267/2142
Friday,March 10 ,2023
3:39 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3178 दिनांक: 10/03/2023

गावाचे नाव: कन्हीमेट
दस्तऐवजाचा अनुक्रमांक: नगन4-2142-2023
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मेसर्स एंजल इवेलर्स इंन्फ्राटेक प्रा.ली. तर्फे संचालक श्री. अभिषेक राजेंद्रसिंह चौहान . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 30520.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:55 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक-वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.22564738.8 /-
मोबदला रु.24800000/-
भरलेले मुद्रांक शुल्क : रु. 1736000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.520/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1003202308961 दिनांक: 10/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016526172202223E दिनांक: 10/03/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH016526172202223E	BARCODE	Date 09/03/2023-17:41:42	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ANGEL DWELLERS INFRATECH PRIVATE LIMITED
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	1736000.00	Road/Street	MOUZA KACHIMET
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 3
		Remarks (If Any)	SecondPartyName=DR SANJAY GORAKHNATH KHEMUKA~
Total	17,66,000.00	Amount In Words	Seventeen Lakh Sixty Six Thousand Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023030921852	2796722110
		Bank Date	RBI Date	09/03/2023-18:19:30	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Mobile No. : 9823237722

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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Print Date 09-03-2023 06:19:41

प्रतिज्ञापन

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती व त्यांचे दस्त सोबत जोडलेली ओळखपत्र व जोडलेल्या कागदपत्रांची सत्यता व खरेपणा, वैधता कायदेशीर बाबीस दस्त निष्पादक व कबुल देणार यांनी तपासली व खात्री केली आहे. भविष्यात या बाबत काही कायदेशीर बाब निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आम्ही स्विकारली आहे.

लिहुन घेणार

लिहुन देणार

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SALE DEED FOR RS. 2,48,00,000.00 ONLY
(RUPEES TWO CRORE FORTY EIGHT LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 2,25,65,000.00 ONLY)

Zone/Item No. 25.387/21 Page 651 @ Rs. 34,270/- PSM (ASR 2022-23)

THIS DEED OF SALE is made at NAGPUR on this 10th Day of **MARCH, 2023,** BETWEEN: **(1) DR. SHRI. SANJAY S/o GORAKHNATH KHEMUKA**, Aged 60 Years, Occupation – Radiologist, (Income Tax PAN AGQPK6293B & AADHAR UID 2102 2056 2749), Mobile No. 9860602969, Mail-Id sanjaykhemuka@gmail.com **(2) MRS. ANITA W/o DR. SANJAY KHEMUKA**, Aged 56 Years, Occupation – Housewife, (Income Tax PAN AGQPK6281P & AADHAR UID 2371 9686 0514), Mobile No. 9890441832, Both Residents of 145-A, South Sathe Marg, Dhantoli, Nagpur – 440012, Tahsil and District – NAGPUR, hereinafter 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. ANGEL DWELLERS INFRATECH PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45400MH2019PTC334313 having its Registered Office at Plot No. 62, Near LAD College, Opposite Mansi Girls Hostel, Shivaji Nagar, Nagpur (Income Tax Permanent Account No. AATCA0408Q) **Email- angel.infratech2019@gmail.com** acting through its Directors **(1) SHRI. ABHISHEK S/o RAJENDRASINGH CHOUHAN,** Aged 36 Years, Occupation – Business, Income Tax PAN AGTPC5079N & AADHAR UID 7736 9984 6797, Mobile No. 9823237722, Resident of Prabhat No. 7, Muton Market, Kabadi Dukan, Gaushala Ward, GONDIA-441601, **(2) SHRI. RAHUL S/o NANDKISHOR AGRAWAL,** Aged 34 Years, Occupation – Business, Income Tax PAN AFKPA2467E & AADHAR UID 5966 3926 9342, Mobile No. 9923058800, Resident of Near Vikas Medical, Kudwa Line, Deshbandhu Ward, GONDIA-441601, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **COMPANY and its DIRECTORS**, as well as, its heirs, legal representatives, executors, liquidators administrators and assigns of the **OTHER PART.**

WHEREAS the Vendors named hereinabove are full and absolute Owner in possession of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR hereinafter referred to as **'said Property'**; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by total admeasurement 666.88 Sq. Mtrs, being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Shri. Rajiv Madhukar Patrikar, having purchased the same by him from Smt. Shantabai Narhar Puranik, by a sale Deed Dated 21-04-1980, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Addl. Book No. 1, at Sr. No. 2025 on even date; AND

WHEREAS, the Deed of Correction to the said Sale Deed dated 21-04-1980, correcting the boundaries of the said Plot on 04-01-2008, which is duly registered in the Office of Sub-Registrar Nagpur-2, at Sr. No. 66 on even date; AND

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WHEREAS the aforesaid Plot No. 20 is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur; AND

WHEREAS for Regularisation and Development of the said Plot No. 20 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri. Rajiv Madhukar Patrikar, had applied to the Nagpur Improvement Trust, Nagpur for the same they also paid/deposited the Development Charges for Regularisation and Development of the said Plots of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it; AND

WHEREAS considering the application of Shri. Rajiv Madhukar Patrikar, and also on receipt of the Development charges as demanded by it from him the Nagpur Improvement Trust, Nagpur lateron regularized Plot No. 20 and accordingly the Regularization Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)572/457/7355/954 dated 11-03-2008 in Case No. 200303091245 and Layout No. 572/Kac/457 in favour of the said Shri. Rajiv Madhukar Patrikar. As per the said Regularization Letter, the area of the said Plot No. 20 is shown and declared as 658.44 Sq. Mtrs.

WHEREAS the aforesaid Shri. Rajiv Madhukar Patrikar lateron in his turn transferred/sold the aforesaid property ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by total admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, in favour of (1) Dr. Shri. Sanjay Gorakhnath Khemuka and (2) Mrs. Anita Sanjay Khemuka, the Vendors hereinabove named by a Sale Deed dated 24-06-2011, which is duly registered at the Office of Sub-Registrar, Nagpur-4, in Book No. 1, at Sr. No. 3619. As result therefore the Vendors have become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein; AND

WHEREAS for cogent reasons and good causes the Vendors hereinabove named have now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interest and for the benefits of their family members; AND

WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor has agreed to sell the same to the

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Purchasers for a total valuable consideration of is Rs. 2,48,00,000/- (Rupees Two Crore Forty Eight 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. 2,48,00,000/- (Rupees Two Crore Forty Eight Lakh) Only paid by the Purchasers to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASERS ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U. Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD 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, outstanding Dues/Penalties and all other outgoings etc. levied thereon and payable by the Vendor upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT :-

Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchasers to the Vendors by Online Transfer, Dated 22-06-2021, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	12,00,000=00	(Rupees Twelve Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 20-08-2021 the receipt whereof is hereby acknowledged by the Vendors.
Rs.	13,00,000=00	(Rupees Thirteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 20-08-2021, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	9,00,000=00	(Rupees Nine Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 29-09-2021, the receipt whereof is hereby acknowledged by the Vendors.

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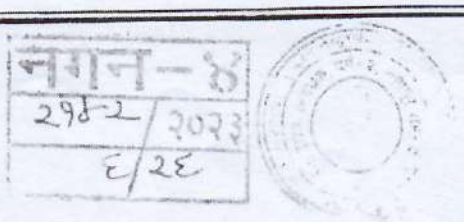

Rs.	10,00,000=00	(Rupees Ten Lakh) Only agreed to be paid by the Purchaser to the Vendors by Online Transfer, Dated 24-11-2021, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 25-11-2021, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	10,00,000=00	(Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 29-11-2021, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 01-01-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	8,00,000=00	(Rupees Eight Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 01-01-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	10,00,000=00	(Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 17-01-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	10,00,000=00	(Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 26-04-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 02-06-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 02-06-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 30-06-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 30-06-2022, the receipt whereof is hereby acknowledged by the Vendors.

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Rs.	10,00,000=00	(Rupees Ten Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 30-06-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 14-07-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	15,00,000=00	(Rupees Fifteen Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 20-07-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	6,00,000=00	(Rupees Six Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 20-07-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	5,00,000=00	(Rupees Five Lakh) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 08-08-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	17,52,000=00	(Rupees Seventeen Lakh Fifty Two Thousand) Only paid by the Purchaser to the Vendors by Online Transfer, Dated 10-08-2022, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	2,48,000=00	(Rupees Two Lakh Forty Eight Thousand) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.
RS.	**2,48,00,000=00**	**(TOTAL RUPEES TWO CRORE FORTY EIGHT LAKH ONLY)**

(2) THAT the VENDORS do hereby covenant with the PURCHASER as follows :-

i) THAT the Vendors undertake and assure the Purchaser that they have good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchasers absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before

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judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendors do hereby assures the Purchaser that the property hereby sold to the Purchaser is separate property belonging to them alone and that none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendors undertake, agree and assure that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority (ies).

iv) 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 Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for the Vendors and without any lawful interruption or disturbance by any other person who-so-ever.

v) THAT the Vendors have do not act whereby the property hereby sold is encumbered in any way or whereby the Vendors are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. The Vendors hereby assure the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by them in favour of the Purchasers.

vi) 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 Purchaser and legal heirs, legal representatives, executors, successors and assigns etc. of the Purchaser as may reasonably be required.

vii) THAT the Purchaser have paid upto this date all dues with respect to Non Agricultural Assessment, Corporation Taxes, Cesses, charges, rents, etc.

viii) THAT the Vendors hereby declare that they are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendors have this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

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ix) THAT the Vendors have delivered all the Original documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed. The Purchaser hereby acknowledges the receipt of all Original Deeds/ Documents of said property.

x) THAT the Vendors will support any application made by the Purchasers for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

xi) 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 misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

xii) THAT in case the Purchaser 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 of any encumbrance or charge on the same to which this sale is not subject, the Vendors will keep and hold the Purchaser indemnified.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchasers.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs. (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur

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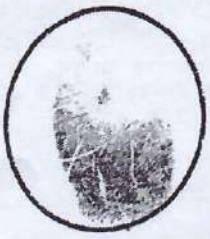
Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**BY PLOT NO. 19,**
ON THE WEST	-	**BY PLOT NO. 21,**
ON THE NORTH	-	**BY 6.00 MTRS. WIDE ROAD,**
ON THE SOUTH	-	**BY 9.00 MTRS. WIDE ROAD.**

IN WITNESS WHEREOF the VENDOR and the Purchasers hereinabove 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 Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SANJAY GORAKHNATH KHEMUKA)
02			2) A.S. Khemuka (MRS. ANITA SANJAY KHEMUKA)
03			**VENDORS** FOR M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED 1) (ABHISHEK RAJENDRASINGH CHOUHAN)

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११ / २६

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2)

(RAHUL NANDKISHOR AGRAWAL)

Directors

PURCHASER

WITNESSES:.

(1) _____



(2) ADV. TUSHAR BHATT

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2982/2023
12/28