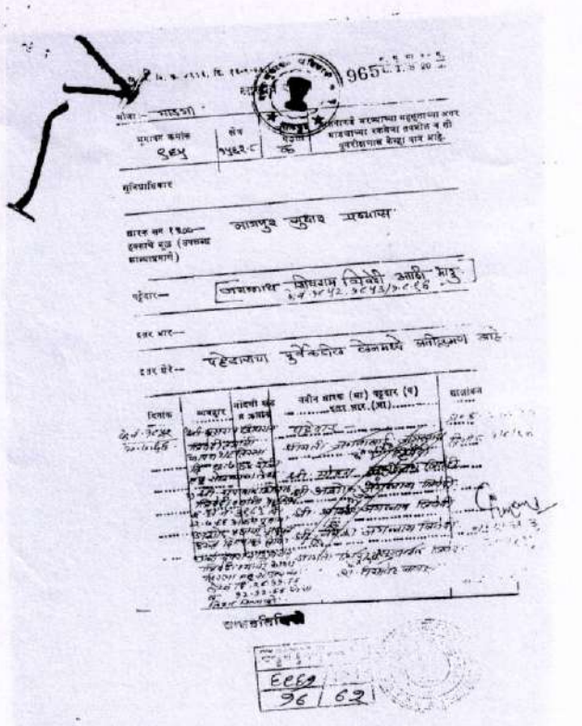


965

मौजा — नागपूर

मूलाक क्रमांक ६४५ | सेवा पट्टेदार | कब्जेदार मजकूरचे मालकीच्या असून मालकीचा स्वरूपाचा व ती पुनरोत्पादक केल्या जात आहे

मूल्यांकनकार

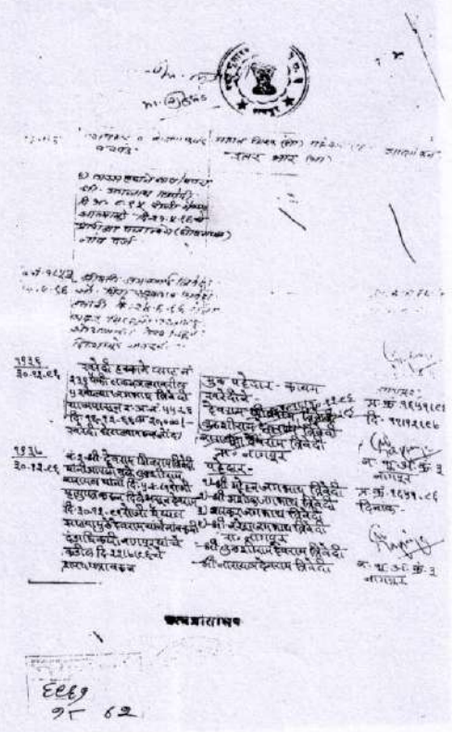
शहर नगर १९७८ — हस्तांतरित मुळ (उपलब्ध माध्यमातून) — नागपुर जुलाई प्रकाश

पट्टेदार — जमाकार विश्राम विनोदी आदि भाडु

इतर भार —

इतर शेरे — पेहेचाणा पुर्वेकडील खेलमधे मोडलेला आहे

दिनांक	व्यवहार	नोंदणी अंक व क्रमांक	नवीनधारक (या) पट्टेदार (ते) इतर भार (भा)	शेरा



965

कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

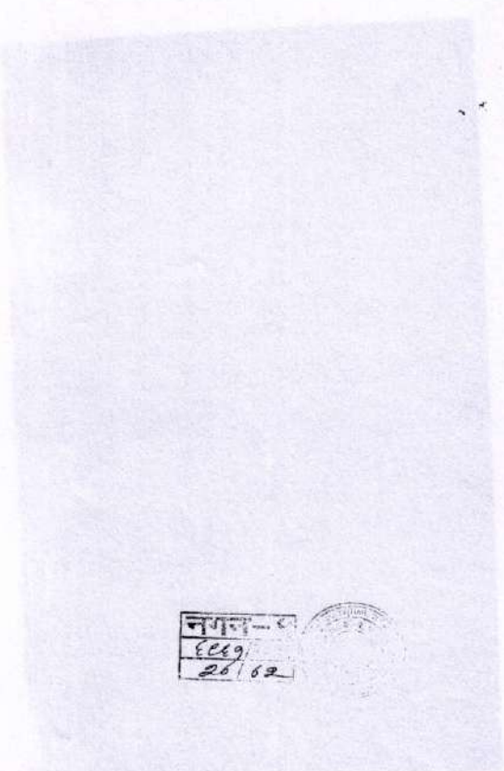
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न.भू.क्र. :- ६६५

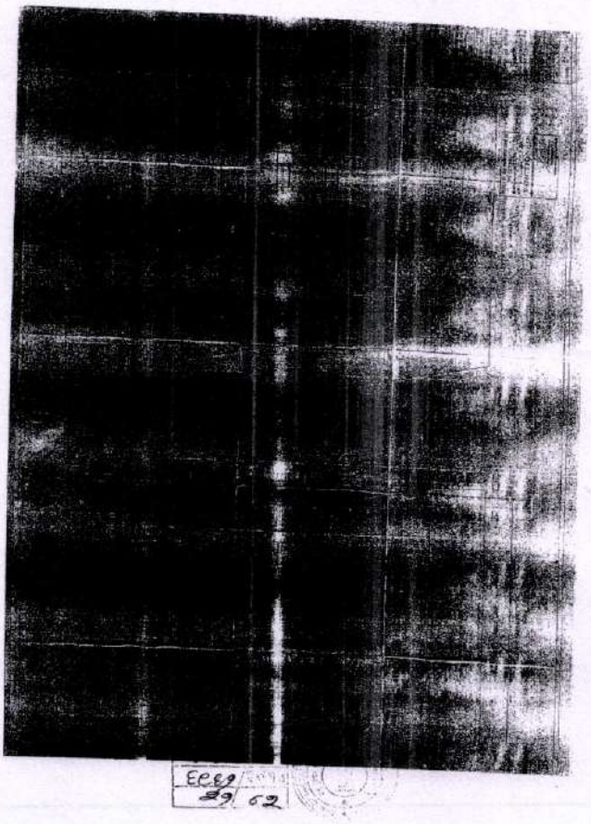
पुनर्स.प.क्र. :-

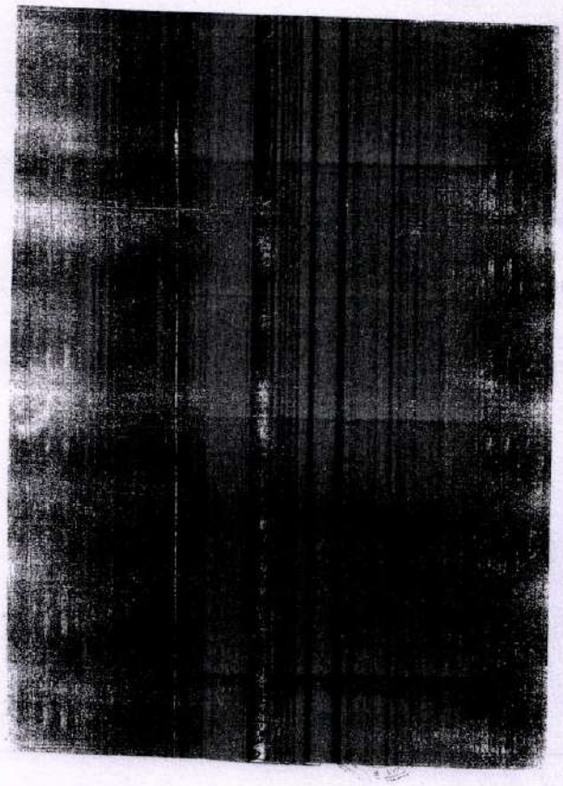
दिनांक	व्यवहार	नोंदणी अंक व क्रमांक	नवीनधारक (या) पट्टेदार (ते) इतर भार (भा)	शेरा
२३/१०/७२	खरेदीने: ई.ए.क्र.५६४१/ २०७० सि.एस.आर.१७९० ई.पी.रु.४०,७५,२००/- एकर्वे नंबर क्र.६६५ मौजे व्हिट.नं. ७६ टौन ८०३-८५ सी.टी. डी.पी. सि.एस.आर. सर वी. मोहन शामराव खरेदी व मार्ग ऑन शहरांचक चौथे - चुने खरेदीने गोल	मे. गोलरक्षा लेविंग इंडी. इन्फ्रास्ट्रक्चर प्रा.लि. सर्फे. संचालक श्री. विनोद नर्सिमन श्रीवास्तव	फी.क्र. ७२५६	

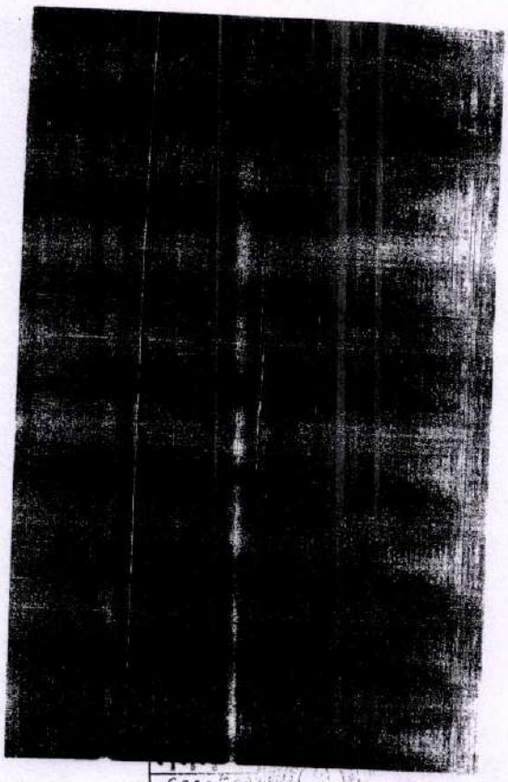


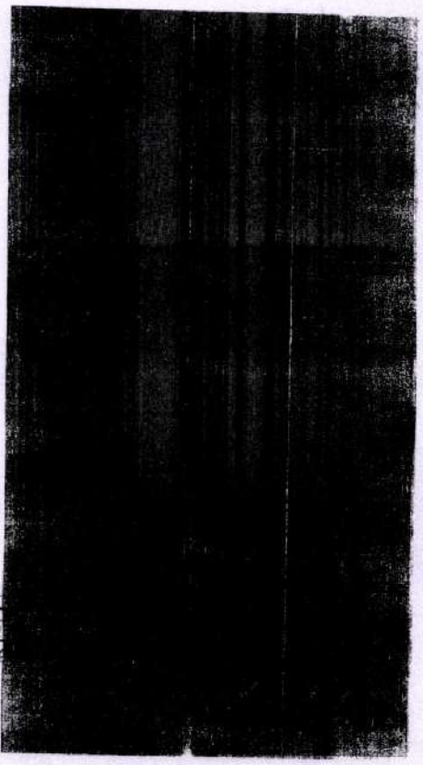


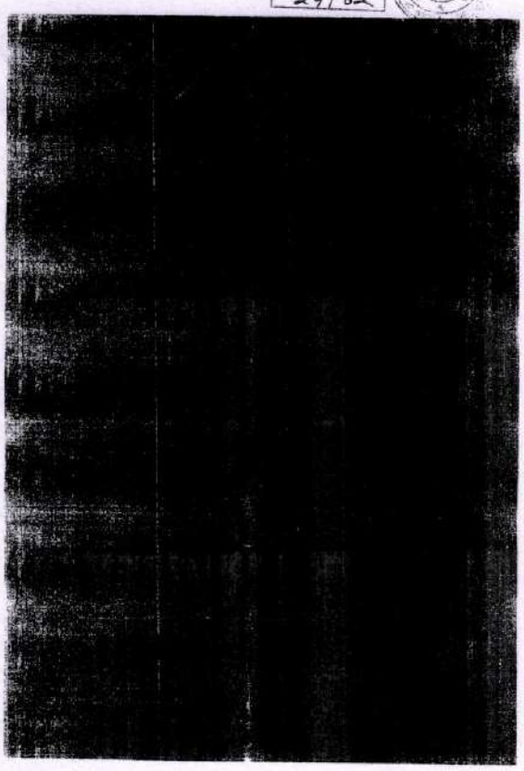
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Rs. 3,21,000/-

नगर-१
दस्त २०१६
24/62

नगर-१
दस्त २०१६
24/62

नगर-१
दस्त २०१६
24/62

4806

नगर-१
दस्त क्र. ४८१६/२००६
9/12

Sale Register Sr. No. 2616 Date 8/09/06
Name & Add. Of Purchaser ...

GENRAL POWER OF ATTORNEY
FOR RS. 3,21,00,000.00 ONLY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SHRI MOHAN S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 51 Years, Occupation – Business; (2) SHRI. ASHOK S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 48 Years, Occupation – Business, (3) SHRI. BHASKAR S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 46 Years, Occupation – Business, AND (4) SHRI. NARESH S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 39 Years, Occupation – Business, Nos. 1 to 4 all Resident of Plot No. 239, Gokulpeth Layout, Gokulpeth, Nagpur, Tahsil and District – NAGPUR, do hereby jointly and severally nominate, constitute and appoint SHRI. ASHWIN S/o WARDHAMANJI GOLECHHA, Aged 40 Years, Occupation – Business, Resident of Laxminger, Nagpur, Tahsil and District - NAGPUR as our True and Lawful Attorney in our joint names and on our behalf.

*SHRI VISHAL S/o WARDHAMANJI GOLECHHA, Aged 36 Years, Occupation- Business, R/o. m-6, Ramlaxminagar, Nagpur, Contd.

Tah. and Dist NAGPUR jointly as severally

2

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 239 in Civil Station Expansion Scheme, containing by admeasurement 17175.00 Sq. Ft. (OR 1595.65 Sq. Mtrs.) bearing Corporation House No. 518/0+4/965, City Survey No. 965 and Sheet No. 24 of Mouza – GADGA, situate at Gokulpeth Layout, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20, Division No. 6 in Tahsil and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid N.I.T. Leasehold Plot No. 239 into a Commercial/Residential Estate by Constructing a Multistoreyed Building thereon consisting of various Shop/Office Chambers/Business Premises and self contained Apartments therein through M/S. GOLECHHA HOUSING AND INFRASTRUCTURE (P) LIMITED; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of Development in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorneys and empower them jointly or severally to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

2149

(1) To enter into an Agreement(s) to sell the said property with willing buyer(s) and to sign and execute such Agreement(s) to sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(2) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass valid receipt and discharge for the same.

(3) To sign Plans/Revised Plans of the Building Proposed to be constructed on the said Plot of land and also to sign/execute various indemnity bonds, forms and applications and also to swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation Nagpur for seeking sanction to such Plans.

(4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.

(5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.

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(6) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(7) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid Plot in favour of the respective individual buyer and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(8) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign and execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.

(9) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(10) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records.

(11) To apply to The Nagpur Improvement Trust, Nagpur for obtaining a No Objection Certificate Under Section 22-A of the Registration Act, 1908 and to receive such Certificate.

(12) To sign and execute a Declaration Under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 in duplicate and also to swear an Affidavit required to be produced at the time of Registration of the Sale Deed(s).

(13) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us before such Civil/Criminal/Revenue Courts etc. and to do the needful.

(14) To sign and verify Vakalatnama/Applications/Statements/Declarations, Compromise Deeds and Affidavits etc. for us and on our behalf.

(15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(16) To obtain refund of money so deposited in any Court, Department and Office and to pass a valid receipt and discharge for the same.

(17) To sign and execute various Correction Deeds, Supplementary Agreements, Deed of Assignment etc. regarding the aforesaid property and to get such Deeds duly registered in accordance with the law in force.

Contd

(18) To mortgage the aforesaid property or any part thereof to any Financial Institution by way of security for the repayment of loan.

(19) To evict/eject the existing Tenant(s) either by due process of law or by amicable settlement and to do the needful.

(20) To receive the actual physical possession of the aforesaid property from such tenants at the time of settlement and to do the needful.

(21) To do all things necessary to complete the aforesaid development transaction relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(22) To appoint Architect Engineer and/or Supervisor for carrying on and completing the proposed works, if consideration necessary.

(23) To engage Advocate, Pleader, Vakil for completion of the aforesaid transactions smoothly and to fix his remuneration.

(24) Generally to act as our Attorney or Agent in relating to the matter aforesaid and all other matter connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects as we ourselves would do, if personally present.

(25) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matter aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorneys shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF WE (1) MOHAN JAGANNATH TRIVEDI, (2) ASHOK JAGANNATH TRIVEDI, (3) BHASKAR JAGANNATH TRIVEDI AND (4) NARESH JAGANNATH TRIVEDI have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 25th Day of SEPTEMBER, 2006 in presence of the attesting witnesses signing as such. Drafted by Adv. A.S. Luley

WITNESSES :

(1)

1)
(MOHAN JAGANNATH TRIVEDI)

(2)

2)
(ASHOK JAGANNATH TRIVEDI)

Contd

3)
(BHASKAR JAGANNATH TRIVEDI)

4)
(NARESH JAGANNATH TRIVEDI)

SIGNATURES

1)
(ASHWIN WARDHAMANJI GOLECHHA)

2)
(VISHAL WARDHAMANJI GOLECHHA)

ATTORNEYS

भा/अ का जारी - भुगतान नहीं
(P.L.A/c Payslip not valid)

04-09-2006

Pay SUB-REGISTRAR NAGPUR

Rupees Thirty Thousand only

Rs. *******30,000.00

82260 30000.00

बैंक ऑफ इंडिया BANK OF INDIA

KINGSWAY, (MAIN) NAGPUR.

082260 440013002*

THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
(MULTISTATE SCHEDULED BANK)

FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. 32148 6 SEP 2006

Deposit Br. Prabhudi Branch Nagpur

Pay to ..... Acct. Stamp Duty

Franking Value	Rs.	30000
Service Charges	Rs.	10
Total	Rs.	30010

Name of Stamp duty Paying party

Golechha Housing & Industrial Corp (P) Ltd

DD / Cheque No.

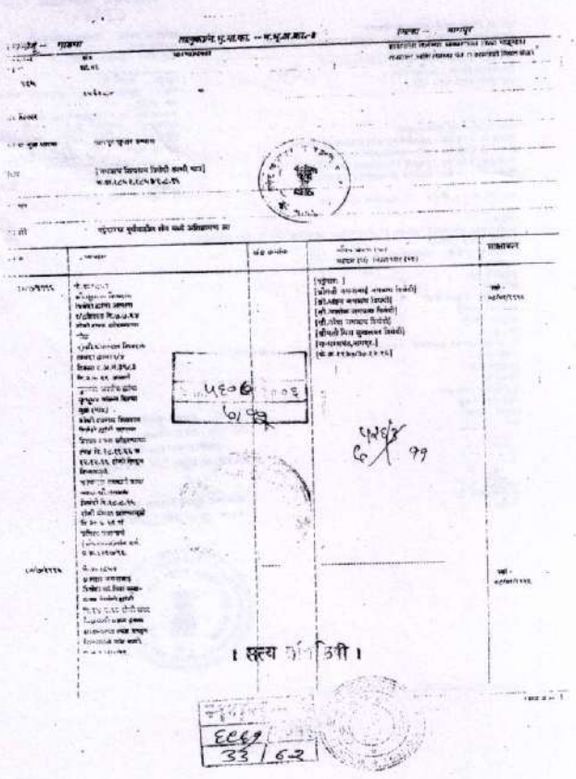
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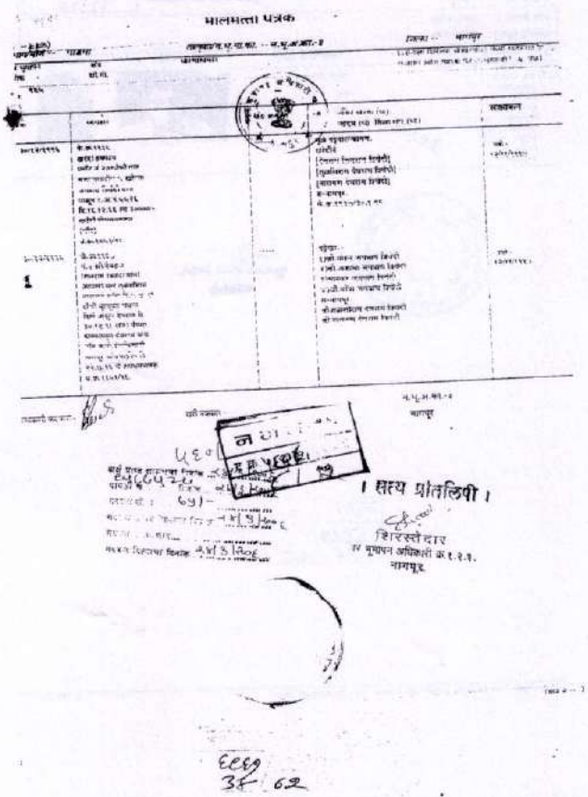
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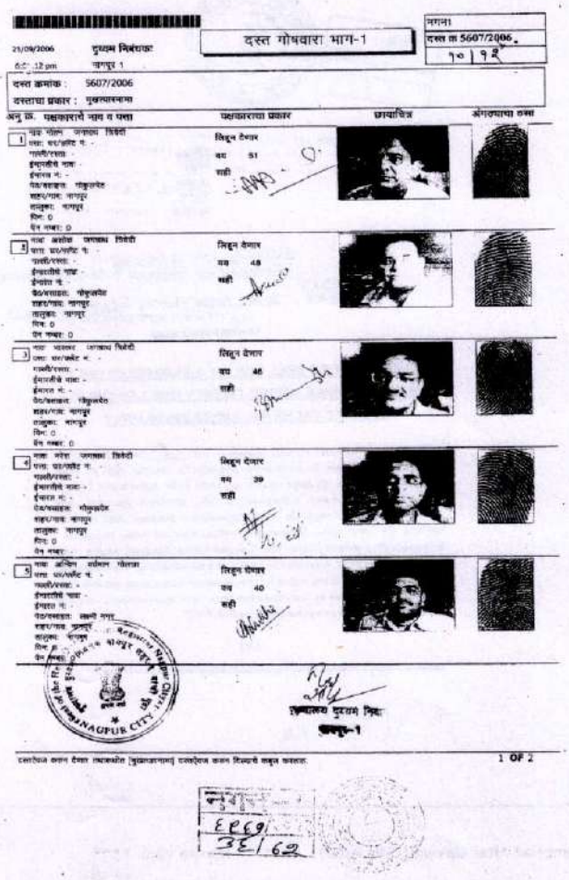
Franking Sr. No. 34016

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25/09/2006 दुय्यम निबंधक दस्त गोषवारा भाग-1 नगपा दस्त क्र 5607/2006

6:01:14 pm नागपूर 1

दस्त क्रमांक : 5607/2006

दस्ताचा प्रकार : मुखत्यारपत्रा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विजय शंकरराव भोसले वय: 56/जॉईट नं: गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: लक्ष्मी नगर शहर/गाव: नागपूर तालुका: नागपूर पिन: 0 फोन नंबर: -	लिहून घेणार वय: 56 सही		

दुय्यम निबंधक नागपूर 1

2 OF 2

दस्त गोषवारा भाग - 2 नगपा दस्त क्रमांक (5607/2006) 92 | 92

दस्त क्र. [नगपा-5607-2006] चा गोषवारा
बाजार मूल्य :32100000 मोबदला 0 भरलेले मुद्रांक शुल्क : 321000

दस्त हजर केल्याचा दिनांक :25/09/2006 05:48 PM
नोंदणीचा दिनांक : 25/09/2006
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार (48) मुखत्यारपत्र
किरकोळ क्र. 1 ची वेळ : (सादरीकरण) 25/09/2006 05:48 PM
किरकोळ क्र. 2 ची वेळ : (फी) 25/09/2006 05:55 PM
किरकोळ क्र. 3 ची वेळ : (स्कॅनिंग) 25/09/2006 06:00 PM
किरकोळ क्र. 4 ची वेळ : (अभिप्राय) 25/09/2006 06:00 PM

दस्त पोच दिल्याचा दिनांक : 25/09/2006 06:00 PM

अभिप्राय :
खालील इसम असे निवेदीत करतात की, हे दस्तऐवज सक्षम दिवाणी न्यायालयाचे आदेशाचा.
1) अमित सुरेश बंब ,फ्लॅट/प्लॉट नं:
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: हनुमान नगर
शहर/गाव: नागपूर
तालुका: नागपूर
पिन: 0
2) रामकृष्ण भगवान खापरखाडे ,फ्लॅट/प्लॉट नं:
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: हनुमान नगर
शहर/गाव: नागपूर
तालुका: नागपूर
पिन: 0

दुय्यम निबंधक नागपूर 1

नगन - 3 दस्त क्रमांक 9792/2006

SBK OF INDIA ... SEE 29 2006 ... R.1765001-PB5218 ... INDIA STAMP DUTY MAHARASHTRA

Gokulpeth Infrastructure LP

AGREEMENT TO SELL FOR RS. 3,21,00,000.00 ONLY
(RUPEES THREE CRORE TWENTY ONE LAC ONLY)
MARKET VALUE RS. 3,00,00,000.00 ONLY

THIS AGREEMENT TO SELL is made on this 30th Day of DECEMBER, 2006 (1) SHRI. MOHAN S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 51 Years, Occupation – Business; (2) SHRI. ASHOK S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 48 Years, Occupation – Business; (3) SHRI. BHASKAR S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 45 Years, Occupation – Business; AND (4) SHRI. NARESH S/o LATE SHRI. JAGANNAH TRIVEDI, Aged 40 Years, Occupation – Business, all Residents of Plot No. 239, Gokulpeth Layout, Gokulpeth, Nagpur, 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

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M/S. GOLECHHA HOUSING AND INFRASTRUCTURE (P) LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. 11-120468, having its Registered Office at 2, Arihant Apartments, Laxmi Nagar, Nagpur, and acting through its Authorised Director SHRI. ASHWIN S/o WARDHAMAN GOLECHHA, Aged 41 Years, Occupation - Business, Resident of M-8, Rani Laxminagar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANY, as well as, its liquidators, administrators and assigns of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 239 in Civil Station Expansion Scheme, containing by admeasurement 17176.00 Sq.Ft. (OR 1595.65 Sq.Mtrs.) bearing City Survey No. 965 and Sheet No. 24 of Mouza – GADGA, situate at Gokulpeth Layout, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20, Division No. 6 in Tahsil and District – NAGPUR, Originally belonged to Shri. Shankarrao S/o Baliramji Telpande, having acquired the same by him from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term commencing from 1-4-1947 and ending on 31-3-1977 by an Indenture of Lease Dated 22-2-1950; AND

WHEREAS the said Shri. Shankarrao S/o Baliram Telpande lateron constructed a Structure then standing on the said Nagpur Improvement Trust Leasehold Plot No. 239 bearing Corporation House No. 518, City Survey No. 965 and Sheet No. 24 of Mouza –GADGA in accordance with the duly sanctioned Plan; AND

WHEREAS the aforesaid Shri. Shankarrao S/o Baliram Telpande lateron in his turn transferred the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 239 Togetherwith the then existing Structure standing thereon by way of Sale to Shri. Jagannath S/o Shivram Trivedi, Father of the Vendors hereinabovenamed, by a Sale Deed Dated 23-12-1955, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2359 on even date; AND

WHEREAS the said Shri. Jagnnath S/o Shivram Trivedi lateron constructed a Building on the said Plot No. 239 covering a total Built-up area of 6500 Sq. Ft. (OR 603.85 Sq. Mtrs.) consisting of various Shops and Residential Premises therein bearing Corporation House No. 518, City Survey No. 965 and Sheet No. 24 of Mouza – GADGA in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust; AND

WHEREAS right from the beginning the said entire property though purchased in the name of Shri. Jagannath Trivedi all his brothers had unequal rights in the same; AND

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WHEREAS under the above facts and circumstances the said Shri. Jagannath S/o Shivram Trivedi in due course of time sold Five Shops on the Ground Floor each admeasuring 250 Sq.Ft. (10 Ft. x 25 Ft.) thus totaling 1250 Sq.Ft. without any share whatsoever in the land facing Dharampeth Road, situate on the South-East Portion of the said Plot to his elder brother Shri. Deoram and his Sons Shri. Tulsiram and Shri. Narayan by Registered Sale Deed Dated 14-12-1966 which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr.No. 5565 on even date; AND

WHEREAS one of the brother of Shri. Jagannath Viz. Bhuraram who had already separated and shifted to Akola had no right, share, title or interest in the said property nor anything was given to him in the said property; AND

WHEREAS in the share of the Third brother of Shri. Jagannath Trivedi Viz. Shri. Champalal one Shop on the Ground Floor situated on the South West corner of the building facing West High Court Road on the West and Dharampeth Road on the South was allotted as his share in the property; AND

WHEREAS said Shri. Champalal was bachelor and on his death the said Shop with all heritable transferable rights, with proportionate undivided share in land came to be owned by third son of Jagannath viz. Ashok Jagannath Trivedi the Vendor No. 2 herein as per the Will of Late Shri. Champalal and accordingly the Vendor No. 2 is the absolute Owner of the said Shop with all heritable transferable rights therein; AND

WHEREAS all the brothers viz Deoram, separated brother Bhuraram, Bachelor brother Champalal and Shri. Jagannath have expired as on date. The portion of the property sold to Late Deoram and his two sons without any share in land whatsoever is owned by his two sons Tulsiram and Narayan while Bhuraram having already separated has no share in the said property and share of Champalal in the said property has come to the Third son of Jagannath viz Ashok Jagannath Trivedi and the share of Late Shri. Jagannath has given to his sons viz. Mohan, Ashok, Bhaskar and Nirmal; AND

WHEREAS Late Shri. Jagannath Shivram Trivedi during his life time had Gifted four Shops bearing No. 1,2,3 and 4 situated on the Ground Floor of the building facing West High Court Road being on the Western Portion of the said Plot Sr. No. 1 to 4 from North to South each Shop admeasuring 10 Ft. x 25 Ft. equal to 250 Sq.Ft. thus totaling 1000 Sq.Ft. (OR 92.9 Sq.Mtrs.) being on the GROUND FLOOR of the building to his son viz.Shri. Mohan Jagannath Trivedi, the Vendor No. 1 hereinabovenamed by a Gift Deed Dated 25-3-1983, which is duly Registered in the Office of the Joint Sub-Registrar-1, Nagpur in Book No. I at Sr. No. 1684 on even date. As a result therefore the Vendor No. 1 hereinabovenamed has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein; AND

WHEREAS in the like manner the said Shri. Jagannath S/o Shivram Trivedi lateron Gifted a Hall covering a Built-up area of 1200 Sq. Ft. (OR 111.48 Sq. Mtrs.) on

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the GROUND AND MEZZANINE FLOOR out of the said building standing on Plot No. 239 to his Son namely Shri. Naresh S/o Jagannath Trivedi, the Vendor No. 4 hereinabovenamed by a Gift Deed Dated 7-5-1987, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 1783 on even date. The said Shri. Jagannath S/o Shivram Trivedi also Gifted a Hall covering a Built-up area of 1100 Sq.Ft. (OR 102.19 Sq.Mtrs.) on the GROUND FLOOR on the said Plot No. 239 to his another Son namely Shri. Bhaskar S/o Jagannath Trivedi, the Vendor No. 3 hereinabovenamed by a Gift Deed Dated 7-5-1987. As a result therefore the Vendors No. 3 and 4 hereinabovenamed have now become the Owners of their respective Premises with heritable and transferable rights therein; AND

WHEREAS the aforesaid Shri. Jagannath S/o Shivram Trivedi left for heavenly abode on 18-8-1995 and consequent upon his death/demise the aforesaid property (Excluding the property so alloted/Gifted to Vendors No. 1 and 4 by Late Shri. Jagannath S/o Shivram Trivedi during his life time) devolved upon his Widow Smt. Jamunabai, Four sons namely (i) Shri. Mohan, (ii) Shri. Ashok, (iii) Shri. Bhaskar and (iv) Shri. Naresh (the Vendors No. 1 to 4 hereinabovenamed) and only daughter namely Mrs. Meera W/o Sukhlal Trivedi by way of intestate succession, being the only legal heirs of the deceased; AND

WHEREAS on expiration of the Original term of Lease the Nagpur Improvement Trust, Nagpur lateron extended the same for a further term/period commencing from 1-4-1977 and ending on 31-3-2007 by executing a Renewed Indenture of Lease regarding the aforesaid property in favour of Smt. Jamunabai W/o Late Shri. Jagannath Trivedi and her aforesaid 4 sons and daughter jointly on 1-8-1997, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 760 on Pages 71 to 74 at Sr. No. 2449(P) on 12-8-1997; AND

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WHEREAS the aforesaid Smt. Jamunabai W/o Late Shri. Jagannath Trivedi and the daughter namely Mrs. Meera W/o Sukhlal Trivedi lateron Relinquished all their respective rights, title and interest in respect of the aforesaid property in favour of (i) Shri. Mohan, (ii) Shri. Ashok, (iii) Shri. Bhaskar and (iv) Shri. Naresh all sons of Late Shri. Jagannath Trivedi, the Vendors hereinabovenamed, by a Release Deed Dated 1-8-1997, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 741 on Pages 105 to 108 at Sr. No. 1986(P) on even date. 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 joint names in all relevant records; AND

WHEREAS the aforesaid property is presently occupied by various Tenants and it is neither possible, nor convenient for the Vendors to evict/eject them either by due process of law or by amicable settlement; AND

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WHEREAS in the aforesaid circumstances the Vendors have now jointly decided to Sell the aforesaid property strictly on "AS IS WHERE IS BASIS" to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefits of their respective family members; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed its desire and willingness to purchase the same on AS IS WHERE IS BASIS alongwith the liability of the existing Tenants for a fair & good price, the Vendors after detailed negotiations have now jointly decided to SELL the same to the Purchaser for a total consideration of Rs. 3,21,00,000/- (Rupees Three Crore Twenty One Lac) Only upon the following terms and conditions;

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NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the VENDORS will SELL and the PURCHASER will BUY ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 239 in Civil Station Expansion Scheme, containing by admeasurement 17176.00 Sq.Ft. (OR 1595.65 Sq.Mtrs.) TOGETHERWITH the existing 30 Years old structure standing thereon covering a Built-up area of 603.85 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easmentary rights appurtenant and belonging thereto, bearing Corporation House No. 518, City Survey No. 965 and Sheet No. 24 of Mouza – GADGA, situate at Gokulpeth Layout, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 3,21,00,000/-(Rupees Three Crore Twenty One Lac) Only which the Purchaser has already paid to the Vendors in the following manner :-

MANNER OF PAYMENT :-

Rs. 3,21,00,000.00	(Rupees Three Crore Twenty One Lac) Only paid by the Purchaser to the Vendors from time to time by various Cheques upto the date of Registration of this Agreement, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 3,21,00,000.00	**(TOTAL RUPEES THREE CRORE TWENTY ONE LAC ONLY).**

THAT it is agreed by the Purchaser that it will provide one Shop Premises admeasuring about 500 Sq.Ft. of carpet area to the Vendor No. 2 namely Shri. Ashok S/o Late Shri. Jagannath Trivedi of his choice as a First preference immediately on getting the revised building plan sanctioned for the commercial building complex to be constructed by the Purchaser on the said property @ Rs. 5000/- Per Sq.Ft.

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