7.261
PH. 12 A
Bhokara

SALE DEED

SELLER : JPK SONS CONSTRUCTION PRIVATE LIMITED

PURCHASER : SR REMEDIAL SERVICES PRIVATE LIMITED AND OTHER

REGISTERED ON : 26/ 05 / 2022

d k

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.
CENTRAL AVENUE, NAGPUR – 440 008.
PH. NO. 2767995, FAX 0712-2762645
email: msdkadvocates@gmail.com

270/4362
Thursday,May 26 ,2022
4:56 PM

पावती

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

पावती क्रं.: 5239 दिनांक: 26/05/2022

गावाचे नाव: **भोकारा**
दस्तऐवजाचा अनुक्रमांक: **नगन7-4362-2022**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **एसआर रेमीडीयल सर्विसेस प्राईवेट लिमीटेड तर्फे अधिकृत संचालक नितीन मारोतराव उपरे**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:12 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक NGP7
नागपूर ग्रामीण क्र. ७

बाजार मुल्य: रु.14461200 /-
मोबदला रु.20000000/-
भरलेले मुद्रांक शुल्क : रु. 1200000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2605202222345 दिनांक: 26/05/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002387022202223E दिनांक: 26/05/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH002387022202223E	**BARCODE**	**Date** 26/05/2022-10:37:09	**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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**	JPK SONS CONSTRUCTIONS PRIVATE LIMITED
Location NAGPUR			
Year 2022-2023 One Time		**Flat/Block No.**	MZ BHOKARA
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	1200000.00	**Road/Street**	NAGPUR RURAL
0030063301 Registration Fee	30000.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	SecondPartyName=SR REMEDIAL SERVICES PVT LTD~
Total	12,30,000.00	**Amount In Words**	Twelve Lakh Thirty Thousand Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022052677999	CKT7722376
Cheque/DD No.		Bank Date	RBI Date	26/05/2022-10:24:38	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 7122767995

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 दस्तांसाठी सदर चलन लागु नाही.

नगन-७
४३६२/२०२२
१/२८

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Print Date 26-05-2022 10:38:44

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2605202222345	**Date**	26/05/2022
Received from JPK SONS CONSTRUCTION PVT LTD, Mobile number 7122767995, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	26/05/2022
Bank CIN	10004152022052609463	**REF No.**	CHJ5235889
This is computer generated receipt, hence no signature is required.			

नागन-७
४३६३/२०२२
२/२८

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7
सह दुय्यम निबंधक, वर्ग-२, नागपूर ग्रामीण क्र. ७

SALE DEED

VALUED AT RS. 2,00,00,000/-

(RS. TWO CRORE ONLY)

M.V. Rs. 1,44,61,500/-

THIS DEED OF SALE is executed at Nagpur on this 26th day of May 2022 BY AND BETWEEN:

01. **JPK SONS CONSTRUCTIONS PRIVATE LIMITED** (formarly known as **JP N SONS CONSTRUCTIONS PRIVATE LIMITED)** and as per Revenue Records **J. P. AND SONS CONSULTING PRIVATE LIMITED** {PAN : AABCJ9712E}, a Company incorporated under the provisions of the Companies Act, 2013, having CIN : U45400MH2008PTC179792 and having registered office at 48, Residency Road, Sadar, Nagpur, MH - 440001, acting through authorised Director **SHRI JAIPRAKASH S/O GURDASMAL KHUSHALANI,** {UID : 3477 1587 3144} aged about 55 years, Occupation – Business, Resident of 22, NMV Colony, Jaripatka, Nagpur - 440014, here-in-after known and referred to as the **"SELLER"** which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLER as well as its Directors, shareholder, legal representatives, executors, administrators, successors and assigns of THE FIRST PART, AND;

02. **SR REMEDIAL SERVICES PRIVATE LIMITED** {PAN : ABECS1050N}, a Company incorporated under the provisions of the Companies Act, 2013, having CIN : U33110MH2020PTC343114 and having registered office at Godrej Anandam, Tower F3, Ganeshpeth, Nagpur, MH - 440018, acting through authorised Director **SHRI NITIN S/O MAROTRAO UPARE**, aged about 42 years, {UID : 2700 4008 0485}, Resident of Resident of D-301, Godrej Anandam, Ganeshpeth, Nagpur – 440018,

03. **SHRI SHYAMSUNDER S/O RAMBILAS MITTAL,** {PAN : AJCPM3036H} {UID : 7193 3422 8509}, aged about 41 years, Occupation : Business/Agriculturists, Resident of Sneh Nagar, Gajanan Maharaj Mandir Road, Chandrapur - 442401, acting through constituted attorney **SHRI NITIN S/O MAROTRAO UPARE**, aged about 42 years, {UID : 2700 4008 0485}, Resident of Resident of D-301, Godrej Anandam, Ganeshpeth, Nagpur – 440018,

नागन-७
४३६२/२०२२
3/27

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7

Both here-in-after known and referred to as the **"PURCHASERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASERS as well as its Directors, Shareholders, their Heirs, Legal Representatives, Executors, Administrators, Successors and Assigns of the SECOND PART, AND;

WHEREAS, the SELLER is the sole and exclusive owner of ALL THAT piece and parcel of agricultural land bearing Survey Kh. No. 150/2, admeasuring about 1.27 Hectares, Land Revenue Rs. 5.97, with Occupant Class 1 Bhumiswami Rights, Mauza : BHOKARA, in P. H. No. 12-A, Tahsil : NAGPUR (RURAL), District : NAGPUR and more particularly described in the Schedule hereunder, here-in-after known and referred to as the said Property, AND;

WHEREAS, originally the land bearing Kh. No. 150, admeasuring about 2.94 H. R. was owned by Shri Jagannath Dukare (Mahajan) and Shri Sampatrao Dukre (Mahajan), AND;

WHEREAS, partition took place in respect of various properties between family of Shri Jagannath Dukare (Mahajan) and Shri Sampatrao Dukre (Mahajan) and under the said Partition, the land admeasuring about 1.67 H.R. gone in the share of family of Shri Sampatrao Dukre (Mahajan) which was renumbered as New Kh. No. 150/1, and the land admeasuring about 1.27 H.R. gone in the share of family of Shri Jagannath Dukare (Mahajan) which was renumbered as New Kh. No. 150/2, AND;

WHEREAS, on death of said Jagannath Dukare (Mahajan), the said land was inherited by sons Shri Dadarao Jagannath Dukare (Mahajan), Shri Shamrao Jagannath Dukare (Mahajan), Shri Omprakash Jagannath Dukare (Mahajan), Shri Omdeo Jagannath Dukare (Mahajan), Shri Rajesh Jagannath Dukare (Mahajan) and widow Smt. Devkabai Jagannath Dukare (Mahajan) and their names were mutated in revenue records as the co-owners of the said Property vide Ferfar No. 889 dt. 03.02.2004, AND;

WHEREAS, said Shri Dadarao Jagannath Dukare (Mahajan), Shri Shamrao Jagannath Dukare (Mahajan), Shri Omprakash Jagannath Dukare (Mahajan), Shri Omdeo Jagannath Dukare (Mahajan), Shri Rajesh Jagannath Dukare (Mahajan) and widow Smt. Devkabai Jagannath Dukare (Mahajan) jointly sold the said land to M/s Om Developers by Sale Deed dt. 07.10.2006 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 5509 dt. 07.10.2006 and the name of said M/s Om Developers was mutated in revenue records as the owner of the said Property vide Ferfar No. 1261 dt. 29.05.2008, AND;

नगन – ७
४३६२/२०२२
४/२८

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR सह दुय्यम निबंधक, वर्ग-२, नागपुर