

Original
महिला : 1000
दिनांक : 18/7

पावती

दस्तावेजाचा अनुक्रमांक : 4037-2008 पावती क्र. : 336
दस्तावेजाचा प्रकार : नगण्य दिनांक : 22/07/2008
अदातः अनुक्रमांक : नगण्य - 04611 -
दस्तावेजाचा प्रकार : अभिहितान्तरणपत्र

सादर करणाराचे नाव: मेसर्स गोल्डब्रिक्स इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे डायरेक्टर श्री. विजय राजेंद्र
जैन, रा. 154, पहिला माळा, रामदासपेठ, नागपूर.
जादा नादणी फी अनुच्छेद 17 10000.00
एकूण रु. 10000.00

DELIVERED

Signature

दुय्यम निबधक
नागपूर 4

Original
महिला : 1000
दिनांक : 18/7

पावती

पावती क्र. : 4156
दस्तावेजाचा अनुक्रमांक : 4037 - 2008 दिनांक : 22/07/2008
दस्तावेजाचा प्रकार : अभिहितान्तरणपत्र

सादर करणाराचे नाव: मेसर्स गोल्डब्रिक्स इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे डायरेक्टर श्री. विजय राजेंद्र
जैन, रा. 154, पहिला माळा, रामदासपेठ, नागपूर.
नॉदणी फी 20000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), 2500.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)
एकूण रु. 20960.00

आपणास हा दस्त अंदाजे 5:12PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबधक
नागपूर 4

बाजार मूल्य: 1316901600 रु. मोबदला: 104221211 रु.
भरलेले मुद्रांक शुल्क: 90321700 रु. 1,64,22,12,119/-
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: इंडियन बँक नागपूर;
डीडी/धनाकर्ष क्रमांक: 886399; रक्कम: 30000 रु.; दिनांक: 18/07/2008

Signature

इंडियन नॉड शाखा १२/१/०८ गुर नगर

डी.डी./पे आर्डर नं. ४४६३९९.....

दिनांक १८.७.०८.... द्वारे नोंदणी

फी ह. ३०.०००/.. समाप्तीधनच्या

अर्वात राहून जमा केलेली आहे.

The Bank of Rajasthan Limited.
First Floor, Shreeji Krupa Complex.
New Itwari Road, Itwari, Nagpur.

भारत 05974
133139

Special Adhesive
महाराष्ट्र
JUL 21 2008

D-5/STP(V)/C.R.1001/11/05/523-526/06

17:15

R.90000000/-PB5141

STAMP DUTY MAHARASHTRA

SALE DEED

VALUED AT RS. 1,64,22,12,119/-

(RUPEES ONE HUNDRED SIXTY FOUR CRORES TWENTY
TWO LACS TWELVE THOUSAND ONE HUNDRED
NINETEEN ONLY)

AS PER READY RECKONER VALUED AT

RS. 131,69,01,600/-

(RUPEES ONE HUNDRED THIRTY ONE CRORES SIXTY NINE
LACS AND ONE THOUSAND SIX HUNDRED ONLY)

MOUZA - NAGPUR, CITY SURVEY NO. 101 (PART),
SHEET NOS. 259, 260, 269, 270 & 271,
LAND ADMEASURING ABOUT 1,17,257 SQUARE MTRS.

TOGETHER WITH STRUCTURE OF

45532 SQUARE MTRS., SITUATED AT NEAR S. T. STAND,

GANESHPETH, UMRED ROAD, NAGPUR,

TAHSIL AND DISTRICT NAGPUR.

नगन - ४

४०३६/२००८

९/४८

THIS DEED OF SALE is made and executed at Nagpur on

this 21st day of July 2008, between

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

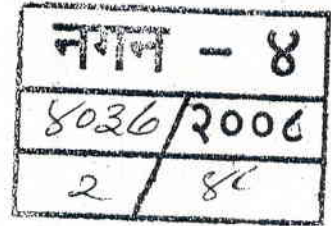
General Manager
MODEL MILLS NAGPUR

Serial Number in Sale Register. 5595. Date. 21/07/08
Name of Purchaser and by whom purchased
20 Goldbricks Infrastructure Pvt. Ltd.
Subhash Road

Number of stamps in words. Ninety Nine Only.

The Bank of Rajasthan Limited.
First Floor, Shreeji Krupa Complex,
New Itwari Road, Itwari, Nagpur.

D-5/STP(V)/C.R.1007/17/05/523-526/06



भारत 05975
107130

Special Adhesive
महाराष्ट्र
JUL 21 2008



17:15

R.90000000/-PB5141

INDIA STAMP DUTY MAHARASHTRA

THE NATIONAL TEXTILE CORPORATION (MAHARASHTRA

NORTH) LIMITED, (UNIT: MODEL MILLS at Ganesh Peth,

Umrer Road, Nagpur-440018), A company formed and

registered under the Companies Act, 1956 having registered

office at 382, Apollo House, N. M. Joshi Marg, Mumbai-

400011, acting through its authorized signatory General

Manager Model Mills, NTC Limited, Mumbai, hereinafter

referred to and called as the "VENDORS" (which expression

shall means & include, whenever applicable, their successors

and assignees) of the ONE PART

AND

M/S. GOLDBRICKS INFRASTRUCTURE PVT. LTD,

company incorporated under the provisions of the Companies

Act, 1956 and having its registered office at Subhash Road,

Raipur-Chhattisgarh, PIN-492001 acting through its Director

Shri Ritesh S/o. Rajendra Jain, aged about 33 years,

hereinafter referred to and called as the "PURCHASERS"

(which expression shall means & include, whenever applicable,

their successors and assignees) of the OTHER PART.

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory



General Manager
MODEL MILLS NAGPUR

1st Number in Sale Register..... 5596 Date 21/07/08
Name of Purchaser and by whom purchased
Gold Bricks Infrastructure Pvt Ltd.
Address Subhash Road
Use of stamps in words Ninety Nine Only

The Bank of Rajasthan Limited,
First Floor, Shreeji Krupa Complex,
New Itwari Road, Itwari, Nagpur

D-5/STP(V)/C.R.1001/1/05/523-526/06

भारत 05976
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Special Adhesive
महाराष्ट्र
JUL 21 2008



17:16

R. 9000000/-PB5141

INDIA STAMP DUTY MAHARASHTRA

A) WHEREAS the land and structures thereon at Ganesh Peth, Umrer Road, Nagpur-440 018 bearing Cadastral Survey Number 101(Part) of Nagpur Division within the limits of Nagpur Municipal Corporation and falling in Industrial Zone Taluka and District-Nagpur (more particularly described in the schedule written hereunder and delineated by red lines in the map annexed for the sake of brevity and herein after referred to as **"the said Property"**) formerly owned and belonged to the Model Mills Nagpur Limited.

B) AND WHEREAS aforesaid land is a freehold land bearing Survey No. 101 (Part) Sheet Nos.259, 260, 269, 270 and 271 admeasuring about 1,46,684 square metres. A part of the land near S.T. stand admeasuring 28,270 square metres was sold to M.S.E.B. and an adjoining plot out of the said land admeasuring 1157 square metres known as "New Labour Chawl" is retained and not being sold by the Vendors and accordingly the balance land admeasuring



GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
MODEL MILLS NAGPUR

Serial Number in Sale Register 5597 Date 21/07/08

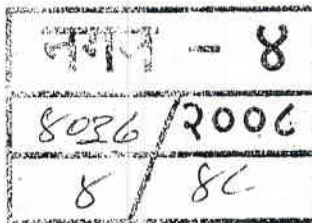
Name of Purchaser and by whom purchased

Gold Bricks Infrastructure Pvt Ltd.

Address Subhash Rd.

Raipur, Nagpur, Madhya Pradesh

Area of stamps in words Ninety lac only



THE Bank of Rajasthan Limited.
First Floor, Shreeji Krupa Complex
New Itwari Road, Itwari, Nagpur

D-S/STP(V)/C.R. 1001/1 H/05/523-526/H/6

भारत 05977
165137

Special Adhesive
महाराष्ट्र
JUL 21 2008



17:16

R.9000000/-PB5141

INDIA STAMP DUTY MAHARASHTRA



ASST. MANAGER

about 1,17,257 square metres is now being sold by the

Vendor to the Purchaser under this Indenture; Whereas

the property card shows area as 1,07,565.68 square

meters and as per the recent measurements carried out

by the City Survey office, physically the land was

admeasured 1,17,257 Square Meters. Therefore an

application for necessary revision/rectification of the area

in the Property Card has been made and is in process;

C) AND WHEREAS the Vendors herein are the absolute owners of and seized and possessed of or otherwise well and sufficiently entitled to the aforesaid total extent of 1,17,257 square meters or thereabout (more fully described in the schedule herein under) with permissible FSI as per the approved plan together with Old & Used machinery and the Buildings/structures having more than 60 years old load bearing construction standing thereon (hereinafter collectively referred to and called as

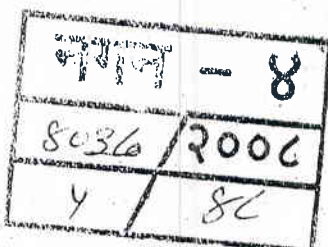
"the said property") and which is delineated with Red

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
MOORE MILLS NAGPUR

1 Number in Sale Register..... 5598 Date: 21/07/08
 2 of Purchaser and by whom purchased
 3 of the property..... Infrastructure Pvt. Ltd.
 4 Subject..... Raipur
 5 of stamps in words..... Ninety lac only



The Bank of Rajasthan Limited,
 First Floor, Shreeji Krupa Complex
 New Kwarl Road, Kwarl, Nagpur
 B-5/STP(V)/C.R. 1001/1/05/523-526/06



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INDIA STAMP DUTY MAHARASHTRA

colour boundary line on the plan annexed hereto and
 marked as **ANNEXURE "A"**. The Vendors have already
 handed over the physical possession of the aforesaid land
 admeasuring 1,17,257 Sq.Mtrs., alongwith old and used
 machinery and building /structures vide Possession
 Letter dated 22nd May 2008 and ANNEXED herewith as
ANNEXURE - B, to the Purchasers

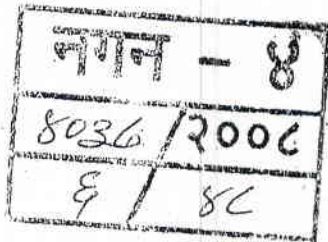
- D) AND WHEREAS the National Textile Corporation Limited ("NTCL") had by means of nationalization under The Sick Textile Undertaking (Nationalization) Act, 1974 (hereinafter referred to as **the said Act**) acquired the said property;
- E) AND WHEREAS **UNDER** the Sick Textile Undertakings (Nationalization) Act, 1974, 103 Sick textile undertakings were Nationalised and vested absolutely in the Central Government and thereafter were transferred to and vested in the Vendors.

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Authorised Signatory

General Manager
MEL MILLS NAGPUR

Serial Number in Sale Register..... 5599 Date 21/07/08
 Name of Purchaser and by whom purchased
 Gold Bricks Infrastructure Pvt. Ltd.
 Office Subhash Rd.
 No of stamps in words Ninety two only



The Bank of Rajasthan Limited.
 First Floor, Shreeji Krupa Complex,
 New Itwari Road, Itwari, Nagpur

D-5/STP(V)/C.R.1001/1/05/523-526/06



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R.9000000/-PB5141

INDIA STAMP DUTY MAHARASHTRA

F) AND WHEREAS Pursuant to the power vested in, the Vendors on 13th March 1975, transferred 11 Sick Textile Undertakings including Model Mills to NTC (MN) Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 382, Apollo House, N.M. Joshi Marg, Chinchpokli, Mumbai-400 011 as subsidiary of the Vendors.

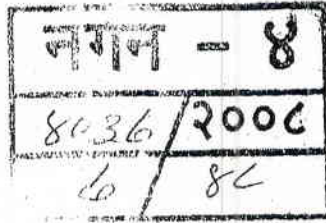
G) AND WHEREAS Thereafter the Vendors resolved to amalgamate all of its subsidiaries with itself. Accordingly, all the subsidiaries including NTC (MN) Ltd. stands amalgamated with the Vendors. The copy of the Extract dated 26/07/2007 filed with the Registrar of Companies at Mumbai indicating the status of NTCs (MN) Ltd. as "Amalgamated" is enclosed as **ANNEXURE "C"**.

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
 MODEL MILLS NAGPUR

Number in Sale Register... 5600 Date... 21/07/08
No of Purchaser and by whom purchased
Gold Bricks Infrastructure Pvt. Ltd.
Ves Subhesh R. Ch.
No of stamps in words... Ninety...
Rajapur



The Bank of Rajasthan Limited
First Floor, Shreeji Krupa Complex
New Hwari Road, Hwari, Nagpur
D-5/STP/VVC.R.1001/15/05/523-526/06



INDIA

भारत 05980
142130

Special Adhesive
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JUL 21 2008

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STAMP DUTY MAHARASHTRA

H) AND WHEREAS in the circumstances aforesaid the Vendors became seized and possessed of and/or otherwise well and sufficiently entitled to the said property with an absolute right to transfer the same;

I) AND WHEREAS as per Rehabilitation Scheme of Model Mills, Nagpur sanctioned by the BIFR, the Vendors invited tenders for the sale of the said Property through Public Tender Process on "AS IS WHERE IS" & "AS IS WHAT IS" basis.

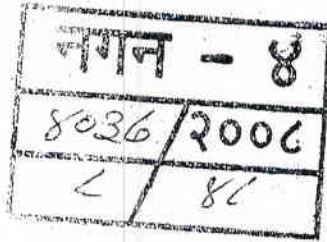
J) AND WHEREAS as per the tender floated by the vendors, they offered to sell the said Property at Model Mills admeasuring 1,17,257 square meters of land and buildings with permissible FSI as per approved plan, bearing Cadastral Survey Number 101(Part) of Nagpur Division situated at Ganesh Peth, Umrer Road, Nagpur together with Old & Used machinery and the Buildings/structures standing thereon.

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
MODEL MILLS NAGPUR

Serial Number in Sale Register... 5601 Date... 21/07/08
Name of Purchaser and by whom purchased... Goldbricks Infrastructure Pvt. Ltd.
Address... Subhash Road Raipur
Status of stamps in words... Ninety Lakhs only



The Bank of Rajasthan Limited
First Floor, Shreeji Krupa Complex,
New Itwari Road, Itwari, Nagpur

D-5/STP/(V)/C.R.1001/1/05/523-526/06

भारत 05981
128131

Special Adhesive महाराष्ट्र
JUL 21 2008



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R. 9000000/-PB5141

INDIA STAMP DUTY MAHARASHTRA



Handwritten signature
L. KRISHNAIAH
NOT. MANAGER

K) AND WHEREAS M/S R. K. Structures Pvt. Ltd. have offered their price in the tender bid submitted by them on 02-03-2007 for the said property and had emerged as the highest bidder in the said tender

L) AND WHEREAS the said M/S R. K. Structures Pvt. Ltd. had informed in the Letter of Intent furnished along with their offer that on finalization of tender M/s R. K. Structures Pvt. Ltd. will float a SPV comprising of its shareholders and other investors.

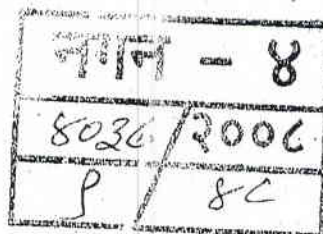
M) AND WHEREAS as mentioned in the tender document M/S R.K. Structures Pvt. Ltd. formed a SPV in the name of M/S Goldbricks Infrastructure Pvt. Ltd. i.e. the Purchaser herein

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Handwritten signature
Director/Authorised Signatory

Handwritten signature
General Manager
MOORE MILLS NAGPUR

Serial Number in Sale Register 5602 Date 21/07/08
 Name of Purchaser and by whom purchased Goldbricks Infrastructure Pvt. Ltd.
 Address Subhash Road, Raipur.
 Value of stamps in words Ninety Lacs only.



The Bank of Rajasthan Limited
 First Floor, Sreeji Krupa Complex
 New Itwari Road, Itwari, Nagpur
 D-5/STP/IV/C.R.1001/11/05/521 52/006

भारत 05982
 182136

Special Adhesive
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 JUL 21 2008



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R.90000000/-PB5141

INDIA STAMP DUTY MAHARASHTRA



Sealed and
 Signed
 AMBER

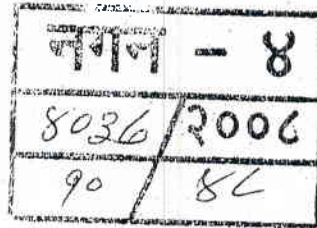
N) AND WHEREAS, the Purchaser being highest bidder has agreed to purchase the said property, more fully described in the Schedule hereunder and delineated with the Red colour boundary line on the plan annexed hereto and marked as Annexure "A" for a total sale consideration of Rs. 164,22,12,119/- (Rupees One hundred Sixty-Four Crore Twenty-two Lakhs twelve thousand One Hundred Nineteen only) for which the tender of the Purchasers was accepted by the Vendors vide Letter of Acceptance Number OIC/2008/220 dated February 22, 2008 annexed herewith and named as **ANNEXURE -D**; As per said Letter of acceptance, the tender was accepted for sale of land inside Mill alongwith old and used machinery and building/structures of Models Mills, Nagpur-440018. The total tender price for the said land alongwith old and used machinery and buildings/structures is Rs.1,64,22,12,119/-, which is significantly higher than the valuation as per the prevalent Ready Reckoner rates.

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

[Signature]
 Director/Authorised Signatory

[Signature]
 General Manager
 MODEL MILLS NAGPUR

Serial Number in Sale Register 5603 Date 21/07/08
 Name of Purchaser and by whom purchased
 Gold Bricks Infrastructure Pvt Ltd.
 Address Subhash Road
 Value of stamps in words Ninety Lacs only



The Bank of Rajasthan Limited
 First Floor, Shreeji Krupa Complex
 New Itwari Road, Itwari, Nagpur
 D-5/STP(V)/C.R. 1001/1 05/523-526/06



भारत 05983
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Special Adhesive
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 JUL 21 2008

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Rs. 9000000/- PB5141

INDIA STAMP DUTY MAHARASHTRA



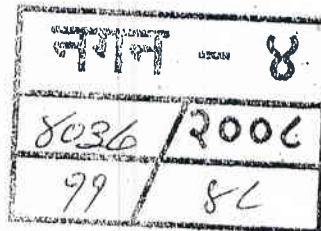
O) AND WHEREAS after opening of the tender, the sale of the said Property to the Purchaser, being the highest bidder was approved by Assets Sale Committee of the Vendors as per Resolution passed at the 37th meeting of the Asset Sale Committee of the Vendors held on February 14, 2008 The General Manager, Model Mills, Nagpur, signatory hereunder, has been authorized to execute this Deed and to affix the Common Seal of the Vendors wherever required and to execute documents and to register the same. A copy of the extract of the Resolution passed by the Board of Directors of the Vendors is annexed hereto and marked as **ANNEXURE-E**.

P) AND WHEREAS the Purchasers has paid the entire price consideration of Rs. 164,22,12,119/- (Rupees One hundred Sixty-Four Crore Twenty-two Lakhs twelve thousand One Hundred Nineteen only) to the Vendors as under:

GOLD BRICKS INFRASTRUCTURE PVT. LTD.
 Director/Authorised Signatory

General Manager
 MODEL MILLS NAGPUR

Serial Number in Sale Register: 5604 Date: 21/07/08
 Name of Purchaser and by whom purchased: Gold Bricks Infrastructure Pvt. Ltd.
 Address: Subhash Road, Raipur
 Value of stamps in words: Three Lacs twenty one thousand seven hundred only



The Bank of Rajasthan Limited.
 First Floor, Shreeji Krupa Complex,
 New Kwar Road, Kwar, Nagpur.

D-5/STP(V)/C.R. 1001/13/05/523-526/06

भारत 05984
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Special Adhesive
 JUL 21 2008



17:19

R.0321700/-PB5141

INDIA STAMP DUTY MAHARASHTRA

Rupees	Particulars
7,50,00,000/-	(Rupees Seven Crores Fifty Thousand only) through NEFT, Indian Bank, Raipur dated February 26, 2008 acknowledged by NTC by receipt Number 201 dated March 04, 2008 as EMD.
41,05,54,000/-	(Rupees Forty-one Crores Five Lakhs Fifty Four Thousand only) through RTGS by Indian Bank, Raipur dated February 29, 2008 acknowledged by NTC by receipt Number 95 dated February 29, 2008 as 1st Installment.
65,68,85,000/-	(Rupees Sixty Five Crores Sixty eight lakhs Eighty five thousand only through RTGS by Indian Bank, Raipur branch in Punjab National Bank, Lalbaug Branch, Mumbai. acknowledged by NTC by receipt Number 208 dated April 04, 2008 as 2nd Installment.
49,97,73,119/-	(Rupees Forty-nine Crores Ninety-seven Lakhs and Seventy-three thousand One Hundred nineteen only) through Real Time Gross Settlement (RTGS) by Indian Bank, Raipur branch in Punjab National Bank, Lalbaug Branch, Mumbai as 3rd & Final Installment acknowledged by NTC by Receipt Number 216 dated May 20th, 2008
164,22,12,119/-	Total

(Rupees One Sixty Four Crores twenty two lacs twelve thousands one hundred and nineteen only)

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
 NGDEL MILLS NAGPUR

नगन - ४
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९२/८८

And whereas in these circumstances the Vendors have now agreed to execute this deed in favour of the Purchasers in the manner hereinafter appearing :

NOW THIS INDENTURE OF SALE WITNESSETH A

UNDER:

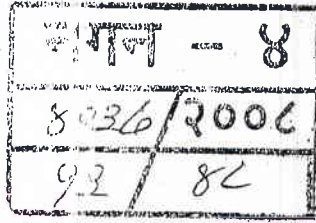


1. That, in pursuance of the said tender and the Acceptance Letter dated February 22, 2008 and in consideration of the said sum of Rs. 164,22,12,119/- (Rupees One hundred Sixty-Four Crore Twenty-two Lakhs twelve thousand One Hundred Nineteen only) being the entire consideration paid by the Purchasers herein unto the Vendors before execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge towards full and final consideration agreed upon and from the same and every part thereof do hereby acquit, release and discharge the Purchasers forever) the Vendors do hereby grant, convey, release, assure and assign by way of absolute sale free from all encumbrances unto the Purchasers all those pieces and parcels of land admeasuring 1,17,257 square meters and thereabout with permissible FSI as per the approved plan together with Old & Used machinery and the Buildings/structures standing thereon bearing Cadastral Survey Number 101(Part) of Nagpur Division situated at

BOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

Manager
MODEL MILLS NAGPUR

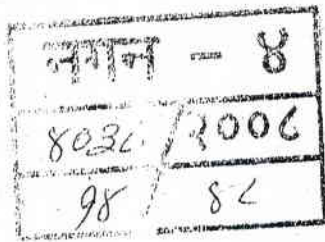


Ganesh Peth, Umrer Road, Nagpur, more particularly fully described in the Schedule herein and delineated in the plan attached hereto and thereon shown by Red colour boundary line, popularly known as "Model Mills" together with all and singular courtyards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, commons, gullies, wells, water, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Property or any part thereof in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or members thereof and to belong or be appurtenant thereto **AND ALL THE ESTATE**, right, title, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into or upon the said Property or any part thereof **TO HAVE AND TO HOLD** all and singular the said property hereby granted, released, conveyed and assured or intended or expressed so to be with their and every of their right, members and appurtenances **UNTO AND TO THE** use and benefit of the Purchasers forever but subject however to the payment of all Government assessment and other taxes payable to the Government or any other Local Authorities in respect of the said property by the vendors

GOLD BRICKS INFRASTRUCTURE PVT. LTD.


Director/Authorised Signatory


General Manager
MODEL MILLS NAGPUR



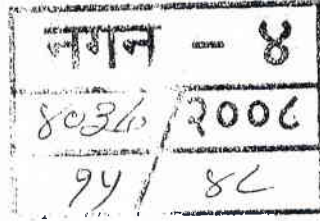
2. The Vendors do hereby covenant and confirm that all rents, rates, taxes, assessment dues, in respect of the said property have been paid by them up to and including the date of these presents and further covenant that they would pay all such taxes, dues and duties found payable up to the date of execution of this conveyance.

3. That, the Vendors do hereby for themselves and their successors covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever done by the Vendors or by any person or persons lawfully and equitably claiming by / from / through / under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendors now have in themselves good right title, interest, full power and authority to grant, convey, release, assure and assign the said property more particularly described in the Schedule hereunder and delineated in the plan annexed hereto and thereon shown by Red color boundary line, unto and to the use of the Purchasers in the manner aforesaid that the vendors further declare that the said Property is free from all encumbrances, claims, demands and other court attachments and that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, have, enter upon and enjoy the said Property hereby granted with their appurtenances and

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

[Signature]
Director/Authorised Signatory

[Signature]
General Manager
MODEL MILLS NAGPUR



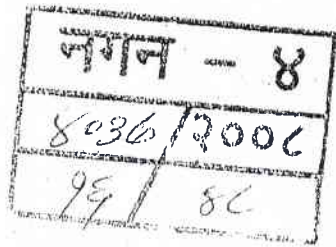
receive the rents, issues and profit thereof and thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their successor or any of them from or by any persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them. The Vendors further covenant that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles and charges and or encumbrances whatever made, executed, occasioned or suffered by the Vendors or by any other persons or persons lawfully or equitably claiming by, from, under or in trust for them or any of them with the Vendors and all persons having lawfully or equitably claiming any estate, right, title or interest in law or in equity in all said property hereby conveyed, transferred or any part thereof by, from or in trust for the Vendors or their successors, and representatives from time to time.

4. That, the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted or any part thereof by, from, under or in trust for the Vendors or their successors

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
GOLD BRICKS INFRASTRUCTURE PVT. LTD.



or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said Property and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or their successors or assigns or Counsel in law.

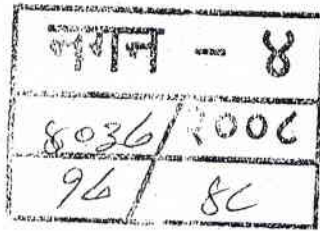
5. That, the Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, made, done, committed or knowingly or willingly suffered to the contrary, the Vendors now have in themselves good right, title and interest and authority to sell the said property and same has not become void or voidable and the Vendors do hereby covenant with the Purchasers that there is no mortgage, charge, lien on the said Property and the same is free from all encumbrances

6. That, the Vendors do hereby further covenant with the Purchasers that the Purchasers, their, servants, agents and licensees, visitors and every one claiming through or under the

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

General Manager
MODAL MILLS NAGPUR



purchaser, from time to time and at all times hereafter by day and night at their free will and pleasure for all purposes connected with the use and enjoyment of the said property hereby conveyed, and assured or expressed so to be to go to return, pass and re-pass with or without vehicles of all descriptions (including mechanically propelled vehicles) laden or unladed and with or without animals over the common road leading to the said Property and the Vendors declare that they have handed over to the Purchasers all documents of title relating to, belonging to or connected with the said property and the Vendors declare and confirm that they do not have any other documents of title and should they come in possession of any evidence or document of or relating to title, they shall and will hand over or cause to be handed over to the Purchasers or any person claiming through or under the Purchasers.

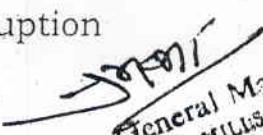
7. That, the Vendors do hereby confirm that they have handed over to and placed the Purchasers in actual, vacant and physical possession of the said property hereby granted, conveyed, transferred and assigned unto the Purchasers with the structures standing thereon and movables lying therein as per the joint inventory made by the parties hereto.

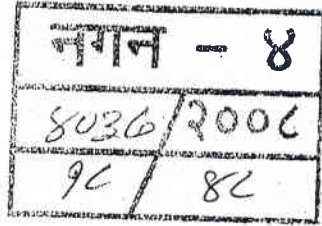
8. That, the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption

GOLD BRICKS INFRASTRUCTURE PVT. LTD.


Director/Authorised Signatory

PAGE NO. **17 of 21**


General Manager
MODEL MILLS NAGPUR



or disturbance by the Vendors or any person claiming through under or interest for her and without any lawful disturbance or interruption by any other person whosoever.

9. That, the Vendors have done no 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 Purchasers in any manner whatsoever.

10. That, the Vendors have paid up to this date all dues with respect to all such Taxes, Cesses and all other out goings etc. levied or required to be paid on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake to pay the same to the Purchasers accordingly payable only up to the date of this Sale Deed.

11. That, the Vendors will support any application made by the Purchaser for mutation of names on the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser in all relevant records.

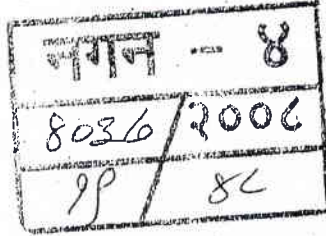
12. That, the Vendors have obtained all the requisite No Objections and Permissions required for the purposes of Sale of

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

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General Manager
MODEL MILLS NAOP



the above Property and it shall produce the same at the time of Registration of this Sale Deed.

13. That, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this Sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

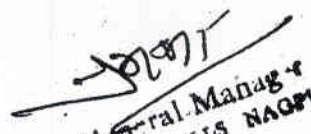
14. That, the Vendors have delivered all the documents relating to the property hereby sold to the purchaser at the time of Registration of this Sale deed and undertakes to supply further documents as may be required by the purchaser in respect of the title and possession of the property.

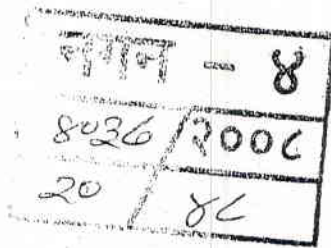
15. That, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been borne and paid by the PURCHASER.

IN WITNESS WHEREOF, THE PARTIES HERETO
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS AND SEALS TO THIS INDENTURE OF SALE ON THE
DAY, MONTH AND YEAR FIRST HERE-IN-ABOVE WRITTEN.

GOLD BRICKS INFRASTRUCTURE PVT. LTD.


Director/Authorised Signatory


General Manager
MODEL MILLS NAGPUR



SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece or parcel of land and buildings comprising of mill structures, old & used machinery or ground belonging to National Textile Corporation (Maharashtra North) Limited, UNIT: Model Mills, Nagpur situated at Genesh Peth, Nagpur-440 018, Dist. Nagpur within a Nagpur Municipal Limit bearing City Survey No. 101(Part), Sheet No. 259, 260, 269, 270 & 271, Mouza - Nagpur freehold land admeasuring 1,17,257 sq.mtrs. or thereabout alongwith existing structures having more than 60 years old load bearing construction as well as old & used machinery (as mentioned in the list of Machinery annexed to the tender document) popularly known as Model Mills and delineated by the Red colour in the site plan annexed thereto, within the Registration District of Town Planning, Nagpur to M/s. Goldbricks Infrastructure Pvt. Ltd., Subhash Road, Raipur, Chattisgarh, Pin 492 001.

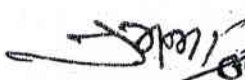
The total properties are bounded as follows:

City Survey No.,	Land Area Sq.Mtr.	North	South	East	West
101 (Part)	1,17,257 sq.mtrs of land with 45,532 sq.mtrs built-up area	Sever Road and Mill's Old Labour Chawls of Model Mills	Nag River	Umrer Road	ST Stand Compound and New Labour Chawl of Model Mills

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory

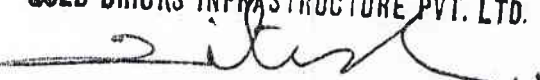
Signed and delivered by:


General Manager
MILLS NAGPUR
MR. P.M. KADALE
GENERAL MANAGER,
UNIT: MODEL MILLS
NATIONAL TEXTILE CORPORATION
LIMITED, MUMBAI
VENDOR

WITNESSES

1. 
Ashok Ranotkar

Signed and delivered to:
GOLD BRICKS INFRASTRUCTURE PVT. LTD.

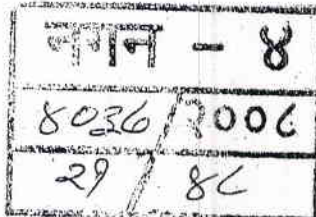

Director/Authorised Signatory

M/S. GOLDBRICKS INFRASTRUCTURE
PVT. LTD, RAIPUR,
CHHATTISGARH-492 001
PURCHASER

WITNESSES

2. 
[AKASH M. RAUT]

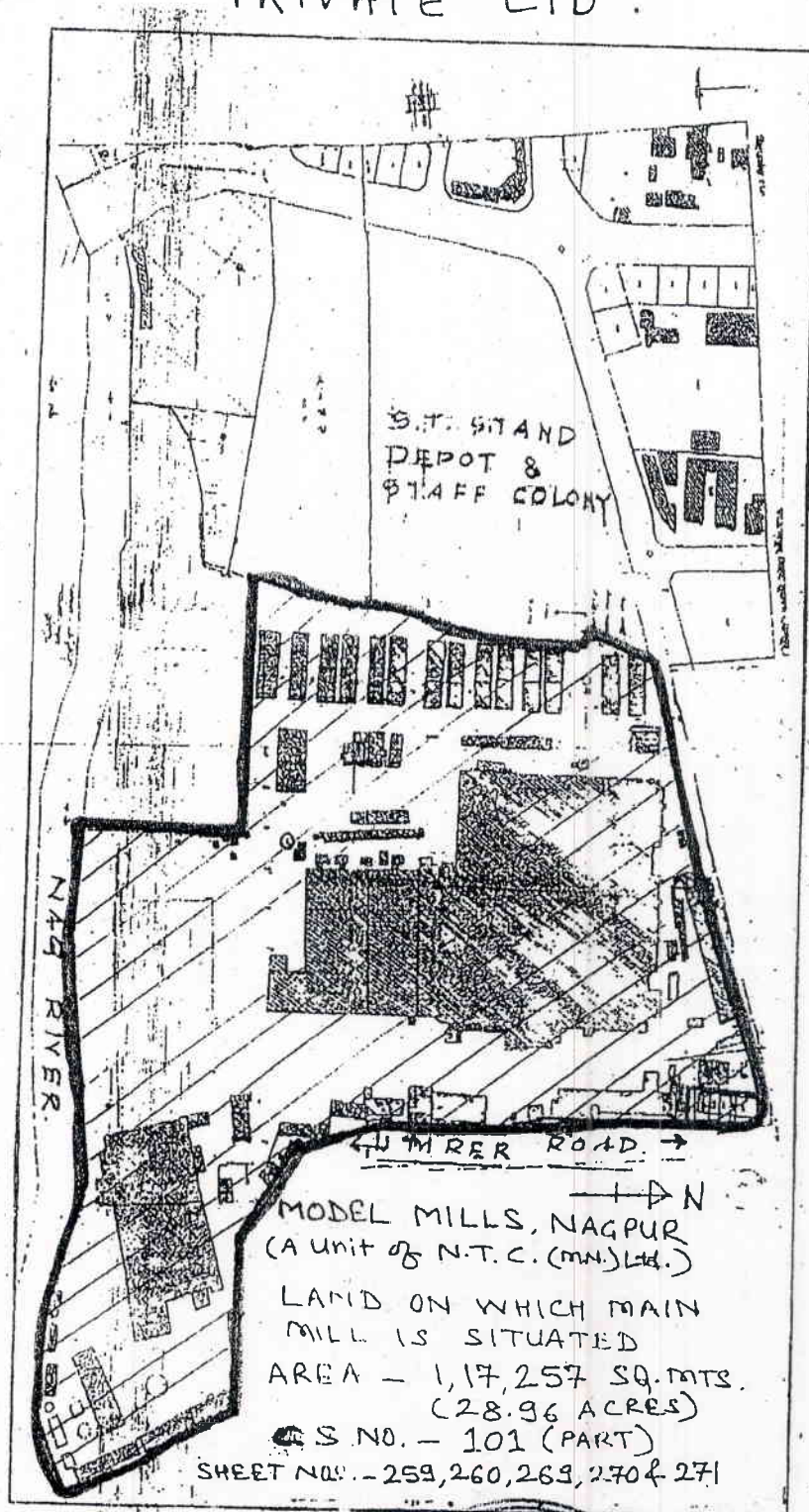
Signed at NAGPUR, on this 21st day of July, 2008



SALE DEED MAP (ANNEXURE A)

SELLER - NATIONAL TEXTILE CORPN.
(MAHARASHTRA NORTH) LTD.

BUYER - GOLDBRICKS INFRASTRUCTURE
PRIVATE LTD.



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22/86

GOLD BRICKS INFRASTRUCTURE PVT. LTD.

Director/Authorised Signatory



General Manager
MODEL MILLS NAGPUR

ANNEXURE - B

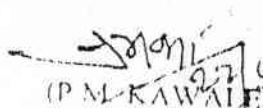
LETTER OF POSSESSION

I, Shri P. M. Kawale, General Manager of Model Mills, Ganesh Peth, Nagpur -440 018 on this Thursday of May 22, 2008 have handed over quiet, peaceful, vacant possession of all that pieces or parcels of land and buildings comprising of mill structures, old & used machinery and ground belonging to National Textile Corporation Limited (Western Region), UNIT Model Mills situated at Ganesh Peth, Nagpur -440 018 within a Nagpur Municipal Corporation Urban & Industrial Zone, bearing Survey No. 101 (Part) admeasuring 1,17,257 square meters of land or thereabout along with the existing structures as well as Old & Used Machinery (as mentioned in the list of Machinery annexed to the tender document) popularly known as Model Mills, and delineated by the Red colour in the site plan annexed thereto, within the Registration District of Nagpur to M/s Goldbricks Infrastructure Pvt. Ltd., Subhash Road, Raipur, Chhattisgarh, Pin 492 001

The total properties are bounded as follows :-

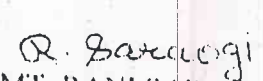
Survey No	Admeasuring	North	South	East	West
101 (Part)	1,17,257 sq. meters of land with 45,532 sq. meters built-up area	Sever Road and Mill's Old Labour Chawls of Model Mills	Nag River	Thuner Road	ST Stand Compound and New Labour Chawl of Model Mills

I have received peaceful vacant possession of above land admeasuring 1,17,257 square meters of Survey No. 101 (Part) along with structures standing thereon as well as Old & Used Machinery as mentioned in the attached list of Model Mills

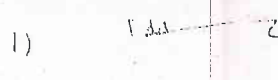
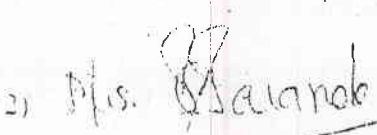

(P.M. KAWALE)
GENERAL MANAGER,
MODEL MILLS, Nagpur
UNIT OF NTC LTD. (WR)

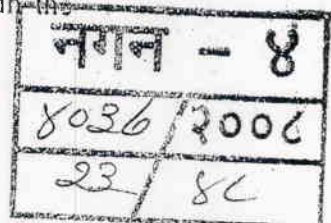
WITNESS





SMT RANISARAOGI
DIRECTOR,
M/S GOLDBRICKS
INFRASTRUCTURE PVT. LTD.,
RAIPUR

WITNESS

1) 
2) 



Signed at Nagpur, this Thursday, May 22, 2008

At the letter No 020/2008/25 Dt. 20/5/2008



Download eForms

S.No. Company Name

1. NATIONAL TEXTILE CORPORATION (MAHARASHTRA) NO. LI

CIN

GLN

03999999-18-12-1999

Prev 11-11 Next

Company Status

Aggregated

Search Results

Track Transaction Status

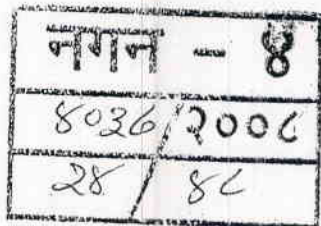
Track Payment Status

Access Public Documents

Investor Grievances

Other Services

Search



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