



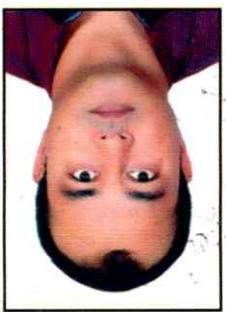
92283		
93	93	93
8991-28		

4) Mr. Chetan Vitthal Kalbhor
(OWNERS/CONSENTING PARTIES)



Chetan

3) Mr. Ajinkya Vitthal Kalbhor



Ajinkya

2) Mr. Dhananjay Vitthal Kalbhor



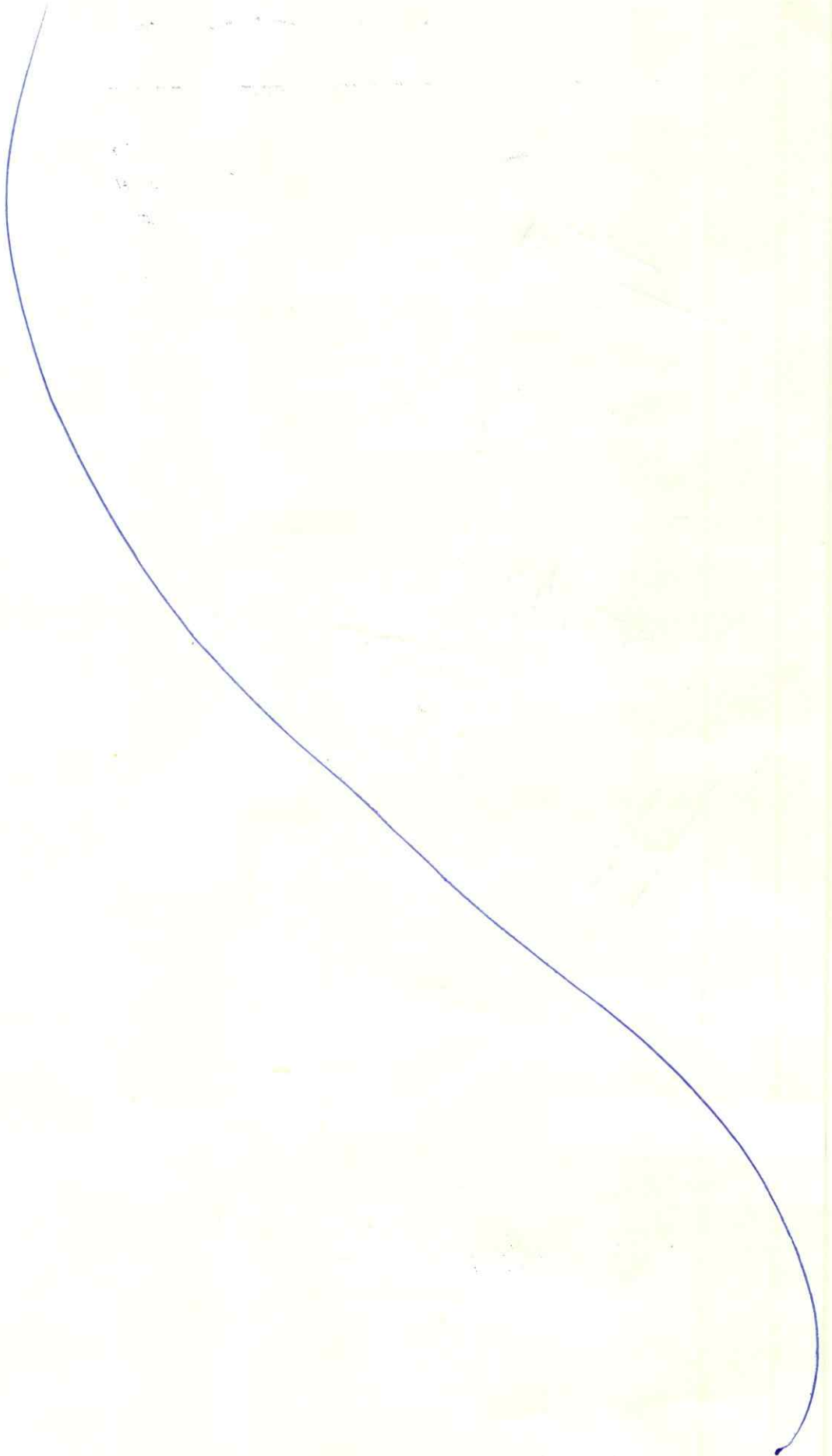
Dhananjay

1) Mr. Vitthal Somaji Kalbhor



Vitthal

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२३	४६	९२८४३
४६-५५३		



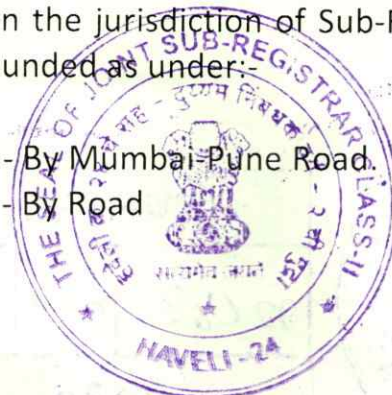
of the present Sale Deed and the Vendors and the consenting Party shall Co-operate the Purchaser in this regard. However, the expenses thereof shall be borne by the Purchaser.

- 5) That the Vendor has paid all taxes, cess, maintenance and other outgoings in respect of the said Property and the Purchaser shall pay all the Property taxes, penalty, cess and other outgoings of the said Building.
- 6) The Vendor assures the Purchaser that the said property is free from all encumbrances such as lean, lease, gift, sale etc. and the Vendor has not received any notice of requisition, acquisition or reservation from the Government or Semi Government or Local Authority till today and the said property or part thereof is not subject matter before any Court of law or Tribunal or Forum.
- 7) The total market value of the said property is Rs.22,46,24,112/- which is more than the consideration of Rs.20,00,00,000/- and the Purchaser has paid the Stamp Duty of Rs.1,34,78,500/- and Registration Fees of Rs.30,000/- on the said Agreement for Sale dated 20/08/2020 registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.3592/2020. Hence, the Stamp Duty of Rs.500/- is paid on the present Sale Deed as contemplated U/s.4 of the Maharashtra Stamp Act along with separate Registration Fees of Rs.100/-.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Building known as 'B Wing' in 'Yash Towers', consisting of Ground Floor meant for Hospital admeasuring 433.004 Sq. Mtrs. (Built Up), First Floor meant for Hospital admeasuring 410.995 Sq. Mtrs. (Built Up), Second Floor meant for Office admeasuring 410.995 Sq. Mtrs. (Built Up), Third Floor meant for Office admeasuring 410.995 Sq. Mtrs. (Built Up), Fourth Floor meant for Office admeasuring 407.699 Sq. Mtrs. (Built Up), Fifth Floor meant for Office admeasuring 407.699 Sq. Mtrs. (Built Up) along with Basement Go-down (1,2,3) admeasuring 78.76 Sq. Mtrs (Built Up) and Basement Parking admeasuring 354.24 Sq. Mtr., constructed on the properties bearing C.T.S. No. 4437, 4438, 4438/1 to 4438/10, having Sry. No.50/5A/1A and Sry. No.50/5A/1C situated at Village Akurdi, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said property is bounded as under:-

On or towards East :- By Mumbai-Pune Road.
On or towards West :- By Road



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On or towards South :- By CTS No.4436
On or towards North :- By Road

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS SALE
DEED ON THE DAY DATE AND YEAR FIRST HEREIN ABOVE WRITTEN IN THE
PRESENCE OF WITNESSES AT PUNE.

WITNESSES:-

- 1) Sign: MSDahr
Name: Milind Suryabhan
Add: Dadhon
Handi Road Pune

1) Mr. Dhananjay Vitthal Kalbhor



2) Mr. Abhijit Madhukar Kalbhor
Kalbhor Construction LLP
Through its Authorised Signatory
(VENDOR)

- 2) Signature: Aravindan
Name: Jayarajan more
Address: charcholi, pune
412105



1) Dr. Mr. Amit Anant Wagh



2) Dr. Mrs. Rucha Amit Wagh
Directors of Dr. Amit Wagh
Neurostar Hospital Pvt. Ltd
(PURCHASERS)



हवल-२४		
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हवेली - २४		
९२८४३	३	६६
२०२०		

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT PUNE ON THIS 19th DAY OF THE MONTH OF NOVEMBER OF THE YEAR 2020

BETWEEN

**Kalbhor Construction LLP
A Limited Liability Partnership
Registered under the
Limited Liability Partnership Act, 2008,
Having its registered office at:-
Suryoday Complex, Kalbhor Nagar,
Akurdi, Tal. Haveli, Dist. Pune 411035
(PAN: AAVFK6484F)
Through its Partners**

1) Mr. Dhananjay Vitthal Kalbhor

Age: 47 years, Occ.: Business,
R/at: Tuljai Vasti, Akurdi,
Tal. Haveli, Dist. Pune 411035
(PAN: ACAPK1314R)

2) Mr. Abhijit Madhukar Kalbhor

Age: 41 years, Occ.: Business,
R/at: Suryoday Complex, Kalbhor Nagar,
Akurdi, Tal. Haveli, Dist. Pune 411035
(PAN No. BYMPK9708G)

Herein after referred to as **"THE VENDOR"**

(Which expression unless repugnant to the context or meaning thereof shall mean and include its executors, partners, administrators, assigns, successors etc.)

-----PARTY OF THE FIRST PART

AND

**Dr. Amit Wagh Neurostar Hospital Pvt. Ltd.
A Company incorporated under the
Provisions of Companies Act, 1956,
Having its registered office at:- Flat No. C/104,
Sundaram, Sry. No.80/2, Manjri (Budruk), Pune 412307
(PAN No. AAHCD4763F)
Through its Directors**

1) **Dr. Mr. Amit Anant Wagh**

Age: 35 years, Occ.: Medical Practitioner,
Add: B-4, Emirates Hill, Somatne Phata,
Mumbai-Pune Highway, Tal. Maval, Dist. Pune
(PAN NO. ACCPW1452E)

2) **Dr. Mrs. Rucha Amit Wagh**

Age: 35 years, Occ.: Medical Practitioner,
Add: B-4, Emirates Hill, Somatne Phata,
Mumbai-Pune Highway, Tal. Maval, Dist. Pune
(PAN NO. BFNPP1715E)

Herein after referred to as the **PURCHASER**

(Which expression unless repugnant to the context or meaning thereof shall mean and include its directors, executors, administrators, assigns, etc.)

-----PARTY OF THE SECOND PART

AND

1) **Mr. Vitthal Somaji Kalbhor**

Age: 74 years, Occ.: Business,
R/at: Sector No.26, Nigdi,
Pradhikaran, Pune 411044
(PAN: AAZPK8336N)

2) **Mr. Dhananjay Vitthal Kalbhor**

Age: 47 years, Occ.: Business,
R/at: Tuljai Vasti, Akurdi,
Tal. Haveli, Dist. Pune 411035
(PAN: ACAPK1314R)

3) **Mr. Ajinkya Vitthal Kalbhor**

Age: 40 years, Occ.: Business,
R/at: Sector No.26, Nigdi, Pradhikaran, Pune
(PAN: ABJPk9482G)

4) **Mr. Chetan Vitthal Kalbhor**

Age: 39 years, Occ.: Business,
R/at: Sector No.26, Nigdi, Pradhikaran, Pune
(PAN: AOLPK6720N)

Herein after referred to as the **"OWNERS/CONSENTING PARTIES"**



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92483	8	६६
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Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Dr Amit Wagh Neurostar Hospital	eChallan	10000502020111900323	MH007142534202021P	500.00	SD	0003225788202021	19/11/2020
2		DHC		1911202003319	1400	RF	1911202003319D	19/11/2020
3	Dr Amit Wagh Neurostar Hospital	eChallan		MH007142534202021P	100	RF	0003225788202021	19/11/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12843 /2020

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For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ६९ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
१२८४३ नंबरी नोंदवला.

सह. मुख्य निबंधक (वर्ग-२) हवेली क्र. २४
दिनांक १९/११/२०२०





19/11/2020 11 55:47 AM

दस्त क्रमांक : हवल24/12843/2020

दस्ताचा प्रकार :- मेल डीड

दस्त गोपवारा भाग-2

हवल24

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दस्त क्रमांक:12843/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:काळभोर कन्स्ट्रक्शन एल.एल.पी. तर्फे भागीदार धनंजय विठ्ठल काळभोर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सूर्योदय कॉम्प्लेक्स, काळभोर नगर, आकुर्डी, ता.हवेली, जि.पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AAVFK6484F	लिहून देणार वय :-47 स्वाक्षरी:-		
2	नाव:काळभोर कन्स्ट्रक्शन एल.एल.पी. तर्फे भागीदार अभिजित मधुकर काळभोर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सूर्योदय कॉम्प्लेक्स, काळभोर नगर, आकुर्डी, ता.हवेली, जि.पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAVFK6484F	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:डॉ. अमित वाघ न्युरोस्टर हॉस्पिटल प्रा.लि. तर्फे संचालक डॉ. अमित अनंत वाघ -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं. सी/१०४, सुंदरम, मर्व्हे नं. ८०/२, मांजरी (बुद्रुक), ता.हवेली, जि.पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAHCD4763F	लिहून देणार वय :-35 स्वाक्षरी:-		
4	नाव:डॉ. अमित वाघ न्युरोस्टर हॉस्पिटल प्रा.लि. तर्फे संचालक डॉ. रुचा अमित वाघ -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं. सी/१०४, सुंदरम, मर्व्हे नं. ८०/२, मांजरी (बुद्रुक), ता.हवेली, जि.पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAHCD4763F	लिहून देणार वय :-35 स्वाक्षरी:-		
5	नाव:मा.दे. विठ्ठल सोमाजी काळभोर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर नं. २६, प्राधिकरण, निगडी, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AAZPK8336N	मान्यता देणार वय :-74 स्वाक्षरी:-		
6	नाव:मा.दे. धनंजय विठ्ठल काळभोर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: तुळजाई वस्ती, आकुर्डी, ता.हवेली, जि.पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:ACAPK1314R	मान्यता देणार वय :-47 स्वाक्षरी:-		
7	नाव:मा.दे. अजिंक्य विठ्ठल काळभोर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर नं. २६, प्राधिकरण, निगडी, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:ABJPK9482G	मान्यता देणार वय :-40 स्वाक्षरी:-		
8	नाव:मा.दे. चेतन विठ्ठल काळभोर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर नं. २६, प्राधिकरण, निगडी, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AOLPK6720N	मान्यता देणार वय :-39 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथित मेल डीड वा दस्त पत्रे करून दिव्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:19 / 11 / 2020 11 : 52 : 27 AM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखाचे असून दस्तावेज करून देणाऱ्या व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अॅड. चिन्मय मुरलीधर शेंडे
वय:29
पत्ता:26/152, निगडी, पुणे
पिन कोड:411044

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:19 / 11 / 2020 11 : 52 : 51 AM

सह. दुय्यम निबंधक (वर्ग-२)
JSR Haveli 24,
हवेली क्र. २४, पुणे.



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Sale Deed dated 01/12/1986 for 89.3 Sq. Mtrs, which are registered in the office of Sub-Registrar Haveli No.1, Pune.

AND WHEREAS thereafter, the name of the said M/s. Kalbhor Construction Co. Pvt Ltd. was recorded in 7/12 extract and Property Card Extract of the said property by virtue of the said two Sale Deeds. Thus, the said M/s. Kalbhor Construction Company Pvt. Ltd. became the owner and possessor of the said CTS No. 4437 by virtue of the said Sale Deeds.

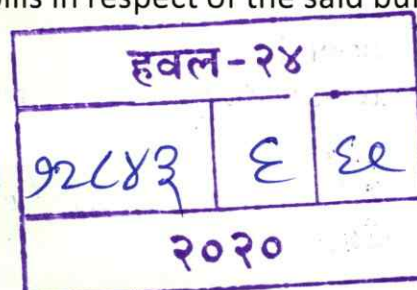
AND WHEREAS the said Mrs. Kusum Balkrishna Patankar and Mr. Balkrishna Patankar sold the said properties bearing CTS No. 4438, 4438/1 to 4438/10 to Mrs. Anuradha Vitthal Kalbhor vide registered Sale Deed dated 28/03/1980, which is registered in the office of Sub-Registrar Haveli No. 2, Pune at Serial No. 1283/1980.

AND WHEREAS thereafter, the name of the said Mrs. Anuradha Vitthal Kalbhor was mutated in 7/12 extract of the said property vide M.E. No.2795 and also in Property Card Extract as well as in Pimpri Chinchwad Municipal Corporation records of the said properties as owner and possessor thereof.

AND WHEREAS thereafter, the said Mrs. Anuradha Vitthal Kalbhor entered into two Development Agreements with the said M/s. Kalbhor Construction Co. Pvt. Ltd. in respect of the said properties bearing CTS No. 4438, 4438/1 to 4438/10, which Development Agreements are executed on 19/12/1998 and 26/03/1999.

AND WHEREAS the said M/s. Kalbhor Construction Company Pvt. Ltd. has developed both said properties bearing CTS No. 4437 as owner and CTS No.4438, 4438/1 to 4438/10 as Developer as per the Building Plan sanctioned by the Pimpri Chinchwad Municipal Corporation under Commencement Certificate No.BP/Akurdi/19/98 dated 30/07/1998 and Revised Commencement Certificate No.BP/Akurdi/11/2013 dated 30/07/1998 and constructed the building known as "Yash Towers" consisting of Basement for Parking, Basement for Go-down and Ground Floor plus Five Floors and accordingly, the Pimpri Chinchwad Municipal Corporation has issued Part Completion Certificates under No.204/2001 and under No.148/2014 on 08/08/2014 to the said Mrs. Anuradha Vitthal Kalbhor and M/s. Kalbhor Construction Co. Pvt. Ltd.

AND WHEREAS the Pimpri Chinchwad Municipal Corporation has also assessed the said buildings for the purpose of property taxes and accordingly, the property tax bills in respect of the said buildings have been



(Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, administrators, assigns, etc.)

-----PARTY OF THE THIRD PART

WHEREAS the Land bearing Survey No.50/5A/1A having corresponding CTS No.4437 admeasuring 1089.3 Sq. Mtrs. was previously owned by Mrs. Kusum Balkrishna Patankar and her name was mutated in the revenue records of the said Land as owner and possessor thereof.

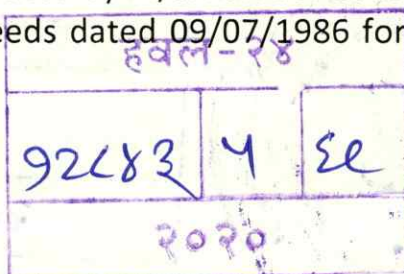
AND WHEREAS the Land bearing Survey No.50/5A/1C having corresponding CTS No.4438, 4438/1 to 4438/10 totally admeasuring 728 Sq. Mtrs. was previously owned by Mrs. Kusum Balkrishna Patankar and Mr. Balkrishna Dharrao Patankar and their names were mutated in revenue records of the said Land/Properties as owners and possessors thereof.

AND WHEREAS all the said properties bearing CTS No.4438 and 4438/1 to 4438/10 were the part of Survey No.50/5 of Village Akurdi, Tal. Haveli, Dist. Pune and the same were previously owned and possessed by Maruti Dagadu Kalbhor, Krishnabai Vishnu Kalbhor and Godabai Rambhau Godambe jointly and the said Properties were converted into Non Agricultural use as per the Order of Collector Pune under No.LND/SR/N-S/H-74/1961, dated 06/10/1961.

AND WHEREAS all the said Properties were purchased in the name of Smt. Laxmibai Murlidhar Ghadage, the mother of Mrs. Kusum Balkrishna Patankar and Mother in Law of Mr. Balkrishna Dharrao Patankar by the said Mrs. Kusum Balkrishna Patankar vide a registered Sale Deed dated 02/11/1961 which was registered in the office of Sub-Registrar Haveli No.1, Pune at Serial No.1480/1961.

AND WHEREAS the said Smt. Laxmibai Murlidhar Ghadage vide a registered Release Deed dated 10/11/1964 transferred the said Properties in favour of her married daughter, said Mrs. Kusum Balkrishna Patankar, which is registered in the office of Sub-Registrar Haveli No.1, Pune at serial No. 2422/1964. Thus, the said Mrs. Kusum Balkrishna Patankar became the absolute owner of the said properties bearing CTS No. 4437, 4438, 4438/1 to 4438/10 by virtue of the said Deeds.

AND WHEREAS thereafter, out of the said properties, the Property bearing CTS No.4437 was purchased by M/s. Kalbhor Construction Co. Pvt. Ltd. vide two registered Sale Deeds dated 09/07/1986 for 1000 Sq. Mtrs and vide



issued by the Pimpri Chinchwad Municipal Corporation from time to time to the Vendor herein.

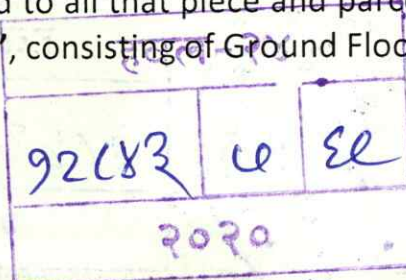
AND WHEREAS the said owner of the said property bearing CTS No. 4438, 4438/1 to 4438/10, namely Mrs. Anuradha Vitthal Kalbhor died on 13/10/2001. Thereafter, the names of her legal heirs namely Mr. Vitthal Somaji Kalbhor (Husband), Mr. Dhananjay Vitthal Kalbhor (Son), Mr. Ajinkya Vitthal Kalbhor (Son) and Mr. Chetan Vitthal Kalbhor (Son), the Consenting Party herein were mutated in Property Card Extracts of the said properties on 17/12/2002. Thus, the said properties are devolved upon the said legal heirs of the said deceased Anuradha Vitthal Kalbhor and they are owners thereof and hence they have given their consent to the present Sale Deed without any consideration.

AND WHEREAS the Vendor herein was formerly a Private Limited Company registered as per the provisions of Companies Act, 1956 and it was dealing in the business of Building Construction under the name and style of M/s. Kalbhor Construction Company Pvt. Ltd. and thereafter the name of the said M/s. Kalbhor Construction Company Pvt. Ltd. was changed to M/s. Kalbhor Construction Pvt. Ltd.

AND WHEREAS the said M/s. Kalbhor Construction Pvt. Ltd. filed an Application for conversion of the said Private Limited Company into a Limited Liability Partnership as per the provision of Sec.56 r/w. Third Schedule of the Limited Liability Partnership Act, 2008 and Rule 39 of the Limited Liability Partnership Rules, 2009 and the said Company is converted into a Limited Liability Partnership, which is duly registered under the provisions of the Limited Liability Partnership Act, 2008, under the name and style of Kalbhor Construction LLP, the Vendor herein having its registered office on the aforesaid address. The Vendor LLP Firm is dealing in the business of building construction and owns various immovable properties at Pimpri, Chinchwad and Akurdi, Pune.

AND WHEREAS the said Properties and the said Building known as "Yash Towers" owned by the said M/s. Kalbhor Construction Pvt. Ltd. stood transferred and vested in the said Kalbhor Construction LLP, the Vendor herein, without further assurance, act or deed/conveyance etc. by virtue of Sec.58 (4) of the Limited Liability Partnership Act, 2008 in view of the said conversion.

AND WHEREAS, the Vendor herein is the lawful owner and possessor and well and sufficiently entitled to all that piece and parcel of Building known as 'B Wing' in 'Yash Towers', consisting of Ground Floor meant for Hospital



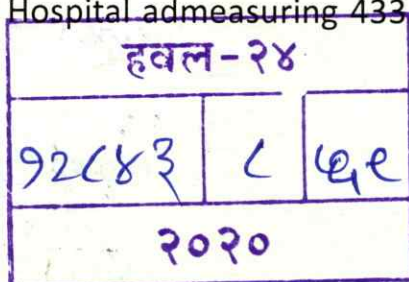
admeasuring 433.004 Sq. Mtrs. (Built Up), First Floor meant for Hospital admeasuring 410.995 Sq. Mtrs. (Built Up), Second Floor meant for Office admeasuring 410.995 Sq. Mtrs. (Built Up), Third Floor meant for Office admeasuring 410.995 Sq. Mtrs. (Built Up), Fourth Floor meant for Office admeasuring 407.699 Sq. Mtrs. (Built Up), Fifth Floor meant for Office admeasuring 407.699 Sq. Mtrs. (Built Up) along with Basement Go-down admeasuring 78.76 Sq. Mtrs (Built Up) and Basement Parking admeasuring 354.24 Sq. Mtr., constructed on the properties bearing C.T.S. No. 4437, 4438, 4438/1 to 4438/10, having Sry. No.50/5A/1A and Sry. No.50/5A/1C, situated at Village Akurdi, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune (Hereinafter referred to as the "said Property") (more particularly described in the Schedule hereunder written).

AND WHEREAS, the said property is adjacent to the Gaathan Area and due to insufficient amenities and road, the Purchasers in market are not willing to Purchase the said property even after issuance of Public Notice dated 02/06/2019 in daily Times of India, Pune for want of facilities. Having come to know about the said desire of the Vendor, the Purchaser approached the Vendor to purchase the said property and upon negotiations and discussions by and between the parties hereto, the Vendor herein agreed to sell and the Purchaser herein agreed to purchase the said Property at or for a total consideration of Rs.20,00,00,000/- (Rupees Twenty Crore Only).

AND WHEREAS the purchaser has agreed to Purchase the said Properties from the Vendor with the Consent of the Owner/Consenting Parties vide registered Agreement to Sell dated 20/08/2020, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.3592/2020 on 21/08/2020 at or for the sum of Rs.20,00,00,000/- (Rupees Twenty Crore Only) and the Purchaser has paid the entire consideration of Rs.20,00,00,000/- to the Vendor herein as per the Particulars given below:-

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

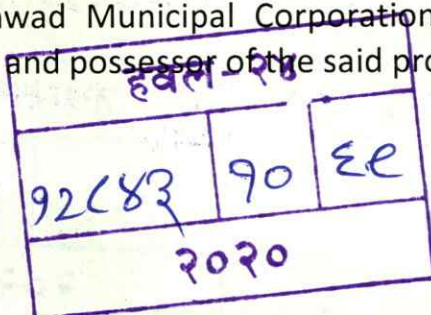
- 1) In pursuance of the said Agreement to Sell dated 20/08/2020, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.3592/2020 on 21/08/2020 and in consideration of a sum of Rs.20,00,00,000/- (Rupees Twenty Crore Only) paid by the Purchaser to the Vendor herein as detailed below being the agreed price, the receipt whereof, the Vendor doth hereby acknowledge and admit and Vendor doth hereby grant, assign, transfer, sale and convey unto the Purchaser all that piece and parcel of Building known as 'B Wing' in 'Yash Towers', consisting of Ground Floor meant for Hospital admeasuring 433.004 Sq. Mtrs. (Built



9.	Rs. 30,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 28/07/2020
10.	Rs. 60,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 03/08/2020
11.	Rs. 40,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 05/08/2020
12.	Rs. 50,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 11/08/2020
13.	Rs. 50,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 13/08/2020
14.	Rs.84,00,000/-	Paid by the Purchaser to the Vendor vide Cheque No. 548188 dated 19/11/2020 drawn on Bank of India Karve Road Branch, Pune.
15.	Rs.5,00,000/-	Paid by the Purchaser to the Vendor vide Cheque No.080674 dated 22/08/2020 drawn on Rajarambapu Sahakari Bank Ltd. Akurdi Branch, Pune.
15.	Rs.15,00,000/-	Paid by the Purchaser towards TDS on behalf of the Vendor u/s.194IA of the Income Tax Act.
16.	Rs.13,91,00,000/-	Paid by the Purchaser through its Bank of India, Karve Road Branch, Pune to the Vendor as per the Loan sanctioned by the said Bank of India, Karve Road Branch, Pune vide Demand Draft No.075771 dated 11/11/2020.
Total	Rs.20,00,00,000/- (Rupees Twenty Crore Only)	

3) The Vendor shall delivered the possession of the said Property to the Purchaser as owner thereof. The Purchaser had issued the Cheque of Rs.84,00,000/- bearing No.080672 dated 20/08/2020 drawn on Rajarambapu Sahakari Bank Ltd. Akurdi Branch, Pune. However, the said Cheque was not deposited by the Vendor due to some technical reasons. Hence, the Purchaser has issued a fresh Cheque of Rs.84,00,000/- as mentioned in Srl. No.14 of Particulars of Consideration above.

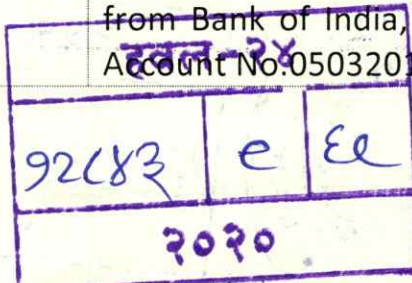
4) The Purchaser shall record its name in the Records of Revenue Departments, Pimpri Chinchwad Municipal Corporation and Govt. and Semi-Govt. Records as owner and possessor of the said properties by virtue



Up), First Floor meant for Hospital admeasuring 410.995 Sq. Mtrs. (Built Up), Second Floor meant for Office admeasuring 410.995 Sq. Mtrs. (Built Up), Third Floor meant for Office admeasuring 410.995 Sq. Mtrs. (Built Up), Fourth Floor meant for Office admeasuring 407.699 Sq. Mtrs. (Built Up), Fifth Floor meant for Office admeasuring 407.699 Sq. Mtrs. (Built Up) along with Basement Go-down admeasuring 78.76 Sq. Mtrs (Built Up) and Basement Parking admeasuring 354.24 Sq. Mtr., constructed on the properties bearing C.T.S. No. 4437, 4438, 4438/1 to 4438/10, having Sry. No.50/5A/1A and Sry. No.50/5A/1C, situated at Village Akurdi, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune (more particularly described in Schedule hereunder written) to have and to hold the same forever as absolute owner and possessor thereof.

2) **Particulars of Consideration:** The Purchaser has paid the total consideration of Rs.20,00,00,000/- to the Vendor as follows:-

No.	AMOUNT	PARTICULARS
1.	Rs. 50,00,000/-	Paid by the Purchaser to the Vendor vide Cheque No.548152 dated 03/04/2020 drawn on Bank of India, Karve Road Branch, Pune
2.	Rs. 75,00,000/-	Paid by the Purchaser to the Vendor vide Cheque No.548160 dated 07/04/2020 drawn on Bank of India, Karve Road Branch, Pune
3.	Rs. 20,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 03/07/2020.
4.	Rs. 10,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 07/07/2020
5.	Rs. 20,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 07/07/2020
6.	Rs. 20,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 08/07/2020
7.	Rs. 50,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 09/07/2020
8.	Rs. 30,00,000/-	Paid by the Purchaser to the Vendor vide RTGS from Bank of India, Karve Road Branch, Pune Account No.050320110001151 on 20/07/2020



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10/10/63



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