

SALE DEED

SELLER : OAM INDUSTRIES (INDIA) PRIVATE LIMITED AND OTHERS

PURCHASER : PPJ PROPERTIES PRIVATE LIMITED

REGISTERED ON : 08/11/2024

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

270/12983

पावती

Original/Duplicate

Friday, November 08, 2024

नोंदणी क्र.: 39म

5:40 PM

Regn.: 39M

पावती क्र.: 15589 दिनांक: 08/11/2024

गावाचे नाव: बोथली

दस्तऐवजाचा अनुक्रमांक: नगन7-12983-2024

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: पीपीजे प्रॉपर्टीज प्राइवेट लिमिटेड तर्फे अधिकृत संचालक प्रतिक राजेश सरावगी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 31140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची, अर्जाद्वारे
5:59 PM ह्या वेळेस मिळेल.सह दुय्यम निबंधक, बां. २
नागपूर ज. ७.

बाजार मूल्य: रु. 98198100 /-

मोबदला रु. 142957368/-

भरलेले मुद्रांक शुल्क : रु. 7147900/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124080307567 दिनांक: 08/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010827168202425E दिनांक: 08/11/2024

बँकेचे नाव व पत्ता:

Baraog

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1124080307567	Date 08/11/2024
Received from PPJ PROPERTIES PVT LTD, Mobile number 9921936994, an amount of Rs.1140/-, 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 08/11/2024
Bank CIN 10004152024110807159	REF No. CHR5754519
This is computer generated receipt, hence no signature is required.	

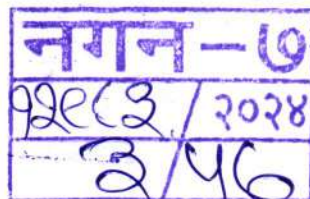
नगन-७
१२९८३/२०२४
२/५७



SALE DEED
VALUED AT RS. 14,29,57,368/-
(RS. FOURTEEN CRORE TWENTY NINE LAKHS FIFTY SEVEN THOUSAND
THREE HUNDRED AND SIXTY EIGHT ONLY}
M. R. RS. 9,81,98,100/-

THIS DEED OF SALE is executed at Nagpur on this 08.
day of NOVEMBER 2024 BY AND BETWEEN:

01. **OAM INDUSTRIES (INDIA) PRIVATE LIMITED,**
{PAN : AAACO8897J}, a company incorporated under the
provisions of the Companies Act, 1956 / 2013, having CIN
: U15400MH2006PTC158590 and having registered Office
at 601, Indira Apartments, Tejpal Scheme Road, Vile Parle
(E), Mumbai - 400057, acting through it's Director **SHRI**
NEERAJ S/O RAJENDRAKUMAR AGRAWAL, {PAN:
AKAPA1332R} {UID : 6707 0482 4508}, aged about 36
years, Occupation : Business/ Agriculturist, Resident of
918-919, "Shiv Villa", Deshpande Lay Out, Nagpur -
440008,
 02. **SHRI RAJESH S/O SAJJAN JAIN,** {PAN :
AFEPJ4519G} {UID : 3807 9553 9074}, aged about 37
years,
 03. **SHRI ANKUSH S/O SAJJAN JAIN,** {PAN :
AFWPJ8288G} {UID : 9404 7464 9764}, aged about 36
years,
 04. **SHRI YUGAL S/O SURENDER JAIN,** {PAN :
APRPJ6670B} {UID : 6247 2254 3862}, aged about 32
years,
- All 02 to 04 Occupation : Business/Agriculturists, Resident
of Deshpande Lay Out, Nagpur - 440008
05. **SHRI ANKIT S/O RAJENDRA JAIN,** {PAN :
AGVPJ4403D} {UID : 8887 8312 8843}, aged about 35
years, Occupation : Business/Agriculturists, Resident of
602, Happy Heights, Ramdaspath, Nagpur - 440010



06. **LCPL INFRASTRUCTURE PRIVATE LIMITED**, {PAN : AAEL5582D}, a Company incorporated under the provisions of the Companies Act, 2013, having CIN : U70109MH2021PTC357431 and having registered Office at Office Block No. 217+218, 2nd Floor, "SHRIRAM SHYAM TOWER", S. V. Patel Marg, Kingsway, Nagpur - 440001, acting through authorized Director **SMT. SANDHYA W/O PRAMOD AGRAWAL** aged about 57 years {UID : 9716 8853 1476} {PAN : AANPA3437C} Occupation : Business/ Agriculturist, Resident of BW4, Gangasagar Apartment, 83-84, Canal Road, Ramdaspath, Nagpur - 440010
07. **MAHAVIR CLEAN FUEL MINING PRIVATE LIMITED**, {PAN : AANCM6438L}, a Company incorporated under the provisions of the Companies Act, 2013, having CIN : U10100MH2020PTC343045 and having registered Office at Plot No. 261/2, Shankar Nagar, Nagpur - 440010, acting through authorized Director **SHRI SATISHKUMAR S/O LAKHMICHAND JAIN**, aged about 65 years {UID : 5242 6100 4244} {PAN : ADTPJ6890J} Occupation : Business/ Agriculturist, Resident of Plot No. 241, Hill Road, Gandhi Nagar, Nagpur - 440010
08. **GOYAL IRON & STEEL (NAGPUR) PRIVATE LIMITED**, {PAN : AAACG7196G}, a Company incorporated under the provisions of the Companies Act, 2013, having CIN : U29100MH1995PTC087081 and having registered Office at SG-1, Gulmohar, Opp. Hislop Collage, Civil Lines, Nagpur - 440001, acting through authorized Director **SHRI ASHOKKUMAR S/O RAMSWAROOP AGRAWAL** aged about 65 years {UID : 3898 8187 7991} {PAN : ABTPA7280Q} Occupation : Business/ Agriculturist, Resident of Flat No. 303, Gulmohar, Opp. Hislop Collage, Civil Lines, Nagpur - 440001,

All here-in-after known and referred to as the **"SELLERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLERS as well as its Directors, shareholders, legal representatives, executors, administrators, successors and assigns of the FIRST PART, AND;

IN FAVOUR OF

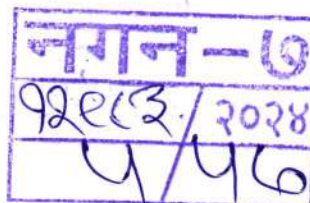


09. **PPJ PROPERTIES PRIVATE LIMITED**, {PAN : AAOCP9305N}, a Company incorporated under the provisions of the Companies Act, 2013 having CIN : U68200MH2024PTC429258 and having registered Office at Tranquil Apartments, Plot No. 72, Sathe Marg, Dhantoli, Nagpur - 440012, acting through Authorised Director **SHRI PRATIK S/O RAJESH SARAOGI**, {UID : 3068 7010 3995} aged about 33 years, Occupation : Business, here-in-after known and referred to as the **"PURCHASER"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASER as well as its Directors, Shareholders, legal representatives, executors, administrators, successors and assigns of the SECOND PART, AND;

WHEREAS, the SELLERS are the co-owners of ALL THOSE pieces and parcels of lands / properties being (i) land bearing Kh. No. 27, {ULPIN : 28329531746}, admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 7.90, (ii) land bearing Kh. No. 30, {ULPIN : 10493049874}, admeasuring about 1.21.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, and (iii) land bearing Kh. No. 32, {ULPIN : 39400851848}, admeasuring about 1.35.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class - I Bhumiswami Rights, situated at Mauza : BOTHALI, P. H. No. 74/A, Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the Schedule here-under-written, here-in-after known and referred to as the said lands / Properties, AND;

WHEREAS, Jagadamba Township Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 purchased the said properties as stated here-in and mutated its name in the Revenue records as the owner of the said properties, AND;

MAUZA : BOTHALI					
Kh. No.	Area in H.R.	Sale Deed dt.	Purchased from	Sub Registrar	Registration Sr. No.
27	3.24	11.09.2006	Sheshrao Vithobaji Tekade	Nagpur - 7	4719/2006
30	1.21	20.02.2007	Sunil Natthuji Yadav	Nagpur - 7	1036/2007
32 (part)	0.54	15.10.2007	Mohan Dashrath Yadav & Others	Nagpur - 7	5973/2007
32 (part)	0.81	20.02.2007	Mohan Dashrath Yadav & Others	Nagpur - 7	1037/2007

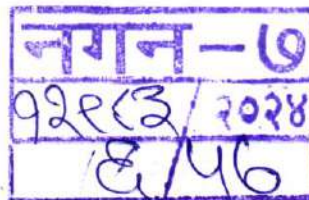


WHEREAS, in pursuant to Companies (Incorporation) Rules 2014 the name of the company has been changes from Jagadamba Township Private Limited to Harshiv Developers Private Limited which was further changed to Harrshiv Developers Private Limited with effect from 04.04.2017 and the new Certificate of Incorporation is also issued by Registrar of Companies RoC - Mumbai to that effect, AND;

WHEREAS, said Harrshiv Developers Private Limited sold / transferred the said lands / properties more particularly described in the Schedule here-under-written alongwith the lands of Mauza : BOTHALI, Tahsil : Nagpur (Rural) District : Nagpur to the SELLERS here-in by a single Sale Deed dated 23.03.2023 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2677 dated 23.03.2023 and the name of the SELLERS here-in were mutated in revenue records as the co-owners of the said lands / properties vide Ferfar No. 969, AND;

WHEREAS, as per the clause/condition of the said Sale Deed dated 23.03.2023, the SELLERS here-in i.e. (i) Oam Industries (India) Private Limited had ownership of 40% undivided share in the lands / properties (ii) Shri Rajesh Sajjan Jain, Shri Ankush Sajjan Jain, Shri Ankit Rajendra Jain and Shri Yugal Surender Jain jointly had ownership of 25% undivided share in the lands / properties (iii) LCPL Infrastructure Private Limited has ownership of 22% undivided share in the lands / properties (iv) Mahavir Clean Fuel Mining Private Limited had ownership of 8% undivided share in the lands / properties and (v) Goyal Iron & Steel (Nagpur) Private Limited had ownership of 5% undivided share in the lands / properties and they accordingly made the payments for purchase of the said lands / properties, AND;

WHEREAS, the said lands / properties now not beneficial to the objects of the SELLERS and the SELLERS being not interested in retaining the said lands / properties decided to sell same to PURCHASER and accordingly took a resolution to that effect and after negotiations, the SELLERS agreed to sell the said lands / properties and more particularly described in the Schedule here-under written, to the PURCHASER here-in for a consideration of **RS. 14,29,57,368/- (RS. FOURTEEN CRORE TWENTY NINE LAKHS FIFTY SEVEN THOUSAND THREE HUNDRED AND SIXTY EIGHT ONLY}** agreeing inter-alia that the SELLERS will execute the Sale Deed of the said lands / properties in favour of the PURCHASER, AND;

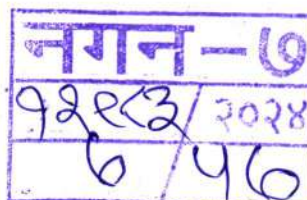


WHEREAS, the PURCHASER having paid the entire agreed consideration to the SELLERS here-in, it has now become necessary to execute and register the Sale Deed of the said properties in favour of PURCHASER and transfer all rights, title and interest in the said lands / properties to the PURCHASER.

**NOW THEREFORE, THIS SALE DEED
WITNESSETH AS FOLLOWS :**

01. That in consideration of total sum of **RS. 14,29,57,368/- (RS. FOURTEEN CRORE TWENTY NINE LAKHS FIFTY SEVEN THOUSAND THREE HUNDRED AND SIXTY EIGHT ONLY}** paid by the PURCHASER to the SELLERS as per manner appearing here-in-below, and as per the share / holding of the SELLERS, the receipt whereof the SELLERS do hereby acknowledge as beneficial owner thereof do hereby grant, assign, convey and transfer to the PURCHASER the Properties being ALL THOSE pieces and parcels of lands / properties being (i) land admeasuring about 1.62.00 He.Aar.Sq.Mtrs. being Western portion out of land bearing Kh. No. 27, {ULPIN : 28329531746}, admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 7.90, (ii) land bearing Kh. No. 30, {ULPIN : 10493049874}, admeasuring about 1.21.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, and (iii) land bearing Kh. No. 32, {ULPIN : 39400851848}, admeasuring about 1.35.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class - I Bhumiswami Rights, situated at Mauza : BOTHALI, P. H. No. 74/A, Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the Schedule hereunder written, along-with the standing crops, trees and anything and everything standing thereon together with all easement rights like Road, Dhura etc. on as is where is basis TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue/ agricultural assessment, tax, Cesses etc. payable upto date.

02. THAT the SELLERS hereby covenant with the PURCHASER that it/they has/have good, valid and marketable title to the properties hereby sold and have absolute right and full authority to convey, assign and transfer the said lands / properties by way of sale to the PURCHASER absolutely forever.



03. THAT the SELLERS further assure the PURCHASER that the properties hereby sold is its/their separate properties belonging to it/them and none except it/them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same and the same is free from all encumbrances, charges or mortgage whatsoever.

04. That THE SELLERS assure to the PURCHASER that it/they have done no act whereby the properties hereby sold is encumbered in any way or whereby it/they is/are debarred from transferring the same by way of sale to the PURCHASER .

05. THAT the SELLERS further assure to the PURCHASER that it/they have not transferred the said properties by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to any body else as on date nor the same have been given as security to any one. That the SELLERS has/have not granted any powers (except here-in) to any third party/ies so as to alienate the same nor the SELLERS have entered into any Agreement / Conveyance in respect of the same with any third party/ies.

06. THAT the properties hereby sold shall, subject to payment of entire agreed consideration, be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASER without any interruption or disturbance by the SELLERS or any person claiming through under or in trust for it/them and without any lawful disturbance or interruption by any other person whosoever.

07. THAT the SELLERS will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said properties to the PURCHASER and its assigns etc. as may reasonably be required.

08. THAT the SELLERS have paid upto date of possession all dues with respect to agricultural assessments, Taxes, Cesses, Electricity Charges and all other outgoings etc. levied on the properties hereby sold and in the event if it is discovered that there remain any arrears to be paid, the SELLERS undertake to pay the same and keep the PURCHASER always indemnified against such payments.



09. THAT the SELLERS have delivered the actual physical possession of the properties hereby sold to the PURCHASER in peaceful and vacant condition at the time of registration of this Sale Deed subject to realization of the entire agreed sale consideration.

10. THAT the SELLERS have delivered all the original Title Deeds, Documents, papers, in respect of the properties hereby sold to the PURCHASER at the time of execution of this Sale Deed and the PURCHASER has taken over the same.

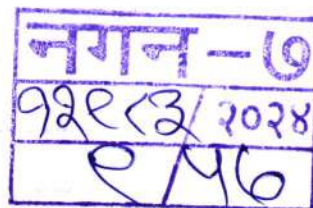
11. THAT the SELLERS will support any application made by the PURCHASER for mutation of name on the properties hereby sold and shall render necessary assistance to the PURCHASER for obtaining the mutation in respect thereof in favour of the PURCHASER in all relevant records.

12. THAT the properties 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 such mis-statement, error or omission will always be subject to correction by the parties hereto.

13. THAT in case the PURCHASER is deprived of the whole or any part of the properties hereby sold by reason of any defect found in the title of the SELLERS or any encumbrance or charge on the same to which this sale is not subject, the SELLERS will indemnify the PURCHASER in all respects.

14. That the SELLERS covenant with the PURCHASER that the properties hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.

15. THAT ALL expenses on account of payment of Stamp Duty as well as Registration Fees and other expenses have been borne and paid by the PURCHASER.



SCHEDULE OF THE PROPERTIES

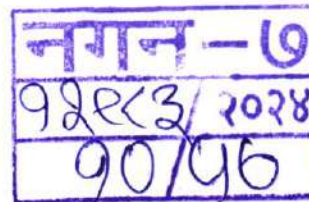
ALL THOSE pieces and parcels of lands / properties being
(i) land admeasuring about 1.62.00 He.Aar.Sq.Mtrs. being Western portion out of land bearing Kh. No. 27, {ULPIN : 28329531746}, admeasuring about 3.24.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 7.90, (ii) land bearing Kh. No. 30, {ULPIN : 10493049874}, admeasuring about 1.21.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, and (iii) land bearing Kh. No. 32, {ULPIN : 39400851848}, admeasuring about 1.35.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00 **(total area of land hereby sold under this Deed of Sale is 4.18.00 He.Aar.Sq. Mtrs.)** with Occupant Class - I Bhumiswami Rights, situated at Mauza : BOTHALI, P. H. No. 74/A, Tahsil : NAGPUR (RURAL) and District : NAGPUR along-with the standing crops, trees and anything and everything standing thereon together with all easement rights like Road, Dhura etc. and the same is bounded as under:-

WESTERN PORTION OF LAND OF KH. SURVEY NO. 27 IS BOUNDED AS

ON THE NORTH	:	LAND OF KH. NO. 22
ON THE EAST	:	REMAINING PORTION OF LAND OF KH. NO. 27
ON THE WEST	:	LAND OF KH. NO. 40
ON THE SOUTH	:	LAND OF KH. NO. 28

LANDS OF KH. NO. 30 AND 32 ARE JOINTLY BOUNDED AS UNDER

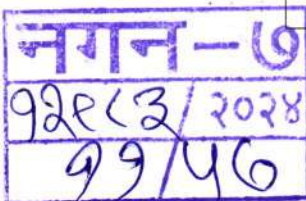
ON THE NORTH	:	LAND OF KH. NO. 33,
ON THE EAST	:	LAND OF KH. NO. 39,
ON THE WEST	:	LAND OF KH. NO. 29,
ON THE SOUTH	:	LAND OF KH. NO. 29.

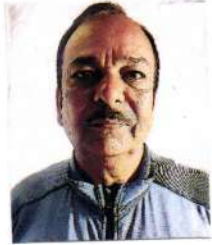


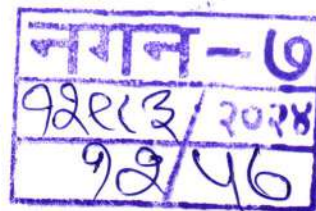
IN WITNESSES WHEREOF THE SELLERS AND THE PURCHASER have hereto set their respective hands and assigned this DEED OF SALE at Nagpur on the day first here-in-above written in presence of attesting witnesses.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

Photo	L. H. Thumb	Signature / Name
		FOR OAM INDUSTRIES (INDIA) PVT. LTD.  SHRI NEERAJ R. AGRAWAL Authorized Director
		 SHRI RAJESH S. JAIN
		 SHRI ANKUSH S. JAIN
		 SHRI YUGAL S. JAIN



		 SHRI ANKIT R. JAIN FOR LCPL INFRASTRUCTURE PVT. LTD.
		 SMT. SANDHYA P. AGRAWAL Authorized Director FOR MAHAVIR CLEAN FUEL MINING PVT. LTD.
		 SHRI SATISHKUMAR L. JAIN Authorized Director FOR GOYAL IRON & STEEL (NAGPUR) PVT. LTD.
		 SHRI ASHOKKUMAR R. AGRAWAL Authorized Director SELLERS



		 FOR PPJ PROPERTIES PVT. LTD. SHRI PRATIK R. SARAOGI Authorised Director PURCHASER
---	---	---

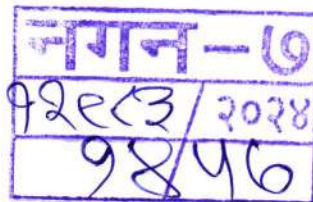
WITNESSES:		
		1.  (Adv. A. R. Kolhe)
		2.  (Adv. S. M. Khedkar)



MANNER OF PAYMENT

All Cheques / DD drawn on HDFC Bank Limited, Anandam World City, Ganeshpeth Branch, Nagpur

AMOUNT RS.	DD/Ch No.	Drawn in Favour of
28,019,644/-	000240	OAM INDUSTRIES (INDIA) PVT. LTD.
5,603,929/-	000242	MAHAVIR CLEAN FUEL MINING PVT LTD.
3,502,456/-	000243	GOYAL IRON & STEEL (NAGPUR) PVT. LTD.
4,378,069/-	000129	SHRI RAJESH JAIN
4,378,069/-	000130	SHRI ANKUSH JAIN
4,378,069/-	000131	SHRI ANKIT JAIN
4,378,069/-	000132	SHRI YUGAL JAIN
50,00,000/-	000175	LCPL INFRASTRUCTURE PVT LTD
50,00,000/-	000176	LCPL INFRASTRUCTURE PVT LTD
54,10,805/-	000177	LCPL INFRASTRUCTURE PVT LTD
7,147,868/-	000134	OAM INDUSTRIES (INDIA) PVT. LTD.
1,429,574/-	000135	MAHAVIR CLEAN FUEL MINING PVT LTD.
893,484/-	000178	GOYAL IRON & STEEL (NAGPUR) PVT. LTD.
1,116,854/-	000137	SHRI RAJESH JAIN
1,116,854/-	000138	SHRI ANKUSH JAIN
1,116,854/-	000139	SHRI ANKIT JAIN
1,116,854/-	000140	SHRI YUGAL JAIN
3,931,329/-	000141	LCPL INFRASTRUCTURE PVT LTD
7,147,868/-	000142	OAM INDUSTRIES (INDIA) PVT. LTD.
1,429,574/-	000143	MAHAVIR CLEAN FUEL MINING PVT LTD.
893,484/-	000144	GOYAL IRON & STEEL (NAGPUR) PVT. LTD.
1,116,854/-	000145	SHRI RAJESH JAIN
1,116,854/-	000146	SHRI ANKUSH JAIN
1,116,854/-	000147	SHRI ANKIT JAIN
1,116,854/-	000148	SHRI YUGAL JAIN



AMOUNT RS.	DD/Ch No.	Drawn in Favour of
3,931,329/-	000149	LCPL INFRASTRUCTURE PVT LTD
7,147,868/-	000150	OAM INDUSTRIES (INDIA) PVT. LTD.
1,429,574/-	000151	MAHAVIR CLEAN FUEL MINING PVT LTD.
893,484/-	000152	GOYAL IRON & STEEL (NAGPUR) PVT. LTD.
1,116,854/-	000153	SHRI RAJESH JAIN
1,116,854/-	000154	SHRI ANKUSH JAIN
1,116,854/-	000155	SHRI ANKIT JAIN
1,116,854/-	000156	SHRI YUGAL JAIN
3,931,329/-	000157	LCPL INFRASTRUCTURE PVT LTD
7,147,868/-	000158	OAM INDUSTRIES (INDIA) PVT. LTD.
1,429,574/-	000159	MAHAVIR CLEAN FUEL MINING PVT LTD.
893,484/-	000160	GOYAL IRON & STEEL (NAGPUR) PVT. LTD.
1,116,854/-	000161	SHRI RAJESH JAIN
1,116,854/-	000162	SHRI ANKUSH JAIN
1,116,854/-	000163	SHRI ANKIT JAIN
1,116,854/-	000164	SHRI YUGAL JAIN
3,931,329/-	000165	LCPL INFRASTRUCTURE PVT LTD
1,429,574/-	TDS as per provisions of I. T. Act, 1961	
142,957,368/-	TOTAL Rs. FOURTEEN CRORE TWENTY NINE LAKHS FIFTY SEVEN THOUSAND THREE HUNDRED AND SIXTY EIGHT	

नगन-७
१२९३/२०२४
१५/५६



DECLARATION

I SHRI RAJESH SAJJAN JAIN, {PAN : AFEPJ4519G} {UID : 3807 9553 9074}, Resident of Deshpande Lay Out, Nagpur - 440008 do hereby declare that the document of Deed of Correction is presented for registration before the Sub Registrar Nagpur, on this day which has been presented by me/us in the capacity as Agent of SHRI ANKUSH SAJJAN JAIN, {PAN : AFWPJ8288G} {UID : 9404 7464 9764}, SHRI YUGAL SURENDER JAIN, {PAN : APRPJ6670B} {UID : 6247 2254 3862}, Both Resident of Deshpande Lay Out, Nagpur - 440008 and SHRI ANKIT RAJENDRA JAIN, {PAN : AGVPJ4403D} {UID : 8887 8312 8843}, Resident of 602, Happy Heights, Ramdaspath, Nagpur - 440010 and on that basis I am signing / executing and presenting / admitting the same for registration.

I further declare that the said Power of Attorney is neither cancelled and/or revoked by the executants of it nor the said Executants have expired and I further declared that the executants of the said Power of Attorney is alive as on date.

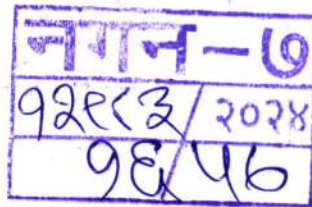
I further declare that the Power of Attorney is still valid and it is not cancelled by any reasons whatsoever and I am competent and have full authority to act as per the powers entrusted to me under the said Power of Attorney.

That the aforesaid statement is true and I am also aware that, if any mis-statement is found I shall be held punishable under the provisions of section 82 of Registration Act, 1908.

Nagpur

Date : 08.11.2024

SHRI RAJESH SAJJAN JAIN
DECLARANT
POWER OF ATTORNEY HOLDER





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- बोधली त.सा.क्र. ७४ अ (५३५९०९)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर



PJ-ID : 28329531746

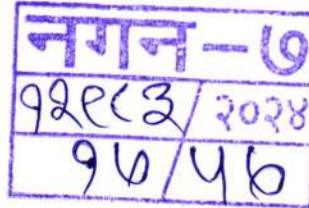
भूमापन क्रमांक व उपविभाग २७

28329531746

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	८८४	[राजेंद्र कुमार शिवकिशन अग्रवाल]				(९६९)	कुळाचे नाव व खंड
		[जगदंबा टाउनशिप प्रा लि संचालक]	३.२४.००	७.९०		(९६९)	
अ) लागवड योग्य क्षेत्र		-----सामाईक क्षेत्र-----	०.००.००	०			इतर अधिकार
जिरायत ३.२४.००							इतर
वागायत -	१०८१	गोयल आर्यन अॅन्ड स्टिल (नागपूर) प्राईवेट लिमिटेड तर्फे अधिकृत संचालक श्री.				(९६९)	मौजा मोहगाव येथील फॅ. क्र १५३ प्रमाणे फॅ. दि २/११/२००६ (१५३)
एकुण		अशोककुमार रामस्वरूप अग्रवाल					इतर
ला.यो. क्षेत्र ३.२४.००		एलसीपीएल इन्फ्रास्ट्रक्चर्स प्राईवेट लिमिटेड				(९६९)	खरेदी (९६९)
		तर्फे अधिकृत संचालक संध्या प्रमोद अग्रवाल					
ब) पोटखराव क्षेत्र (लागवड अयोग्य)		राजेश सज्जन जैन स्वता करिता व तसेच				(९६९)	प्रलंबित फेरफार : नाही.
वर्ग (अ) -		अंकुश सज्जन जैन युगल सुरेंद्र जैन अंकित					
वर्ग (ब) -		राजेंद्र जैन तर्फे आमु					शेवटचा फेरफार क्रमांक : ९६९ व दिनांक : ०५/०६/२०२३
एकुण		महाविर क्लीन फ्युल मायनिंग प्राईवेट लिमिटेड तर्फे अधिकृत संचालक श्री.				(९६९)	
पो.ख.क्षेत्र ०.००.००		सतिशकुमार लखमीचंद जैन					
एकुण क्षेत्र ३.२४.०० (अ+ब)		ओम इंडस्ट्रीज (इंडिया) प्राईवेट लिमिटेड तर्फे संचालक श्री. निरज राजेंद्रकुमार अग्रवाल				(९६९)	
		-----सामाईक क्षेत्र-----	३.२४.००	७.९०			
आकारणी ७.९०							
जुडी किंवा विशेष आकारणी							
नगन-७ १२९८३/२०२४ १७/५७ SEAL OF THE JOINT SUB-REGISTRAR, CLAS-2, NAGPUR १७/५७							
जुने फेरफार क्र : (१५३) (१५७)							सीमा आणि भूमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०५/०६/२०२३:०३:३०:३० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिकव्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: ०८-११-२०२४ : १२:०५:११ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsar/> या संकेत स्थळावर जाऊन 0909100001257547 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- बोथली त.सा.क्र. ७४ अ (५३५९०९)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग २७

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२२-२३	खरीप	८८४*						चालू पड	३.२४००	
२०२३-२४	खरीप	१०८१*						चालू पड	३.२४००	
२०२४-२५	खरीप	१०८१*						चालू पड	३.२४००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महा भूषि

नगन-७
१२९८३/२०२४
१८/५८

