SHRI. NAYAN S/o NATTHUJI GHATE**, Aged about 34 Years, Occupation – Business, {**Aadhar Card No. 7348 6903 2017 & Mobile No. 9765904999**}, Resident of Plot No. 73, Uday Nagar, Galli No. 3, Nagpur, Pin Code – 440024, Tahsil and District – NAGPUR (Maharashtra State);

(2) **M/S. AAKAR INFRAHEIGHTS PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45201MH2021PTC366594, having its Registered Office at Shop Nos. G2 & G3, M.K. Heights, Manik Park, Beside Reliance Fresh, Manish Nagar, Nagpur, {**Income Tax PAN AAVCA7072N**}, acting through its **Authorized Director – SHRI. AMIT S/o KESHAV Bhole**, Aged about 41 Years, Occupation – Business, Resident of Plot No. 60, Rajeshwari Park, Besa Road, Beltarodi, Nagpur – 440034, Tahsil & District – NAGPUR, {**Aadhar Card No. 4060 3607 4858 & Mobile No. 9890288776**}, AND

(3) **M/S. VISHAL ENGINEERS & DEVELOPERS**, A Proprietorship Concern, Acting through its **Proprietor – SHRI. VISHAL S/o ANILRAO WADIBHASME**, Aged about 38 Years, Occupation – Business, {**Income Tax PAN – ABTPW8339A, Aadhar Card No. 9948 1774 5896 & Mobile No. 8668769122**}, Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, Pin Code : 440018, Tahsil and District – NAGPUR,

hereafter called the "**PURCHASER**", which expression shall, Unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM/COMPANY/PROPRIETARY CONCERN** and its **PARTNERS/DIRECTORS/ PROPRIETOR**, as well as, their respective heirs, legal representatives, executors, administrators, successors, partners and assigns of the **OTHER PART**.

WHEREAS, the Vendors hereinabovenamed jointly own and possess and in possession of the property comprising **ALL THAT** Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold **Plot No. 392 (THREE HUNDRED NINETY TWO)**, in Industrial Basti Scheme, containing by admeasurement 557.418 Sq. Mtrs. (OR 6000 Sq. Ft.) of **MOUZA – NAGPUR**, TOGETHERWITH the more than **18 Years Old** the existing Residential House



standing thereon covering approximate a Built-up area of 185.80 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, bearing Municipal Corporation House Nos. 783 & 783/B, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District - NAGPUR, hereinafter referred to as the "said property"; AND

WHEREAS, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 392 (THREE HUNDRED NINETY TWO), in Industrial Basti Scheme, containing by admeasurement 557.418 Sq. Mtrs. (OR 6000 Sq. Ft.) of Mouza - NAGPUR, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza - Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District - NAGPUR, Originally belonged to (1) Shri. Gulabrao S/o Govindrao Kaner, (2) Shri. Madhukar S/o Govindrao Kaner and (3) Shri. Manohar S/o Govindrao Kaner jointly being their separate property having acquired the same by them jointly from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 01/04/1962 and ending on 31/03/1992 by an Indenture of Lease Dated 09/04/1986, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 829 on Pages 116 to 118 at Sr. No. 1942(P) on 23/04/1986. As a result therefore the said Kaner brothers became the Joint/Co-Owners of the said entire property, each of them having the Undivided 33.33 Percent share and interest in the said property; AND

WHEREAS, on expiration of the Original term of Lease the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01/04/1992 and ending on 31/03/2022 by executing a Renewed Indenture of Lease regarding the aforesaid property in favour of Shri. Madhukar, Shri. Gulab and Shri. Manohar all sons of Govindrao Kaner jointly on 16/02/2001 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 585 on Pages 9 to 12 at Sr. No. 793 on 28/02/2001; AND

WHEREAS, the aforesaid Shri. Manohar Govindrao Kaner lateron transferred/sold his Undivided 33.33 Percent share and interest in the said Nagpur Improvement Trust Leasehold Plot No. 392, situated at Hanuman Nagar, Nagpur in Tahsil and District - Nagpur by way of sale to Shri. Prakash S/o Shriramji Vaidya, the Vendor No. 1 named hereinabove, by a Sale Deed

