

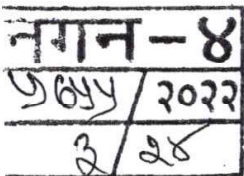
SALE DEED FOR ₹. 1,14,00,000/- ONLY
(RUPEES ONE CRORE FOURTEEN LAKH ONLY)
MARKET VALUE ₹. 1,12,16,000/- ONLY

(Item No.14.250.2/B, Page No. 451, @ ₹. 15,640/- per Sq. Mtrs.)

THIS DEED OF SALE is made at NAGPUR on this 10th Day of JUNE, 2022
 BETWEEN :- (1) **MR. DURGASHANKAR S/o GHANSHYAMDAS AGRAWAL**, Aged 52 Years, Occupation – Business, (Income Tax PAN – AASPA7212L) (Aadhar No. 8013 7234 7494) (Mobile No. 7709110012) Resident of Sadar Bazar Paratwada, Achalpur, Amravati, Pin Code No. 444806, State – Maharashtra, (2) **MRS. SHARDA W/o NITISH AGRAWAL (before marriage name - MISS. SHARDA D/o ANIL AGRAWAL)**, Aged 31 Years, Occupation – Housewife, (Income Tax PAN – AVVPA4432A) (Aadhar No. 2172 1934 4419) Resident of Shreeratan Sadan, Behind Fundkar Home, Near Silvercity, Hospital, Chande Colony, Khamgaon, Buldhana, Pin Code No. 444303, State - Maharashtra, hereinafter both 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 & assigns of the ONE PART.

AND

(1) **MR. ROHIT S/o ASHOK KHOWAL**, Aged 37 Years, Occupation – Business, (Income Tax PAN – APQPK8314N) (Aadhar No. 6167 8403 7932) (Mobile No. 8411064565) Resident of Near Neelkantheshwar Temple, Vyankatesh Nagar, Akola, Pin Code No. 444004, Tahsil and District - AKOLA, (2) **MR. NISHANT SHARMA S/o VINOD KUMAR SHARMA**, Aged 33 Years, Occupation – Business, (Income Tax PAN – CDJPS8431F) (Aadhar No. 5852 5067 3305) (Mobile No. 9818007511) Resident of House No. 43, Priya Enclave, anand Vihar, East Delhi, Delhi, Pin Code No. 110092, hereinafter called the **PURCHASERS**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASERS**, as well as his heirs, legal representatives, executors, administrators, successors & assigns of the OTHER PART.



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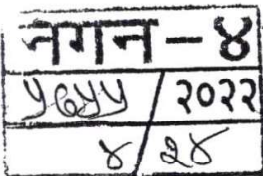
WHEREAS the Vendors hereinabove named own and possess the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 57**, containing by admeasurements **717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.)** [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of **Mouza – BORGAON, P.S.K. 8-A**, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, **City Survey No. 11 and Sheet No. 14** of Mouza – Bargaon, situated at Gokul Housing Society, Bargaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written; AND

WHEREAS, ALL THAT Piece and Parcel of land bearing Plot No. 57, containing by admeasurements 707.840 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of Mouza – BORGAON, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 11 and Sheet No. 14 of Mouza – Bargaon, situated at Gokul Housing Society, Bargaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Mr. Yasmin Ismile Somani having purchased the same by him from Gokul Housing Society acting through its Secretary Mr. Rajesh Chunnilal Gwalbanshi, by a Sale Deed Dated 31.05.1990, which is registered in the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. A1, Volume No. 1176 on Pages 199 to 200 at Registered Sr. No. 5289(P) on 31.05.1990; AND

WHEREAS, the aforesaid Mr. Yasmin Ismile Somani lateron transferred/sold the property bearing Plot No. 57 by way of Sale to Binzani Properties Private Ltd. acting through its Director Mr. Rajeev Purushottamdasji Gupta, by a Sale Deed Dated 09.12.1999, which is registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. A1, Volume No. 463 on Pages 33 to 42 at Registered Sr. No. 3047(P) on 09.12.1999; AND

WHEREAS, the aforesaid Plot No. 57 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001; AND

WHEREAS, lateron the said Plot No. 57 is regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (N/E), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE/NE/1900/529 Dated 01.07.2005, Case No.



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 Rohit A. K. S.
 Vishal

200303274862 and Layout No. 1900/N/BG/1208 in favour of Binzani Properties Private Ltd. acting through its Director Mr. Rajeev Purushottamdasji Gupta. As per the said Regularisation Letter Dated 01.07.2005, the area of the said Plot No. 57 is shown and declared as 770.840 Sq. Mtrs.; AND

WHEREAS, lateron Corrected Regularization Letter issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur, vide Letter No. B.E.(W)/1559 dated 22-12-2015. As per Corrected Regularization Letter Dated 22.12.2015, the area of the said Plot No. 57 is shown and declared as 717.110 Sq. Mtrs. Thus the area of the aforesaid Plot is at present 717.110 Sq. Mtrs. and thereafter corrected Plot Boundaries mentioned in the description of the Schedule of Property; AND

WHEREAS, the aforesaid Binzani Properties Private Ltd. acting through its Director Mr. Rajeev Purushottamdasji Gupta lateron transferred/sold its aforesaid property bearing Plot No. 57, containing by admeasurements 717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.) [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of Mouza – BORGAON, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, City Survey No. 11 and Sheet No. 14 of Mouza – Bargaon, situated at Gokul Housing Society, Bargaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, by way of Sale to M/s Sindhu Associates acting through its Partners (1) Mr. Yogesh Gulab Dhobale and (2) Mr. Hemant Shamrao Chaudhari, by a Sale Deed Dated 27.04.2016, which is registered in the Office of the Sub Registrar, Nagpur-5 in Book No. 1 at Registered Sr. No. 1312/2016 on 27.04.2016; AND

WHEREAS, the aforesaid the then Owner M/s Sindhu Associates acting through its Partners (1) Mr. Yogesh Gulab Dhobale and (2) Mr. Hemant Shamrao Chaudhari lateron transferred/sold its aforesaid property bearing Plot No. 57, containing by admeasurements 717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.) [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of Mouza – BORGAON, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, City Survey No. 11 and Sheet No. 14 of Mouza – Bargaon, situated at Gokul Housing Society, Bargaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, by way of Sale to (1) Mr. Durgashankar Ghanshyamdas Agrawal and (2) Miss. Sharda Anil Agrawal, the Vendors named hereinabove, by a Sale Deed Dated 03.03.2017, which is registered in the Office of the Sub Registrar, Nagpur-2 in Book No. 1 at Registered Sr. No. 916/2017 on 03.03.2017. As a result therefore the aforesaid (1) Mr. Durgashankar Ghanshyamdas Agrawal and (2) Miss. Sharda Anil Agrawal, the Vendors named hereinabove, jointly

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have now becomes the joint Owners of the said property with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records and also recorded in the Property Card of City Survey; AND

WHEREAS for cogent reasons and good causes the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefit of their respective family members; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchasers hereinabove named having expressed their desire and willingness to Purchase the same for a fairly good price, the Vendors after detailed negotiations has now agreed to sell the same to the Purchasers for a total consideration of ₹. 1,14,00,000/- (Rupees One Crore Fourteen Lakh Only) upon the following terms and conditions.

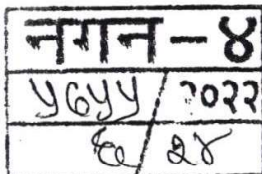
NOW, THEREFORE, THIS DEED OF SALE WITNESSTH AS FOLLOWS :-

(1) THAT in consideration of a total sum of ₹. 1,14,00,000/- (Rupees One Crore Fourteen Lakh Only) paid by the Purchasers to the Vendors in the manner appearing herein below, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Joint Owners in possession thereof do hereby grant, convey, assign and transfer by way of sale to the PURCHASERS, the said property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 57**, containing by admeasurements **717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.)** [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of **Mouza – BORGAON, P.S.K. 8-A**, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, **City Survey No. 11 and Sheet No. 14** of Mouza – Borgaon, situated at Gokul Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Owner 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..

(2) THAT, the total price agreed is ₹. 1,14,00,000/- (Rupees One Crore Fourteen Lakh Only) which the Purchasers has paid to the Vendors in the following manner :-

MANNER OF PAYMENT :-

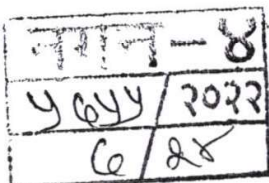
₹. 25,00,000/- (Rupees Twenty Five Lakh Only) paid by the Purchaser No. 1 to the Vendors No. 1 by RTGS transfer vide UTR No. HDFCR52022040458680784 on 04-04-2022 from HDFC Bank, Jatharpeth Branch, Akola, the receipt whereof is hereby acknowledged by the Vendors.



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₹. 8,50,000/-	(Rupees Eight Lakh Fifty Thousand Only) paid by the Purchasers to the Vendors No. 1 by Cheque No. 192346 Dated 29-03-2022 Drawn on State Bank of India, Surajmal Vihar Branch, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 7,50,000/-	(Rupees Seven Lakh Fifty Thousand Only) paid by the Purchasers to the Vendors No. 1 by Cheque No. 192347 Dated 29-03-2022 Drawn on State Bank of India, Surajmal Vihar Branch, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 9,00,000/-	(Rupees Nine Lakh Only) paid by the Purchasers to the Vendors No. 1 by Cheque No. 192349 Dated 29-03-2022 Drawn on State Bank of India, Surajmal Vihar Branch, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 6,43,000/-	(Rupees Six Lakh Forty Three Thousand Only) paid by the Purchaser No. 1 to the Vendor No. 1 by Cheque No. 792303 Dated 10-06-2022 Drawn on IndusInd Bank, Akola, the receipt whereof is hereby acknowledged by the Vendors.
₹. 25,00,000/-	(Rupees Twenty Five Lakh Only) paid by the Purchaser No. 1 to the Vendor No. 2 by Cheque No. 792302 Dated 10-06-2022 Drawn on IndusInd Bank, Akola, the receipt whereof is hereby acknowledged by the Vendors.
₹. 7,43,000/-	(Rupees Seven Lakh Forty Three Thousand Only) paid by the Purchaser No. 2 to the Vendors No. 2 by Cheque No. 211807 Dated 10-06-2022 Drawn on State Bank of India, Surajmal vihar, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 9,00,000/-	(Rupees Nine Lakh Only) paid by the Purchaser No. 2 to the Vendors No. 2 by Cheque No. 211808 Dated 10-06-2022 Drawn on State Bank of India, Surajmal vihar, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 8,00,000/-	(Rupees Eight Lakh Only) paid by the Purchaser No. 2 to the Vendors No. 2 by Cheque No. 211809 Dated 10-06-2022 Drawn on State Bank of India, Surajmal vihar, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 7,00,000/-	(Rupees Seven Lakh Only) paid by the Purchaser No. 2 to the Vendors No. 2 by Cheque No. 211810 Dated 10-06-2022 Drawn on State Bank of India, Surajmal vihar, Delhi, the receipt whereof is hereby acknowledged by the Vendors.
₹. 57,000/-	(Rupees Fifty Seven Thousand Only) deducted by the Purchaser No. 1 from the sale consideration payable to the Vendors towards Tax Deducted at Source (TDS) @1.00% and credited the same in the appropriate account of Income Tax Department, vide Challan No. 00144 Dated 10-06-2022.



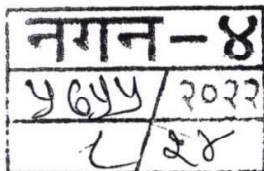
Rohit A. K. S.
Vishant

₹. 57,000/- (Rupees Fifty Seven Thousand Only) deducted by the Purchaser No. 2 from the sale consideration payable to the Vendors towards Tax Deducted at Source (TDS) @1.00% and credited the same in the appropriate account of Income Tax Department, vide Challan No. 04590 Dated 09-06-2022.

₹. 1,14,00,000/- (TOTAL RUPEES ONE CRORE FOURTEEN LAKH ONLY)

(3) THAT the VENDORS do hereby covenant with the PURCHASERS as follows:-

- (i) THAT the Vendors have good, valid and marketable title to the property hereby sold and have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchasers absolutely forever.
- (ii) THAT the Vendors further assure the Purchasers that the Property hereby sold is their separate and self-acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- (iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchasers without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.
- (iv) THAT the Vendors have done no act whereby the property hereby sold/transferred is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the Purchasers absolutely forever.
- (v) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchasers and his heirs, successors and assigns etc. as may reasonably be required.
- (vi) THAT the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Society's dues and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertakes to pay the same and keep the Purchasers always indemnified against such payments.
- (vii) THAT the Vendors have this day delivered the actual and physical possession of the aforesaid property hereby sold to the Purchasers in vacant condition at the time of Registration of this Sale Deed.



P. A. K. S.
Kishan

(viii) THAT the Vendors will support any application made by the Purchasers for mutation of his name on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchasers in all relevant records.

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

(x) THAT the Vendors have delivered all Original documents relating to the property hereby sold to the Purchasers at the time of Registration of this Sale Deed.

(xi) THAT in case if the Purchasers is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchasers by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

(4) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.

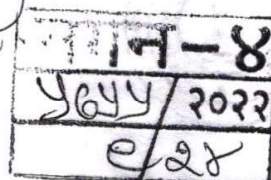
SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 57**, containing by admeasurements **717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.)** [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of **Mouza – BORGAON, P.S.K. 8-A**, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, **City Survey No. 11 and Sheet No. 14** of Mouza – Bargaon, situated at Gokul Housing Society, Bargaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under –

ON THE EAST	-	PLOT NO. 58.
ON THE WEST	-	PLOT NO. 56.
ON THE NORTH	-	LAND OF DEOSTHAN.
ON THE SOUTH	-	ROAD.

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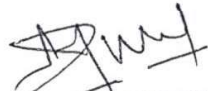
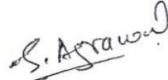
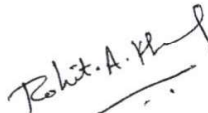
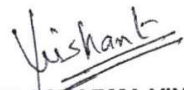
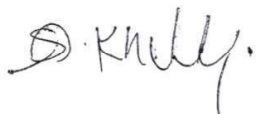
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[Handwritten signature: Vishant]

IN WITNESS WHEREOF the VENDORS and the PURCHASERS hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Ashwin Patil as per instructions of the parties hereto

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE	SIGNATURE & FULL NAME
01			1)  (DURGASHANKAR GHANSHYAMDAS AGRAWAL)
02			2)  (MRS. SHARDA NITISH AGRAWAL (before marriage name - MISS. SHARDA D/o ANIL AGRAWAL)) <u>VENDORS</u>
03			1)  (ROHIT ASHOK KHOWAL)
04			2)  (MR. NISHANT SHARMA VINOD KUMAR SHARMA) <u>PURCHASERS</u>
WITNESSES :-			
SR. NO.	FINGER PRINT (LEFT THUMB)		SIGNATURE
01			
02			

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