

That the Vendors do hereby declare & confirm to the Purchaser that they have presently right and authority and hold a marketable, valid and good title to the said property hereby sold for transfer of land. That the Vendors do hereby undertake to indemnify the Purchaser in the event of any lacuna or defect is found in the title of the said property or if the right and interest of the Purchaser are endangered in any manner in future except if any anything occur after this sale deed execution due to the act of purchaser.

- x) THAT, the Vendors hereby assure the Purchaser that there is no dispute/civil suit or complaint is pending in any court. The Vendors undertake to resolve dispute if any raised by any person about ownership or possession of the said plot of land at their own costs and expenses well before Registration of the Sale Deed. In the like manner the Vendors do hereby further assure/confirm to the Purchaser that they have not created any mortgage, lien, charge or interfere over the said property hereby agreed to be sold.
- xi) THAT, the Vendors have delivered all the Original Documents relating to the property hereby sold to the Purchaser at the time of registration of this Sale Deed.
- (3) THAT, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Purchaser alone.
- (4) THAT, this Sale Deed is subject to jurisdiction of the competent Civil Court at Nagpur.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

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 bounded as under :-

ON THE EAST - BY ROAD,
ON THE WEST - BY PLOT NOS. 399 & 400,
ON THE NORTH - BY PLOT NO. 391,
ON THE SOUTH - BY PLOT NO. 392-A.

IN WITNESS WHEREOF the **VENDORS** and the **PURCHASER** herein above named have fully examined and read over this **DEED OF SALE** 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. Ritesh C. Mahendra}

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (PRAKASH SHRIRAMJI VAIDYA)
02			2)  (VISHAL SHRIRAMJI VAIDYA)
03			3)  (ASHISH MADHUKAR KANER) <u>PARTY NO. 1</u>



04



1)

FOR RAMALAY VENTURES

FOR M/S. UNITECH BUILDCON

(NAYAN NATTHUJI GHATE)

Authorised Partner

05



2)

FOR M/s. AAKAR INFRAHEIGHTS
PRIVATE LIMITED

(AMIT KESHAV BHOLE)

Authorised Director

06



3)

FOR M/S. VISHAL ENGINEERS &
DEVELOPERS

(VISHAL ANILRAO WADIBHASME)

Proprietor

PARTY NO. 2WITNESSES :

(1)

(Mr. Sameer R. Kachore)



(2)

(Mr. Parikshit P. Mudholkar)

