267/2379
Friday,March 01 ,2024
5:36 PM

पावती

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

पावती क्रं.: 3701 दिनांक: 01/03/2024

गावाचे नाव: **टाकळी (झिंगाबाई)**
दस्तऐवजाचा अनुक्रमांक: **नगन4-2379-2024**
दस्तऐवजाचा प्रकार : **विक्रीपत्र**
सादर करणाऱ्याचे नाव: **ओक स्टरलिंग विस्टा एलएलपी तर्फे भागीदार ओमेर अब्दुल खादेर मसूद**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 30720.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:56 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक, नागपूर शहर क्रं. ४

बाजार मुल्य: रु.89167100 /-
मोबदला रु.110000000/-
भरलेले मुद्रांक शुल्क : रु. 7700000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324015816351 दिनांक: 01/03/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016559743202324E दिनांक: 01/03/2024
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN : MH016559743202324E	BARCODE	Date 01/03/2024-14:33:30	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	OAK STERLING VISTA LLP
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	1042
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	7700000.00	**Road/Street**	ZINGABAI TAKLI
0030063301 Registration Fee	30000.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 0
		Remarks (If Any)	SecondPartyName=IKON REMEDIES PVT LTD~
		Amount In Words	Seventy Seven Lakh Thirty Thousand Rupees Only
Total	77,30,000.00		

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024030140007	240611176629
Cheque/DD No.		Bank Date	RBI Date	01/03/2024-14:34:50	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9373107039

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.

चलन – ४
236 / २०२४
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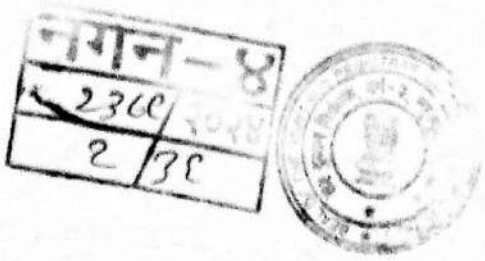
OF THE JOINT SUB-REGISTRAR, CLASS-II दुय्यम निबंधक, वर्ग-२

Print Date 01-03-2024 02:35:41



DEED OF CONVEYANCE

VALUED AT RS. 11,00,00,000/-

GOVERNMENT READY RECKONER VALUE RS. 8,91,67,100/-

STAMP DUTY OF RS. 77,00,000/- & REGISTRATION FEE OF RS. 30,000/-

PAID HEREWITH

CITY SURVEY NO. 1042, SHEET NO. 550/83

ITEM NO. 46.542, PAGE NO. 1034, RATE RS. 22,660/-

MOUZA – ZINGABAI TAKLI, TAHSIL & DISTRICT - NAGPUR.

THIS DEED OF CONVEYANCE (hereinafter referred to as the "**Deed**") is made and entered into at Nagpur on this 1st day of March, Two Thousand and Twenty-Four (2024);

BY & BETWEEN

IKON REMEDIES PRIVATE LIMITED (PAN – AABCI8166R), a private limited company incorporated under the provisions of the Companies Act, 1956 and validly existing under the Companies Act, 2013 and having its registered office at The Primus, Near Axis Bank, Amravati Road, Wadi, Nagpur – 440 023, represented through its Director Mr. Mahesh Chandrabhan Kingrani (PAN: ABFPK3058G & AADHAR NO. 4460 2040 8784) aged about 63 Years, and Shri Rajesh S/o. Chandrabhan Kingrani (PAN: ABFPK2728K & AADHAR NO. 3053 6905 7660) aged about 50 Years, authorized vide Resolution dated 14th February 2024, hereinafter referred to as "**Vendor**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators, liquidators and assigns) of the **ONE PART;**

AND

OAK STERLING VISTA LLP (PAN – AAIFO4684N), a partnership firm registered under the provisions of Limited Liability Partnership Act, 2008 and having its registered office address at 4TH Floor, "Oak Insignia", Ravindranath Tagore Road, Near Board Office, Civil Lines, Nagpur – 440 001 and represented through its Designated Partner Mr. Omair S/o Abdul Khader Masood (PAN AACPO5800A and Aadhaar No. 6559 1346 9112) aged about 42 years, Indian inhabitant, resident of 8-2-293/82/DKN/9, Plot no.9, Devarakonda Nagar, Near Andhra Jyoti News Paper Office Road No.70, Greater Hyderabad (M.Corp), Jubilee Hills, Hyderabad - 500033 (Telangana) authorized vide Resolution dated 6th February 2024, hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed include its successors, partners and assigns) of the **OTHER PART**;

The Vendor and the Purchaser are hereinafter collectively referred to as "**the Parties**" and individually as "**the Party**", as the context may require.

In this Deed, the Vendor and the Purchaser be hereinafter collectively referred to as "**Parties**" and individually as a "**Party**".

नमुना – ४
2360 / 2024
3 / 3E

WHEREAS:

A. One Mr. Ishwardayal Ramkhilawan Pande was the absolute owner and in possession of all that piece and parcel of land portion "D" as shown in the compromised map admeasuring 3935 Sq. mtrs. (0.3935 HR) or 0.39 HR as per 7/12 extract being represented up to two decimals) owned under Malik Makbuja/ Freehold rights of ownership being a portion of the entire Kh. 248/2 of Mouza Zingabai Takli, PH No. 11 situated in Tahsil and District Nagpur bearing City Survey No. 1042, Sheet No. 550/83 of Mouza Zingabai Takli, Ward No. 61 of Nagpur along with all rights attached to the above entire land (hereinafter referred to as the said "**Property**") more particularly described in the **Schedule** hereunder written.

B. The said Property was forming part of the larger land admeasuring about 4.24 acres (4.007 acres as per actual measurement) bearing Kh No. 248/2, of Mouza Zingabai Takli, PH No. 11, situated in Tahsil and District Nagpur and was owned by Mr. Ramrao Baliram Mane (hereinafter referred to as the said "**Larger Property**").

C. One Mr. Ramrao Baliram Mane, had instituted a Regular Civil Suit No. 492/1985, against 1) Mr. Ramkhilawan Pande, 2) Mr. Shyamsunder Ramkhilawan Pande, 3) Mr. Ishwardayal Ramkhilawan Pande, and 4) Mr. Prabhudayal Ramkhilawan Pande seeking the relief of ejectment and possession of the Larger Property.

D. The above referred Regular Civil Suit No. 492/1985 was dismissed by the Joint Civil Judge, Junior Division, Nagpur by its Judgment and Decree dated 05.04.1988 (the said "Order dated 05.04.1988") whereby it was held by the court that 1) Mr. Ramkhilawan Pande, 2) Mr. Shyamsunder Ramkhilawan Pande, 3) Mr. Ishwardayal Ramkhilawan Pande, and 4) Mr. Prabhudayal Ramkhilawan Pande, are entitled to ownership in the said Larger Property by virtue of adverse possession thereof.

E. Being aggrieved by the said Order dated 05.04.1988, Shri Ramrao Baliram Mane had preferred Regular Civil Appeal No. 183/1988 challenging the Order dated 05.04.1988 passed in RCS No.492/ 1985 and the said Appeal was dismissed by the 5th Additional District Judge, Nagpur by its Judgment dated 09.09.1996 (the said "Judgment dated 09.09.1996").

F. Thereafter, Mr. Ramrao Baliram Mane preferred the Second Appeal No. 161/1997 before the High Court of Bombay (Nagpur Bench) challenging the Judgment dated 09.09.1996 passed in R.C.A. No.183/1988 and during the pendency of the said Second Appeal, both the said Mr. Ramrao Baliram Mane (the Appellant) and Mr. Ramkhilawan Pande (the Respondent) expired and thereafter the legal heirs of both the deceased were brought on record and they continued contesting the said Second Appeal.

G. During the pendency of the said Second Appeal, Mr. Shyamsunder Ramkhilawan Pande (i.e. son of Mr. Ramkhilawan Pande) also expired and accordingly his legal heirs inherited his share in the aforesaid Larger Property and they were joined as the party to the said Second Appeal.

H. During the pendency of the said Second Appeal, all the legal heirs of Mr. Shyamsunder Ramkhilawan Pande, Mr. Ishwardayal Ramkhilawan Pande and Mr. Prabhudayal Ramkhilawan Pande had entered into a compromise with the legal heirs of Mr Ramrao Baliram Mane, which was filed before the Hon'ble High Court of Bombay (Nagpur Bench) on 14.12.2006.

I. By virtue of the said compromise, the legal heirs of Mr. Ramrao Baliram Mane, had relinquished their entire right, title, interest and claim over the aforesaid Larger Property admeasuring 4.007 Acres in favour of (a) all the legal heirs of Mr. Shyamsunder Ramkhilawan Pande, (b) Mr. Ishwardayal Ramkhilawan Pande and Mr Prabhudayal Ramkhilawan Pande.

J. In view of the said compromise, the said Mr. Ishwardayal Ramkhilawan Pande had acquired the ownership of the said Portion "D' shown in the said map, admeasuring about 4183 Sq. mtrs (0.42 HR) land, however as per the actual measurement of the same, it was observed that the land available on site was only 3935 Sq. mtrs. and hence the measurement of the above said Property is duly corrected in the Revenue Record as per the Order of Naib Tahsildar (City) Nagpur dated 30.05.2018 and more particularly described in Schedule hereunder written being the said Property.

K. After the aforesaid settlement of the entire dispute with respect to the said Larger Property, the Mr. Ishwardayal Ramkhilawan Pande entered into an Agreement of Sale with M/s Green City Builders ("Green City Builders") and received the amounts towards the sale consideration, time to time from M/s Green City Builders.

L. Subsequently at the request of Green City Builders, and in pursuance to the readiness and willingness of M/s Green Land Constructions ("Green Land Constructions") an understanding was arrived at, and on the request of M/s Green City Builders, Mr. Ishwardayal Ramkhilawan Pande, then the owner of the Property, executed and registered a Sale Deed dated 02.06.2018 under Sr. No.2284/ 2018 before the Sub-Registrar No. 3, Nagpur in favour of the said M/s Green Land Constructions and the consideration amount against the said property was paid to Mr. Ishwardayal Ramkhilawan Pande as per understanding between M/s Green City Builders and M/s Green Land Constructions.

M. Thereafter, the said land was purchased by the present Vendor from M/s Green Land Constructions by and under a Sale Deed dated 2nd November 2018, registered with the Office of the Sub Registrar of Assurances at Nagpur 4 under

नमुना - ४
2360 / 2024
4 / 32

Sr. No. 6644/2018, executed between M/s Green Land Constructions (as the Vendor therein), Ikon Remedies Pvt. Ltd. (as the Purchaser therein), Green City Builders (as the Consenting Party No. 1), Mr. Mahesh Chandrabhan Kingrani (as the Consenting Party No. 2) and Mr. Rajesh Chandrabhan Kingrani (as the Consenting Party No. 3), the Vendor therein sold, transferred and conveyed the said Property which is more particularly described in the Schedule hereunder written and delineated on the plan in red ink annexed hereto and marked as **Annexure 'A'** unto the Purchaser therein with the consent of the Consenting Parties therein, at or for the consideration and on the terms and conditions contained therein, thereby giving the Vendor peaceful and vacant possession of the said property as absolute and sole owner thereof.

N. Pursuant to the above, the said Ikon Remedies Pvt. Ltd. being the Vendor herein became well and sufficiently entitled to the freehold rights in the said Property as owner thereof. The name of the Vendor herein is also mutated and updated on the property card for the said Property, a copy of the same is annexed hereto and marked as **Annexure "B"**;

O. Pursuant to the discussion between the Parties hereto, the Vendor has agreed to sell, transfer and assign the said Property on '*as is where is basis*' and the Purchaser has agreed to purchase and acquire the said Property on '*as is where is basis*', for an agreed consideration of Rs. 11,00,00,000/- (Rupees Eleven Crores Only) (hereinafter referred to as the **"Consideration"**) subject to deduction of applicable tax deducted at source under the Income Tax Act, 1961 and also subject to the terms and conditions agreed upon and enumerated in these presents.

P. The Purchaser hereby declares and confirms that they have gone through all the documents including the title documents related to the said Property and have carried out detailed legal due diligence on the title of the Vendor to the said Property and after having fully satisfied with the title of the Vendor to the said Property, the Purchaser has entered into this Deed. The Purchaser has also satisfied itself with the present physical condition/ state of the said Property.

Q. The Parties hereto are desirous of completing the sale and transfer in the manner and on the terms and conditions hereinafter appearing.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. INTERPRETATION

1.1. The recitals, schedules and annexures to this Deed shall form an integral part of the operative portion of this Deed, and accordingly in the interpretation hereof, this Deed shall be read and construed in its entirety.

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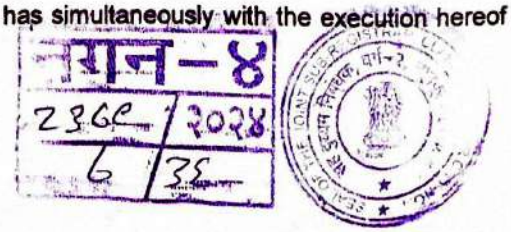
OF THE JOINT SUB-REGISTRAR

2. SALE AND TRANSFER OF THE SAID PROPERTY

2.1. Subject to the terms herein contained and in consideration of total lumpsum amount of Rs. 11,00,00,000/- (Rupees Eleven Crores Only) paid by the Purchaser to the Vendor (details as set out under Clause 3 of this Deed) being the full consideration money agreed to be paid as aforesaid (*the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser*) the Vendor doth hereby grant, sell, convey, transfer and assure unto the Purchaser, on an 'as is where is' and 'as is what is' basis including the title of the Vendor thereto, all its right, title and interest in all that freehold piece and parcel of land admeasuring about 3935.00 Sqm (0.3935 HR) owned under Malik Makbuza/Freehold rights of ownership being a portion "D" of the entire Kh No.248/2, of Mouza Zingabai Takli, PH No.11, situated in Tehsil and District Nagpur bearing city survey No.1042, Sheet No. 550/83 of Mouza Zingabai Takli, Ward No.61, Nagpur (herein-before or herein-after collectively referred to as "**Property**") more particularly described in the **Schedule** hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red colored boundary line, compounds, sewers, ditches, fences, drains, ways, paths, passages, privileges, easements, profits, advantages, rights, members and appurtenances thereof whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof at any time hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND ALSO** together with all the deeds documents, writings, vouchers and other evidences of title relating to the said Property, or any part thereof **AND ALL** the estate, right, title, interest and inheritance, possession, property, benefit, claim and demand whatsoever at law and in equity of the Vendor, in to, out of or upon the said Property or any part thereof **TO HAVE AND TO HOLD** all and singular the said Property hereby granted, sold, conveyed, transferred, assured or intended or expressed so to be with its and every of its rights members, and appurtenances unto and to the use and benefit of the Purchaser absolutely forever **SUBJECT HOWEVER** to the payment of all rents, taxes, assessments, rates and duties now chargeable upon the same or which may hereinafter become payable in respect thereof to the Government of Maharashtra or any other public body and authority **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said Property, hereditaments and premises and receive the rents, issues and profits thereof and of every part thereof for its own use and benefit **AND** the Vendor has simultaneously with the execution hereof put



the Purchaser in vacant and peaceful physical possession of the said Property **TOGETHER WITH** the right to get the said Property transferred to the name of the Purchaser in the land revenue records and government records **TO HAVE AND TO HOLD** the same unto the Purchaser as the sole and absolute owner thereof at all times **AND** that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted and conveyed with its appurtenances **AND** the Vendor so far as relates to its own acts and deeds only but not further or otherwise doth hereby covenant with the Purchasers that the Vendor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the Vendor is prevented from conveying, transferring and assuring the said premises in manner aforesaid or whereby or by reason or means whereof the same or any part thereof are can, shall or may be charged encumbered, impeached or prejudicially affected in estate title or otherwise howsoever.

3. CONSIDERATION

3.1. The Purchaser has paid to the Vendor a sum of Rs. 10,89,00,000/- (Rupees Ten Crores Eighty Nine Lakhs Only), after deducting a sum of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) as TDS, which aggregates to Rs. 11,00,00,000/- (Rupees Eleven Crores Only) (hereinafter referred to as the "**Consideration**") being the entire consideration payable by the Purchaser to the Vendor for the sale and transfer of the rights in the said Property (the payment and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser forever). The Consideration amount has been paid by the Purchaser to the Vendor in the following manner: -

Sr. No.	Amount (in Rs.)	Details
1.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 26/02/2024 through RTGS transfer UTR No. UTIBR62024022638727104 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
2.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 26/02/2024 through RTGS transfer UTR No. UTIBR62024022638796412 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585

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2366 / 2024
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3.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 27/02/2024 through RTGS transfer UTR No. UTIBR62024022738918552 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
4.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 27/02/2024 through RTGS transfer UTR No. UTIBR52024022700366431 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
5.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 27/02/2024 through RTGS transfer UTR No. UTIBR52024022700368944 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
6.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 27/02/2024 through RTGS transfer UTR No. UTIBR62024022739037378 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
7.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 28/02/2024 through RTGS transfer UTR No. UTIBR62024022839129053 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
8.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 28/02/2024 through RTGS transfer UTR No. UTIBR52024022800358804 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
9.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 28/02/2024 through RTGS transfer UTR No. UTIBR52024022800361882 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
10.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 28/02/2024 through RTGS transfer UTR No. UTIBR52024022800365404 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
11.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 28/02/2024 through RTGS transfer UTR No. UTIBR52024022800367593 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
12.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 28/02/2024 through RTGS transfer UTR No. UTIBR62024022839243508 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
13.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 29/02/2024 through RTGS transfer UTR No. UTIBR52024022900353762 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585
14.	Rs. 50,00,000/- (Rupees Fifty Lacs Only)	Paid on Dated: 29/02/2024 through RTGS transfer UTR No. UTIBR52024022900355625 from Axis Bank A/c No. 923020032716854 in HDFC Bank A/c No. 01022320002585