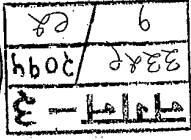




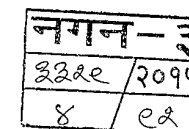
SRN		MH000961921201516E		BARCODE		18/05/2016-15:57:26		Form ID	
Department		Inspector General Of Registration							
Payer Details		Type of Payment : Registration Fees PAN No. (If Applicable) TAX ID (If Any)							
Office Name		NGP3_UT NAGPUR NO 3 SUB REGISTRAR							
Location		NAGPUR							
Year		2015-2016 One Time							
Account Head Details		Amount In Rs.							
Road/Street		700 Sq. Mtrs.							
Area/Locality		Mouza - Nari							
Town/City/District		PIN							
Remarks (If Any)		PAN2=-PN=Trumpal Real Estate-CA= Amount In Words Amount In Words							
Payment Details		STATE BANK OF INDIA							
Cheque/DD No		Date							
Name of Bank		STATE BANK OF INDIA							
Name of Branch		Not Verified With Scroll							
Cheque/DD Details		Bank CIN REF No. 00040572015051855402 CK67269630							
FOR USE IN RECEIVING BANK		Date 18/05/2016-15:57:57							

Mobile No. : Not Available



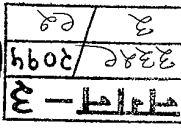
AND

1. SMT.ASHA PANDURANG PATHRABE;
PAN BGGPP 4789 J :
Aged about 66 years, Occupation Housewife;
r/o : Apartment No.1, Ground Floor; House No.3650
- 2.SHRI ABHIMANYU s/o MAROTRAO DHAGE
PAN AQYPD 7926 J;
Aged about 56 years, Occupation Agriculturist,
r/o : Apartment No.2, Ground Floor; House No.3650/A
- 3.SHRI RAMESH s/o KRISHNARAO MUNDE
PAN ADJPM 4727 C
Aged about 69 years, Occupation Retired,
r/o : Apartment No.3, Ground Floor; House No.3650/B
- 4.SHRI RAKESH s/o MURLIDHAR JAISWAL
PAN ADFPJ 7099 G
Aged about 42 years, Occupation Service,
r/o : Apartment No.4, Ground Floor; House No.3650/C
- 5(i) SHRI DEEPAK s/o DURGAPRASAD MAHULE
PAN ACGPM 0308 P
Aged about 44 years, Occupation Service,
AND
(ii) SHRI DURGAPRASAD s/o MANGALPRASAD MAHULE
PAN ACJPM 6141 K
Aged about 70 years, Occupation Retired,
r/o : Apartment No.5, First Floor; House No.3650/D
- 6.(i)MRS.SHEELA wd/o ELOI FERNANDES,
PAN ABJPF 6464B
Aged about 64 years, Occupation House-Hold,
(ii) MR. ELVIS S/O ELOI FERNANDES,
PAN ABJPF3819N
Aged about 33 years, Occupation Service,
Both : Legal Representatives of :
MR. ELOI s/o XAVIER FERNANDEZ expired on 18 Sept.2014
Both r/o : Apartment No.6, First Floor; House No.3650/E
- 7.(i) SHRI RAMDAS s/o SHAMRAO KUMBHARE
PAN ACQPK 6599 Q
Aged about 67 years, Occupation Service,
(ii) SMT.ASHA w/o RAMDAS KUMBHARE
PAN ACTPK 2844 F
Aged about 57 years, Occupation House-wife,
r/o : Apartment No.7, First Floor; House No.3650/F
8. SHRI BAB URAO s/o SOMAJI NIKHAR
PAN AAQPN 0148 L
Aged about 71 years, Occupation Retired,
r/o : Apartment No.8, First Floor; House No.3650/G



THIS DEED OF TRANSFER is made on this 19 day of MAY 2015
BETWEEN: M/S TRUPATI REAL ESTATE, [Income tax P.A.N No. AAGFT 2615L],
a Registered Partnership Firm, having its Office at M-1, Prabhha Sankul
Apartment, near Alankar Cinema, Nagpur, acting through its Authorized Partner
SHRI SATYEN CHANDRASHEKHAR DADHE, Aged 42 years, Occupation-Business,
Resident of 29, Prashant Nagar, Aini, Tahsil and District Nagpur, and SHRI
MURLIDHAR CHANDIRAM DEMBLE, Aged 52 years, Occupation-Business,
Resident of Ramdaspath, Tahsil and District Nagpur, hereinafter called the "THE TRANSFEROR", which
expression shall unless repugnant to the context or meaning thereof always
mean and include the said Partnership Firm and its Partner, as well as its legal
representatives, liquidators, administrators and assigns of the ONE PART.

MARKET VALUE 80,50,000/-
TRANSFER DEED
FOR RS.45,00,000/-only
(RUPEE FOURTY FIVE LACS THOUSAND ONLY)



AND WHEREAS The Nagpur Slum Rehabilitation Authority (SRA) Nagpur, a body constituted by Government of Maharashtra under the provisions of Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 required land for the purpose of rehabilitation of the slums and in terms of the provisions of Jawaharlal Nehru National Urban Renewal Mission on Urban Infrastructure and Governance (JUNURM) proposal of Public Private Participation (PPP) - BSUP were worked out for rehabilitation of Slums and the land is approved vide letter No. JN/20009/46-A/Housing-2(Cell) dated 20.03.2010.

AND WHEREAS in terms of the aforesaid PPP-BSUP proposal, the transferor named hereinabove has offered to provide to The Nagpur Slum Rehabilitation Authority, Nagpur the above mentioned land for rehabilitation of slum and further offered to develop the same as per the norms laid down by the Government and SRA.

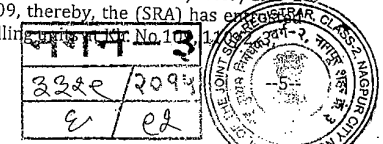
AND WHEREAS The Nagpur Slum Rehabilitation Authority (SRA), Nagpur has granted to the transferor a "CONSTRUCTION TDR CERTIFICATE" having it approved vide Government Resolution No.Grunidho-2009/CR49/GND-2 Mantralaya Mumbai dated 18.02.2009, thereby, the (SRA) has entrusted the work of construction of 544 Dwelling units at Kh. No.109, 110/2, 3, Mouza Nari and the said "Construction TDR Certificate" has been issued by the CEO of SRA, Nagpur on 02/01/2015 and the SRA in return has granted to the Transferor Cost of construction not met by SRA grant upto 7th R. Bill and to be compensated by construction TDR i.e. Rs.59,39,593/- as part payment of Bill Cost as well as construction TDR of admeasuring about 989.93 Sq. Mtrs. Say 989 Sq. Mtrs. In "C" Zone (Residential) and the same can be used in Zone "C" only and for permissible user in R1 and R2 Zone as per DCR. The said Certificate bears Certificate No.004.

AND WHEREAS the transferor has now become absolute and exclusive owner of the aforesaid 989.93 Sq. Mtrs. Say 989 Sq. Mtrs. of TDR (Construction) and therefore, the transferor can transfer the said TDR to any interested party to use and consume the same in "C" Zone Residential only.

AND WHEREAS the transferee after coming to know about the availability of "C" Zone Residential Construction TDR with the transferor, had approached the transferor and the transferee had negotiations and due deliberations with the transferor and accordingly the transferor has agreed to transfer 700 Sq. Mtrs. of TDR to the transferee out of the aforesaid 989.93 Sq. Mtrs. Say 989 Sq. Mtrs. For valuable consideration of Rs.45,00,000/-, (Rupees Fourty Five lacs Only) and the transferee has also agreed to purchase the said TDR of admeasuring 700 Sq. Mtrs. For valuable consideration of Rs.45,00,000/-, (Rupees Fourty Five lacs Only)

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

1. That the transferor has transferred and the transferee has 700 Sq.Mtrs Only (Seven Hundred Sq.Mtrs Only) of FSI out of T.D.R. Certificate No.004, Total Admeasuring 989.93 Sq. Mtrs. Say 989Sq. Sq.Mtrs. Dated 02/01/2015 arising out of "CONSTRUCTION TDR CERTIFICATE" having it approved vide Government Resolution No.Grunidho-2009/CR49/GND-2 Mantralaya Mumbai dated 18.02.2009, thereby, the (SRA) has entrusted the work of construction of 544 Dwelling units at Kh. No.109, 110/2, 3, Mouza Nari



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WHEREAS ALL THAT Piece and Parcel of land bearing Survey / Khasara No. 109, 110/2, 3 of MOUZA-NARI, P.H.K.11, having an area of 2.66 Hectar, Rental Rs. 8.28/-, held on Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 62, Sheet No.963 of Mouza-Nari, situated at Village-Nari, in Tahsil-Nagpur and District Nagpur, belongs to TIRUPATI REAL ESTATE, the Vendor hereinabove named, having purchased the same by it from Shri Sadashiv Nathuji Yewale and others, by a Sale Deed dated 22-07-2008, which is duly registered in the Office of the joint Sub-Registrar, Nagpur-4 in Book No.1 at Sr.No.352 on 09-03-2009.

AND ALL THAT piece and parcel of land bearing kh. No. 109,110/2,3 of MOUZA - NARI, P.H.K.11, having an area of 2.54 Hectar, Rental Rs.7.88/- held in occupancy Class-1 Right, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No.62, Sheet No.963 of Mouza-Nari, situated at Village-Nari, in Tahsil-Nagpur and District Nagpur, belongs to TIRUPATI REAL ESTATE, purchased the same by it from Shri Sadashiv Nathuji Yewale and others by a sale deed dated 05.10.2009, which is duly registered in the office of the joint Sub-Registrar, Nagpur No.6 in Book No.1 at Sr. No.390 on 13.11.2009

WHEREAS ALL THAT Piece and Parcel of land bearing Survey / Khasara No. 109, 110/2, 3 of MOUZA-NARI, P.H.K.11, having an area of 2.66 Hectar, Rental Rs. 8.28/-, held on Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 62, Sheet No.963 of Mouza-Nari, situated at Village-Nari, in Tahsil-Nagpur and District Nagpur, belongs to TIRUPATI REAL ESTATE, the Vendor hereinabove named, having purchased the same by it from Shri Sadashiv Nathuji Yewale and others, by a Sale Deed dated 22-07-2008, which is duly registered in the Office of the joint Sub-Registrar, Nagpur-4 in Book No.1 at Sr.No.352 on 09-03-2009.

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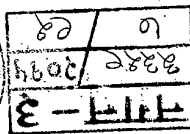
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That the transferee has satisfied itself that it shall be entitled to use and consume the said Transferable Development Right (TDR) for construction of Multistoried Building(s) at any place as may be, only in Zone "C" as stipulated in the Development Right Certificate dated 02.01.2015 and as per the other terms and conditions applicable as per the Development Control Rules from the date hereof. The transferee is fully aware about the Rules and Regulations of usage of Transferable Development Rights (TDR) in the City of Nagpur.

Construction TDR hereby transferred to the transferee at the time of execution of this transfer deed.

That the transferor has this day delivered the possession of the Chandrashekhar Dadhe, in the said Office within one month from today. works shall be got done by the Transferor's Partner Shri Satyen by the Transferor. However, it is specifically made clear, that the said that all the expenses in respect of such mutation shall be borne and paid

Affidavit/s, Declaration/s; various forms; etc, all the formalities and get the names of the Transferees duly mutated in the records of the Nagpur Municipal Corporation and the City Survey Office, Nagpur. The Transferor shall also the TDR Certificate duly split as per the requirements and rules of SRA.

the parties hereto.

That the TDR hereby transferred is believed and shall be taken to be correctly described in the schedule written hereunder and if any misstatement, error or omission will always be subject to correction by

marketable title to the TDR hereby transferred.

to be made by the transferee and shall establish good, valid and That the transferor shall answer all reasonable requisitions on the title

That the said TDR is free from encumbrances of all kinds whatsoever.

That the total price agreed is Rs.45,00,000/- (Rupees Forty Five lacs Only) and the said is paid by the transferee to the transferor by Rs. 23,50,000/- cheque No.272205/dt. 18/05/2015, drawn on 23,50,000/- Canara Bank, Sitabuli Nagpur, Rs.21,50,000/- cheque No.272206 dt.18/06/2015, drawn on Canara Bank, Sitabuli, Nagpur.

owner thereof, forever, free from encumbrances of all kinds whatsoever. HOLD ON TO AND UNTO THE TRANSFEREE, as the absolute and full R2 Zone as per DCR. The said Certificate bears Certificate No.004, TO the same can be used in Zone "C" only and for permissible user in R1 and about 989.93 Sq. Mtrs. Say 989Sq. Sq.Mtrs. In "C" Zone (Residential) and as part payment of Bill Cost as well as construction TDR of admeasuring 7th R. Bill and to be compensated by construction TDR i.e. Rs.59,39,593/- granted to the Transferor Cost of construction not met by SRA grant upto by the CEO of SRA, Nagpur on 02/01/2015 and the SRA in return has Mouza Nari and the said "Construction TDR Certificate" has been issued

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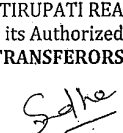
9. That the Transferee has delivered all relevant documents relating to the TDR hereby transferred to the transferee at the time of registration of this transfer deed.
10. That the transfer deed is subject to the jurisdiction of the Competent Civil Court at Nagpur.
11. That all expenses relating to the preparation of this Transferee Deed, the Stamp Duty, Registration Fee, Legal Fee and other incidental charges have been borne by the transferee.
12. That if the Transferees are unable to use/consume the entire TDR hereby purchased by them, then the Transferee/s shall be entitled to further transfer the balance TDR, to any third party, without any let or hinderance from the Transferor herein.

SCHEDULE REFERRED TO ABOVE

The purchased 700 Sq.Mtrs Only (Seven Hundred Sq.Mtrs Only) of FSI out of T.D.R. Certificate No.004, Total Admeasuring 989.93 Sq. Mtrs. Say 898Sq. Sq.Mtrs. Dated 02/01/2015 arising out of "CONSTRUCTION TDR CERTIFICATE" having it approved vide Government Resolution No.Grunidho-2009/CR49/GND-2 Mantralaya Mumbai dated 18.02.2009, thereby, the (SRA) has entrusted the work of construction of 544 Dwelling units at Kh. No.109,110/2,3, Mouza Nari and the said "Construction TDR Certificate" has been issued by the CEO of SRA, Nagpur on 02/01/2015 and the SRA in return has granted to the Transferor Cost of construction not met by SRA grant upto 7th R. Bill and to be compensated by construction TDR i.e. Rs.59,39,593/- as part payment of Bill Cost as well as construction TDR of admeasuring about 989.93 Sq. Mtrs. Say 989Sq. Sq.Mtrs. In "C" Zone (Residential) and the same can be used in Zone "C" only and for permissible user in R1 and R2 Zone as per DCR. The said Certificate bears Certificate No.004, within the Limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur.

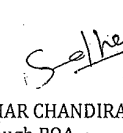
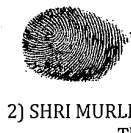
IN WITNESSES WHEREOF the TRANSFEROR and the TRANSFEREE herein above named have set their respective hands and signed this DEED OF TRANSFER at Nagpur, in the presence of attesting witnesses on this 19 day of MAY 2015 at Nagpur. Ashish Dadhe 822454527 Anur

WITNESSES:

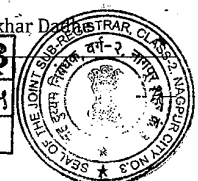
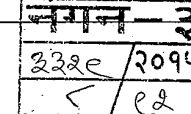


FOR M/S TIRUPATI REAL ESTATE
Through its Authorized Partners
(TRANSFERORS)

1) SHRI SATYEN CHANDRASHEKHAR DADHE



2) SHRI MURLIDHAR CHANDIRAM DEMBLE
Through POA
Shri Satyen Chandrashekhar Dadhe





नगन-३
२२२२/२०१४
२ २४

Through POA
M/S. SAI-VAS BUILDCON,
SHRI SHREERAM S/O MANHAR KEKRE

नगन-३
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१० २४

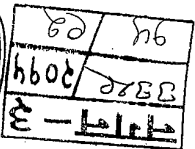
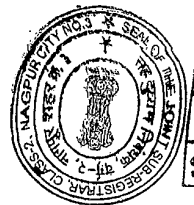


[TRANSPEREE]

[Signature]

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Handwritten signature or initials.

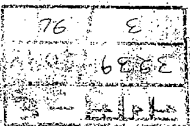
the provisions of Jawaharlal Nehru National Urban Renewal Mission on Urban
1971 required land for the purpose of rehabilitation of the slums and in terms of
Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act,
a body constituted by Government of Maharashtra under the provisions of
AND WHEREAS The Nagpur Slum Rehabilitation Authority (SRA) Nagpur,

at Sr. No. 390 on 13.11.2009

duly registered in the Office of the Joint Sub-Registrar, Nagpur No. 6 in Book No. 1
Sadashiv Nathuji Yewale and others by a sale deed dated 05.10.2009, which is
belongs to M/S TIRUPATI REAL ESTATE, purchased the same by it from Shri
Muza - Nari situated at village - Nari in Tahsil-Nagpur and District Nagpur,
appurtenant and belonging thereto, bearing City Survey No. 62, Sheet No. 963 of
Passage, Right of Pathways, Water courses and all other easementary rights
Rs. 7.88/- held in occupancy Class-I Right, including all kinds of Trees, Shrubs,
110/3 of MOUZA - NARI, P.H.K. 11, having an area of 2.54 Hectar, Rental
AND WHEREAS the said piece and parcel of land bearing kh. No. 109-

Book No. 1 at Sr. No. 352 on 09-03-2009.

which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-4 in
Shri Sadashiv Nathuji Yewale and others, by a Sale Deed dated 22-07-2008,
belongs to M/S TIRUPATI REAL ESTATE, having purchased the same by it from
Muza-Nari, situated at Village-Nari, in Tahsil-Nagpur and District Nagpur,
apartment and belonging thereto, bearing City Survey No. 62, Sheet No. 963 of
Passage, Right of Pathways, Water Courses and all other easementary rights
Rs. 8.28/- held on Occupancy Class-I Rights, including all kinds of Trees, Shrubs,
No. 109-110/2 of MOUZA-NARI, P.H.K. 11, having an area of 2.66 Hectar, Rental
WHEREAS ALL THAT Piece and Parcel of land bearing Survey / Khasara



land is approved vide letter No. JN/20009/46-A/Housing-2(Cat) dated
20.03.2010.

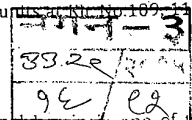
AND WHEREAS in terms of the aforesaid PPP-BSUP proposal, M/s
Tirupati Real Estate has offered to provide to The Nagpur Slum Rehabilitation
Authority, Nagpur the above mentioned land for rehabilitation of slum and
further offered to develop the same as per the norms laid down by the
Government and SRA.

AND WHEREAS The Nagpur Slum Rehabilitation Authority (SRA), Nagpur
has granted to M/s Tirupati Real Estate a "CONSTRUCTION TDR CERTIFICATE"
having it approved vide Government Resolution No. Grunidho-2009/CR49/GND-
2 Mantralaya, Mumbai dated 18.02.2009, thereby, the (SRA) has entrusted the
work of construction of 544 Dwelling units at Kh. No. 109, 110/2, 3, Mouza Nari
and the said "Construction TDR Certificate" has been issued by the CEO of SRA,
Nagpur on 28.03.2014 and the SRA in return has granted to the M/s Tirupati
Real Estate Cost of construction not met by SRA grant upto 4th R. Bill and to be
compensated by construction TDR i.e. Rs. 66,18,685/- as part payment of Bill
Cost as well as construction TDR of admeasuring about 1103 Sq. Mtrs. Say 1100
Sq. Mtrs. In "C" Zone (Residential) and the same can be used in Zone "C" only
and for permissible user in R1 and R2 Zone as per DCR. The said Certificate
bears Certificate No. 001 and also the future Construction Certificates which may
be allotted to the aforesaid Firm against bills

Handwritten numbers '3239' and '8'.

AND WHEREAS in view of the aforesaid, the (SRA) has entrusted the
work of construction of 544 Dwelling units at Kh. No. 109, 110/2, 3, Mouza Nari
in favour of M/s Tirupati Real Estate.

AND WHEREAS I, the principal herein is one of the partner in the said M/s
Tirupati Real Estate and the attorney is also one of the partner in the said M/s





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- the completion of the aforesaid project of constructing 544 dwelling units
- 5) To get the various sanction/s from various office/s, if at all required for aforesaid project of constructing dwelling units.
- 4) To visit various offices and prepare application/s and get it approved in the name of the aforesaid Partnership Firm for the completion of the the partner of the aforesaid Partnership Firm.
- 3) To get the bills cleared from Slum Rehabilitation Authority, Nagpur in my name and to execute or sign applications on behalf of me in capacity of construction of aforesaid dwelling units.
- 2) To execute each and every document / paper/ applications/representations etc. required for generating TDR and for and sign the receipt for said payment.
- Sub Registrar of Assurances, to receive bill money from SRA, Nagpur of Assurances, to admit the execution thereof on my behalf before the document for registration with the Sub Registrar of Assurances, to execution thereof before to sign such document, to lodge the said or TDR Certificate and to execute the deeds and to admit the To enter into any document/deed in respect of the aforesaid property on behalf of partnership firm and that is to say:-
- empower him to do all or any of the following acts, deeds things for me and hereby nominate, constitute and appoint my aforesaid attorney and in respect of the aforesaid project. I therefore, without any consideration do attorney or agent, who shall observe and fulfill all the obligations on my part respects. It has therefore become expedient to appoint some one as my sale/business in respect of the completion of aforesaid Contract in all required in the matter of completion of various proposed transactions of together with the attorney to do and execute various acts, deeds and things with the attorney herein, it is neither possible, nor convenient for me

- 6) To do all required work, including written paper work as well as oral, related to the aforesaid project in the interest of the aforesaid Partnership Firm
- 7) To sign plans/ revised plans of the building/s proposed to be constructed on the said piece/ plot of land also to sign/ execute indemnity bonds, various forms and applications and also to swear an affidavits required to be submitted to the Planning authority and Municipal Corporation for seeking sanction to such plan(s).
- 8) To deposit necessary sum in the office of the Planning authority and Municipal Corporation in my behalf and to apply for refund thereof and to receive back such money/s as may be refunded to our partnership firm's by the Planning authority and Municipal Corporation and to pass a valid receipt and discharge for the same.
- 9) 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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- 10) To sign various applications/ Forms regarding commencement of working stage progress and completion of work etc. and to submit the same in the office of the Planning authority and Municipal Corporation.

- 11) To deliver the actual physical possession of the aforesaid dwelling units to the Slum Rehabilitation Authority by executing any required /s or deed/s as required by the said SRA on my behalf.
- To sign and verify applications, statements, declarations and affidavits for me required for my M/s Tirupati Real Estate, the partnership firm of mine and the attorney herein.

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- 13) To deposit moneys in the court, Government and/ or semi Government Departments and offices if at all required in the present project.
- 14) To obtain refund of moneys so deposited in any court, Department and offices and to pass a valid receipt and discharge for the same on

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represent me in any courts file reply, W.S. and lead evidence on my behalf concerning to the aforesaid project if at all required.

16) To engage advocate, pleader, vakil if at all required for any legal purpose for getting the aforesaid project done smoothly and to fix his/her remuneration.

17) Generally to act as my attorney or agent in relation to the matters aforesaid and all other matters connected therewith and on my behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as I myself would do if personally present.

18) I do hereby declare that I will not withdraw, cancel or revoke this General Irrevocable Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects, till such time this power of attorney shall remain irrevocable.

And I hereby ratify, confirm and agree to confirm whatsoever my said attorney shall do or purport to do by virtue of this general irrevocable power of attorney.

IN WITNESS WHEREOF I hereto set and subscribed my respective hand and signed this deed of general irrevocable power of attorney at Nagpur on this 24 day of June 2014, in the presence of attesting witnesses signing as such.

WITNESSES:

1) *[Signature]*



2) *[Signature]*



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Shri. Satyen Chandrasekhhar Dabhe,
(Constituted Attorney)
ACCEPTED BY

[Signature]



Shri Murlidhar Chandiram Demble
EXECUTANT

[Signature]



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