

Dated 04/03/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 812 on even date. The said Sale Deed is duly signed by (i) Shri. Madhukar Govindrao Kaner and (ii) Shri. Gulab Govindrao Kaner in the capacity of Consentors. A Correction Deed to the said Sale Deed Dated 04/03/2002 was also executed by Shri. Manohar Govindrao Kaner in favour of Shri. Prakash Shriramji Vaidya on 10/03/2003 and the same is Notarized at the Office of the Ashok M. Satpute, Notary on even date; AND

WHEREAS, in the like manner the aforesaid Shri. Gulabrao Govindrao Kaner also 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. Vishal S/o Shriramji Vaidya, the Vendor No. 2 named hereinabove by a Sale Deed Dated 17/04/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 1540 on even date. The said Sale Deed is duly signed by Shri. Madhukarrao Govindrao Kaner and Shri. Manoharrao Govindrao Kaner in the capacity of Consentors. A Correction Deed to the said Sale Deed Dated 17/04/2000 was also executed by Shri. Gulabrao Govindrao Kaner in favour of Shri. Vishal S/o Shriramji Vaidya on 10/03/2003 and the same is Notarized at the Office of the Ashok M. Satpute, Notary on even date; AND

WHEREAS, during his life time the aforesaid Shri. Madhukar Govindrao Kaner had executed his LAST WILL AND TESTAMENT on 04/12/2018 and thereby he gave and bequeathed 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 in favour of his son Shri. Ashish Madhukar Kaner absolutely forever with heritable and transferable rights therein. The said Will is duly registered at the Office of the Sub Registrar, Nagpur at Sr. No. 6220 on even date; AND

WHEREAS, the said Shri. Madhukar Govindrao Kaner left for heavenly abode on 14/12/2018 and consequent upon her death/demise his aforesaid son Shri. Ashish Madhukar Kaner, the Vendor No. 3 has now become an exclusive, absolute and full Owner of the said property in terms of the aforesaid Will Dated 04/12/2018; AND

WHEREAS, as a result therefore the Vendors hereinabovenamed have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records as also in the Property Card of City



Survey vide Ferfar Entry Nos. 76 Dated 12/07/2002, 86 Dated 22/07/2002 and 7916 Dated 20/12/2019 respectively; AND

WHEREAS, the Vendors lateron jointly constructed a Residential House on the said Nagpur Improvement Trust Leasehold Plot No. 392 bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza – Nagpur in accordance with the Plan duly sanctioned and approved by the Nagpur Improvement Trust; AND

WHEREAS, the aforesaid Shri. Prakash Shriram Vaidya and Shri. Vishal Shriram Vaidya had sought the Housing Loan from Punjab National Bank, Kingsway Branch, Nagpur and mortgaged the said property to it by way of security for the repayment of loan. During the course of time the said Shri. Prakash Shriram Vaidya and Shri. Vishal Shriram Vaidya have repaid the entire loan amount to the said mortgagee Bank and got their property freed and discharged from its mortgage. A No Dues Certificate to that effect is also issued by the said Mortgagee Bank in their favour on 10/12/2018; AND

WHEREAS, the Vendors further availed Loan from IDFC First Bank Ltd, Ramdaspath Branch, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan. Thereafter, the Vendors have repaid the entire loan amount to IDFC First Bank Ltd, and accordingly IDFC First Bank Ltd, has issued No Due Certificate, hence, the said property is presently not mortgaged with IDFC First Bank, Ramdaspath Branch, Nagpur; AND

WHEREAS, for various cogent reasons and good causes the Vendors hereinabovenamed have now jointly decided to sell their aforesaid joint property comprising Nagpur Improvement Trust Leasehold Plot No. 392 (THREE HUNDRED NINETY TWO) Togetherwith the existing Residential House standing thereon, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur in Tahsil and District : NAGPUR to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefit of their respective family members; AND

WHEREAS, the Purchaser being interested in buying the same and having got knowledge of the intention of the Vendors to sale the property, they offered to purchase the same for a valuable consideration; AND

WHEREAS, the Vendors being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendors by an agreed to sell the same to the Purchaser for a total valuable consideration



of **Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakh Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakh Only)** paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge, the Vendors as an absolute, exclusive and full owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of **SALE** to the Purchaser **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 and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute, exclusive, full and joint owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's dues and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT

(A) The Purchaser has paid amount of **Rs. 90,00,000/- (Rupees Ninety Lakh Only)** to the Vendor No. 1 (Shri. Prakash S. Vaidya) in the following manner :-

Rs. 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser (i.e. M/s. Vishal Engineers & Developers) to the Vendor No. 1, by Cheque No. 001293, Dated 29/09/2021, Drawn on Karur Vysya Bank, C.A. Road Branch, Nagpur, as an earnest amount, the receipt whereof is hereby acknowledged by the Vendor No. 1.

