

Friday, October 21, 2016
4:33 PM

भावती

Original/Duplicate
नॉवमी कं. 139म
Regn.:39M

भावती कं.: 5466 दिनांक: 21/10/2016

भावती नाव: भावमगांव
दस्तावेजाचा अनुक्रमांक: कमत-4166-2016
दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: श्री. प्रमोद देवरावजी धरडे प्रोप्रायटर मेसर्स श्री राध कन्स्ट्रक्शन . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 30740.00

व्यवसाय मूळ दस्त, बँकवेल प्रिंट, सूची-२ अंदाजे
4:50 PM ह्या वेळेस मिळेल.

सुट्यामधील शेफी-१
कमती

बाजार मूल्य: रु.15726000/-

मोबदला रु.16100000/-

भरमेले मुद्रांक शुल्क : रु. 724500/-

DELIVERED

Fee Paid

1) देवकाचा प्रकार: eChallan रकम: रु.30000/-

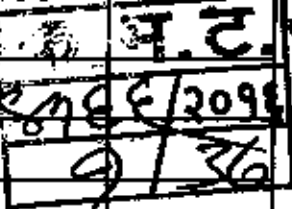
टीडी/बिलावेकडे ऑर्डर क्रमांक: MH005388468201617M दिनांक: 21/10/2016

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: By Cash रकम: रु 740/-

Shenale

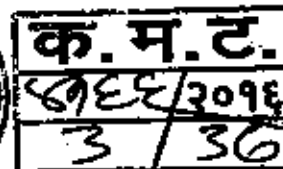
CHALLAN
MTR Form Number-8

GRN	MH-1006385485201617M	BARCODE			Date	21/10/2016-10:23:19		Form ID	25.1		
Department				Inspector General Of Registration		Payer Details					
Type of Payment				Stamp Duty		TAX ID (If Any)					
						PAN No. (If Applicable)					
Registration Fee											
Office Name				KMT_KAMTHI SUB REGISTRAR		Full Name		SHRI PRAMOD DEORAOJI GHARDE			
Location				NAGPUR							
Year				2016-2017 One Time		Flat/Block No.		188/1-A-2			
Account Head Details				Amount In Rs.		Premises/Building					
0030046401 Stamp Duty				724500.00		Road/Street		PAWANGAON			
0030063301 Registration Fee				30000.00		Area/Locality		1.01 H R			
						Town/City/District					
						PIN		4 4 1 1 0 2			
						Remarks (If Any) SecondPartyName=ms gnhilawmi stysor as per prafite limited-CA=18100000					
						Amount In		Seven Lakh Fifty Four Thousand Five Hundred Rupees			
Total				764500.00		Words		Only			
Payment Details				PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details						Bank CIN		REF No.		03006172016102100127 211016M324175	
Cheque/DD No						Date		21/10/2016-12:13:45			
Name of Bank						Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

Mobile No. : Not Available



क. म. ट.	
४७६६	२०१६
२	३६



SALE DEED VALUED AT RS. 1,61,00,000.00 ONLY
(RUPEES ONE CRORE SIXTY ONE LAC ONLY)
MARKET VALUE RS. 1,57,28,000.00 ONLY

THIS DEED OF SALE is made on 21st day of OCTOBER 2016,
BETWEEN : M/s. GRUHLAXMI SKYSCRAPER PRIVATE LIMITED, a Company duly
Incorporated under the Companies Act 1956 bearing CIN: U45400MH2011PTC223876,
having its registered Office at A-S321, Gokul Arcade, Vile Parle (E), Mumbai-400057,
Income Tax PAN AAECG6322N and acting through its Authorized Directors (1) MRS.
SHIKHA W/o SUDESHCHANDRA GUPTA, Aged about 45 Years, Occupation –
Business, having Director Identification No. 03468528 AND (2) MISS. SRASHTI D/o
SUDESHCHANDRA GUPTA, Aged about 22 Years, Occupation – Business, having
Director Identification No. 06463848, Both Resident of 91/2, Civil Lines, Jhansi-284001
(U.P.) and temporarily Resident of A-321, Gokul Arcade, Vile Parle (E), MUMBAI-
400057, hereinafter called the VENDOR, which expression shall unless repugnant to
the context or meaning thereof, always mean and include the said COMPANY and its
DIRECTORS, as well as its legal representatives, executors, administrators, liquidators
and assigns of the ONE PART.

AND

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(1) SHRI PRAMOD S/o. DEORAOJI GHARDE, Proprietor of M/s. SHREE TAJ CONSTRUCTION, having its Office at 119 & 120, Swarnajagar, Wathoda Layout, Nagpur, Aged about 42 Years, Occupation - Business, Income Tax PAN AIXPG8718Q, Adhar Unique Identification No. 274112688148, 81, Near Maa Kali Mandir, Vidya Nagar, Wathoda Layout, Nagpur-440008, Tehsil and District - NAGPUR; AND

(2) MRS. RUPALI W/o PRAMOD GHARDE, Proprietress of M/s. MATOSHREE PRABHA BUILDERS & DEVELOPERS, Aged about 27 Years, Occupation - Business, Income Tax PAN BDKPG1639R, Adhar Unique Identification No. 331681041805, Resident of 81, Near Maa Kali Mandir, Vidya Nagar, Wathoda Layout, Nagpur-440008, Tehsil and District - NAGPUR, hereinafter both jointly called the PURCHASERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASERS, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART.

AND

M/s J.L.A. CONSTRUCTION & BUILDERS, a Partnership Firm, having its Office at Pritam Complex, Bhandara Road, Nagpur, Income Tax PAN AALFJ8685P and acting through its Partners (1) SHRI. JANI S/o LALCHAND AMLANI, Aged about 38 Years, Occupation - Business, Income Tax PAN AHWPA7471L, Adhar Unique Identification No. 978646606264, Resident of Flat No. C-201, Pritam Complex, Sudarshan Chowk, Bhandara Road, Nagpur-440008, Tehsil and District - NAGPUR, (2) SHRI. ABID KHAN S/o SHABBIR KHAN, Aged about 33 Years, Occupation - Business, Income Tax PAN ANOPK8229J, Adhar Unique Identification No. 281703887274, Resident of 1, S.B.I. Colony, Jafer Nagar, Behind Police Line Takli, Nagpur-440013, Tehsil and District - NAGPUR AND (3) MRS. RUPALI W/o PRAMOD GHARDE, Aged about 27 Years, Occupation - Business, Income Tax PAN BDKPG1639R, Adhar Unique Identification No. 331681041805, Resident of 81, Near Maa Kali Mandir, Vidya Nagar, Wathoda Layout, Nagpur-440008, Tehsil and District - NAGPUR, hereinafter called the CONFIRMING PARTY, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as their respective heirs, its legal representatives, administrators, executors, successors and assigns of the THIRD PART.

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey/ Khassra / Gut No. 181/4 of MOUZA - PAWANGAON, P.S.K. 18, having an area of 1.21 Hectare, Rental Rs. 9.81 Yearly, held in Occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water

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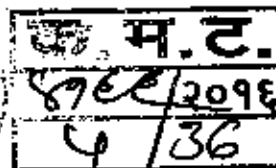
Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon, in Tahsil – Kamptee and District – NAGPUR belonged to Shri Sudeshchandra Babulaji Gupta, having purchased the same by him from (i) Miss Manjusha Chandrakant Itkelwar and (ii) Miss Aparna Chandrakant Itkelwar by a Sale Deed dated 30-11-2011, which is duly registered at the Office of the Joint Sub Registrar, Kamptee at Serial No. 4574 on 01-12-2011 and same is accordingly recorded in the Revenue Records vide Farfar Entry No. 732 dated 10-02-2012; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.81 Hectare comprising SOUTHERN PORTION of entire land bearing Survey/ Khasra / Gut No. 191/3 of MOUZA – PAWANGAON, P.S.K. 18, having an area of 1.82 Hectares, Rental Rs. 13.13 Yearly, held in Occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon, in Tahsil – Kamptee and District – NAGPUR belonged to Shri Sudeshchandra Babulaji Gupta, having purchased the same by him from Shri Prafulla Chandrakant Itkelwar by a Sale Deed dated 30-11-2011, which is duly registered at the Office of the Joint Sub Registrar, Kamptee at Serial No. 4573 on 01-12-2011 and same is accordingly recorded in the Revenue Records vide Farfar Entry No. 733 dated 10-02-2012. The said portion of land is now identified as Survey / Khasra / Gut No. 191/3-B having an area of 0.81 Hectares, Rental Rs. 6.65 Yearly; AND

WHEREAS in the like manner the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.01 Hectare comprising NORTHERN PORTION of entire land bearing Survey/ Khasra / Gut No. 188/1-A of MOUZA – PAWANGAON, P.S.K. 18, having an area of 6.18 Hectare, Rental Rs. 18 Yearly, held in Occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon, in Tahsil – Kamptee and District – NAGPUR belonged to Shri Sudeshchandra Babulaji Gupta, having purchased the same by him from (i) Shri Kunal Narendra Itkelwar, (ii) Shri Sanjay Narendra Itkelwar and (iii) Mrs. Vasanil Narendra Itkelwar by a Sale Deed dated 30-11-2011, which is duly registered at the Office of the Joint Sub Registrar, Kamptee at Serial No. 4572 on 01-12-2011 and same is accordingly recorded in the Revenue Records vide Farfar Entry No. 735 dated 10-02-2012. The said portion of land is now identified as Survey / Khasra / Gut No. 188/1-A-2 having an area of 1.01 Hectares, Rental Rs. 3 Yearly; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.01 Hectare being a portion of entire land bearing

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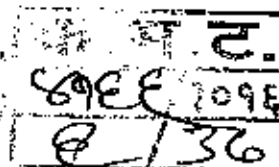


Survey/ Khasra / Gut No. 188/1-A of MOUZA - PAWANGAON, P.S.K. 18, having an area of 8.16 Hectares, Rental Rs. 18 Yearly, held in Occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pawangaon, In Tahsil - Kamptee and District - NAGPUR belonged to Shri Sudeshchandra Babulaji Gupta, having purchased the same by him from (I) Shri Kunal Narendra Itkekar, (II) Shri Sanjay Narendra Itkekar and (III) Mrs. Vasanti Narendra Itkekar by a Sale Deed dated 30-11-2011, which is duly registered at the Office of the Joint Sub Registrar, Kamptee at Serial No. 4571 on 01-12-2011 and same is accordingly recorded in the Revenue Records vide Fardar Entry No. 736 dated 10-02-2012. The said portion of land is now identified as Survey / Khasra / Gut No. 188/1-A-3 having an area of 1.01 Hectares, Rental Rs. 3 Yearly; AND

WHEREAS by an Agreement to Sell dated 22-08-2012, aforesaid the then Owner Shri Sudeshchandra Babulaji Gupta has agreed to sell his aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey/ Khasra / Gut Nos. 191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA - PAWANGAON, P.S.K. 18, having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 Yearly, 9.81 Yearly, 3 Yearly and Rs. 3 Yearly, all held in Occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pawangaon, In Tahsil - Kamptee and District - NAGPUR to M/s. Gruhlaxmi Skyscraper Private Limited, for valuable consideration of Rs. 2,50,00,000/- Only upon the several terms and conditions contained therein. The said Agreement to Sell dated 22-08-2012 is duly registered at the Office of Joint Sub Registrar, Kamptee at Serial No. 4235 on 23-08-2012 and thereby paid the requisite stamp duty and registration fees payable thereon; AND

WHEREAS in pursuance of Agreement to Sell Dated 22-08-2012, aforesaid Shri Sudeshchandra Babulaji Gupta has later on transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey/ Khasra / Gut Nos. 191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA - PAWANGAON, P.S.K. 18, having an area of 0.81 Hectares, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, Rental Rs. 6.62 Yearly, 9.81 Yearly, 3 Yearly and Rs. 3 Yearly, all held in Occupancy Class - 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pawangaon, in Tahsil - Kamptee and District - NAGPUR in favour of M/s. Gruhlaxmi Skyscraper Private Limited by a Sale Deed Dated 21-04-2015, which is duly registered at the Office of the

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Joint Sub Registrar, Kamptee at Serial No. 2042 on 22-04-2015 and same is accordingly recorded in the Revenue Records vide Forfar Entry No. 932 Dated 24-11-2015; AND

WHEREAS M/s. Gruhlaxmi Skyscraper Private Limited later on prepared a revised layout on the said lands comprising Survey / Khassra / Gut Nos. 188/1-A-2, 191/3-B and 191/4, of MOUZA - PAWANGAON in Tehsil - Kamptee and District - Nagpur by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its letter Ex. Engineer (Metro)/E.A.-2/1171, Nagpur dated 12-01-2015; AND

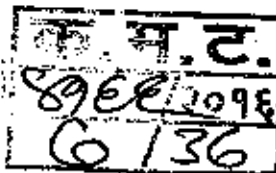
WHEREAS the aforesaid entire land comprising comprising Survey / Khassra / Gut Nos. 188/1-A-2, 191/3-B and 191/4, of MOUZA - PAWANGAON having a total area of 3.03 Hectares (OR 303900 Sq. Mtrs.) is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Revised Order No. Prastutakar/Jilhadnikar/Kavi-152/2015, Dated 21-02-2015 passed in the Revenue Case No. 26/NAP-34/2012-2013 Dated 06-09-2012; AND

WHEREAS out of the aforesaid Layout, 39 Plots bearing Nos. 1 to 28 and 28 to 35, 37 to 42 are released by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E.(Metro)-AEM-2/3886 dated 27-07-2015. As per the said Release Letter dated 27-07-2015, the Net area of the said 39 Plots are shown and declared as 4087.954 Sq. Mtrs.; AND

WHEREAS M/s. Gruhlaxmi Skyscraper Private Limited, the Vendor named hereinabove by an Agreement to Sell dated 02-04-2016 agreed to transfer/sell the property comprising ALL THOSE Pieces and Parcels of land bearing Plot No. 84, containing by total admeasurements 3800.55 Sq. Mtrs. AND Plot No. 85, containing by total admeasurements 3036.56 Sq. Mtrs. out of the sanctioned layout thus the totaling 6837.11 Sq. Mtrs. (i.e. 73694.66 Sq. Ft.) being a portion of the entire land bearing Survey / Khassra / Gut No. 188/1-A-2 of MOUZA - PAWANGAON, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situated at Village - Pawangaon, in Tehsil - Kamptee and District - NAGPUR. The said Agreement to Sell dated 02-04-2016 is duly Registered at the Office of the Joint Sub-Registrar, Kamptee in Book No. 1 at Registration Serial No. 1373 on even date and on payment of requisite Stamp Duty and Registration Fees paid thereon; AND

WHEREAS said M/s. J.L.A. Construction & Builders could not arrange finance for purchasing said property and thus failed to pay the agreed sale consideration as per

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the terms and conditions of the said Agreement to Sell dated 02-04-2016. Thus the said Agreement is rescinded / cancelled between the Parties by executing a Rescission/Cancellation of Agreement on 21-10-2016, which is duly registered at the Office of the Joint Sub Registrar, Kamptee at Serial No. 4135 on even date. As a result therefore said M/s. Gruhloom Skyscraper Private Limited, the Vendor named hereinabove has now become an exclusive absolute full Owner of the said property comprising Non Agricultural land bearing Survey / Kharsa / Gut No. 188/A-2 having an area of 1.01 Hectares (i.e. 10100 Sq. Mtrs.), Khata No. 275 & 757 with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records. However in view of the payment made by the one of the Partner of said M/s. J.L.A. Construction & Builders, the Vendor has agreed to adjust the same in Sale transaction; AND

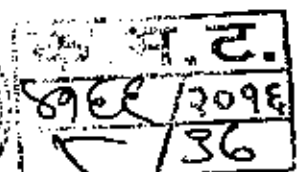
WHEREAS the Vendor has now decided to sell/transfer its property to any interested buyer and to utilize the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor being thus desirous of selling the said entire property comprising Non Agricultural land bearing Survey No. 188/A-2 having an area of 10100 Sq. Mtrs., and the Purchasers hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations has now agreed to sell the aforesaid entire property to the Purchasers for a total valuable consideration of Rs. 1,61,00,000/- (Rupees One Crore Sixty One Lac) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of the said Agreement and in consideration of the total sum of Rs. 1,61,00,000/- (Rupees One Crore Sixty One Lac) Only paid by the Purchasers to the Vendor in the manner appearing here in below, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full Owner for its property does hereby grant, convey, assign and transfer by way of Sale to the PURCHASERS comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Kharsa / Survey / Gut No. 188/1-A-2 having an area of 1.01 Hectare (i.e. 10100 Sq. Mtrs.) (consisting of Plot Nos. 84 and 85, Amenity Space, Open Space, Roads, etc.), Rental Rs. /- of MOUZA - PAWANGAON, P.S.K. 18, held in Occupancy Class - 1 Rights, Khata Nos. 275 & 757, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pawangaon, in Tahsil - Kamptee and District - NAGPUR and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASERS as the absolute and full Co-owners thereof

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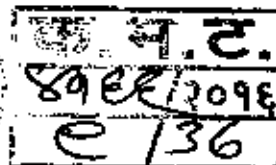


forever, free from encumbrances of all kinds whatsoever and also free from payment of Non Agricultural Assessment, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT:

- Rs. 10,00,000=00 (Rupees Ten Lac) Only paid by Cheque No. 960706 Dated 02-04-2016 Drawn on Vijaya Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.
- Rs. 46,43,750=00 (Rupees Forty Six Lac Forty Three Thousand Seven Hundred Fifty) Only paid by Cheque No. 45169730 on 21-10-2016 through Vijaya Bank, the receipt whereof is hereby acknowledged by the Vendors is subject to realization of cheque.
- Rs. 28,43,750=00 (Rupees Twenty Eight Lac Forty Three Thousand Seven Hundred Fifty) Only paid by Cheque No. 45169731 on 21-10-2016 through Vijaya Bank, the receipt whereof is hereby acknowledged by the Vendors is subject to realization of cheque.
- Rs. 21,00,000=00 (Rupees Twenty One Lac) Only paid by Bank Transfer vide UTR No. VICBH16295046965 on 21-10-2016 through Vijaya Bank, the receipt whereof is hereby acknowledged by the Vendors for release of title deed bearing reg. No. 4571/2011 at Union Bank, Katol Road Branch.
- Rs. 7,43,750=00 (Rupees Seven Lac Forty Three Thousand Seven Hundred Fifty) Only paid by Cheque No. 36827863 on 21-10-2016 through Vijaya Bank, the receipt whereof is hereby acknowledged by the Vendors is subject to realization of cheque.
- Rs. 46,07,750=00 (Rupees Forty Six Lac Seven Thousand Seven Hundred Fifty) Only paid by Cheque No. 36827864 on 21-10-2016 through Vijaya Bank, the receipt whereof is hereby acknowledged by the Vendors is subject to realization of cheque.
- Rs. 1,61,000=00 (Rupees One Lac Sixty One Thousand Thousand) Only deducted by the Purchaser from the Sale Consideration

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payable to Vendors towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 1,81,00,000=00 (TOTAL RUPEES ONE CRORE SIXTY ONE LAC ONLY).

(2) THAT THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

i) THAT Vendor does hereby covenant that it has good, valid and marketable title to the property hereby sold and it has absolute right, title and full authority to convey, assign and transfer the same by way of sale to the Purchasers abovenamed absolutely forever with heritable and transferable rights therein.

ii) THAT the Vendor further assure to the Purchasers that the property hereby sold is the self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title or interest of any kind whatsoever in respect of the said property hereby sold.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from the Purchasers without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whatsoever.

iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Non Agricultural Assessment, Taxes, Cesses Grampanchayat Taxes and all other outgoings etc. levied thereon and payable upto the date of this Sale Deed.

v) THAT the Vendor shall 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 property to the Purchasers and their legal heirs etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.

vi) THAT the Vendor has this day delivered the actual physical possession of the property hereby sold to the Purchasers in vacant condition and the Purchasers have

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taken over the possession of the same in vacant condition at the time of Registration of this Sale Deed.

vii) THAT the Vendor shall support any application made by the Purchasers for mutation of their names on the property hereby sold and shall render necessary assistance to the Purchasers in obtaining mutation thereof in favour of the Purchasers in all relevant Government Records.

viii) THAT in case the Purchasers are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor shall rectify and make good of the same out of its own cost and expenses from its other property/properties and shall always keep the Purchasers indemnified in respect of the title.

ix) 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 is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchasers but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

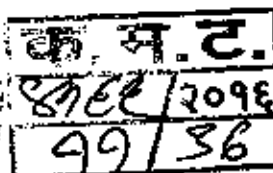
x) THAT the Purchasers have now become the absolute and full Co-owners of the aforesaid property hereby sold and more specifically described in the Schedule hereunder written with transferable and transferrable rights therein.

xi) THAT the Purchasers have now full right, title, interest and absolute authority over the property hereby purchased by it from the Vendor and the Purchasers have now full liberty to deal with the same in their absolute discretion.

xii) THAT the Vendor hereby covenant with the Purchasers that the property hereby sold is not under any acquisition / requisitions / litigation of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts.

xiii) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchasers absolutely forever with heritable and transferrable rights therein.

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xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT it is specifically agreed by and between the parties hereto that the Vendor has sold the entire land available on spot bearing Survey/ Khassra No. 188/1-A-2, of MOUZA - PAWANGAON, P.S.K. 18, having an area of 1.01 Hectares (i.e. 10100 Sq. Mtrs.) to the Purchasers without keeping any interest or title in the aforesaid entire available land on spot.

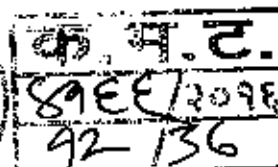
xvi) THAT it is clearly agreed and understood between the Parties hereto that 12 Mtrs. wide road is passing through the entire land bearing Survey / Khassra / Gut Nos. 181/3-B, 181/4, 188/1-A-2 and 188/1-A-3 and other amenities provided to the said lands as per the sanction layout is binding on the Purchasers and successors in title.

xvii) THAT the Vendor does hereby declare that it has fully examined and read over the contents of this Sale Deed and hereby signed the same without any coercion, undue influence, threat, intoxication and misrepresentation of any kind and it has fully satisfied with the contents of this Sale Deed and it will hold Purchasers free and harmless of any demands, claims, actions or proceedings in respect of the property hereby sold. The Vendor further declare that the contents of this Sale Deed are duly read over by it before execution and registration and the Vendor declares that the contents of this Sale Deed are drafted as per its own say and instructions and same are found to be true and correct.

(3) THAT notwithstanding anything contrary contained herein, the Vendor, the Confirming Party has/have in her/their aforesaid capacities granted, conveyed, assigned and transferred all her/their rights, title and/or interests with respect to the property hereby sold without any restriction or reservation in any manner whatsoever. They jointly and severally confirm, admit and declare that the Purchasers have now become full and absolute Joint/Co-owners of the said property and in case if in future any dispute arose with respect to the title of the Purchasers to the said property, then they will keep and hold the Purchasers indemnified against the same.

(4) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon and including also the Lawyer's Fees have been born and paid by the Purchasers.

Contd. . .



SCHEDULE OF PROPERTY
(HEREBY SOLD)

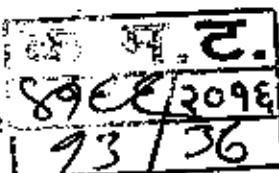
ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra / Survey / Gut No. 188/1-A-2 having an area of 1.01 Hectare (La. 10100 Sq. Mtrs.) (consisting of Plot Nos. 84 and 85, Amenity Space, Open Space, Roads, etc.), Rental Rs. /- of MOUZA - PAWANGAON, P.S.K. 18, held in Occupancy Class - 1 Rights, Khasra Nos. 275 & 757, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pawangaon, in Tehsil - Kamptee and District - NAGPUR and bounded as under:

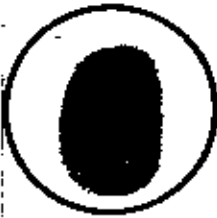
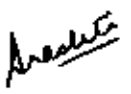
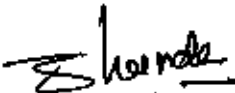
ON THE EAST	-	BY SURVEY NO. 188 (PART),
ON THE WEST	-	BY SURVEY NO. 188 (PART),
ON THE NORTH	-	BY KHASRA BOUNDARY 188 (PART),
ON THE SOUTH	-	BY SURVEY NOS. 181/4 & 181/3-B.

IN WITNESS WHEREOF the VENDORS and the PURCHASERS hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at KAMPTEE in presence of the attesting witnesses signing as such on the day first above written.

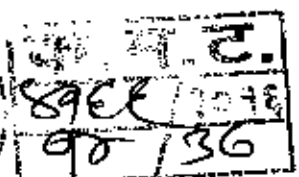
S.L. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/s. GRUHLAXMI SKYSCRAPER PRIVATE LIMITED 1)  (MRS. SHIKHA SUDESHCHANDRA GUPTA)

Contd. . .



02			2)  (MISS. SRASHTI SUDEBHCHANDRA GUPTA) Authorised Directors <u>VENDOR</u>
03			FOR M/s. SHREE TAJ CONSTRUCTION 1)  (PRAMOD DEORAOJI GHARDE) Proprietor
04			FOR M/s. MATOSHREE PRABHA BUILDERS & DEVELOPERS 2)  (MRS. RUPALI PRAMOD GHARDE) Proprietress <u>PURCHASERS</u>
05			2) FOR M/s J.L.A. CONSTRUCTION & BUILDERS 1)  (JANI LALCHAND AMLANI)

Contd. . .



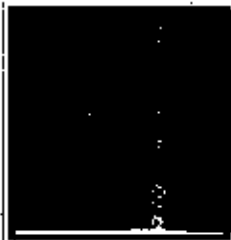
06



2)

Abid Khan
(ABID KHAN SHABBIR KHAN)

07



3)

RP Gharde
(MRS. RUPALI PRAMOD GHARDE)
Authorized Partners
VENDORS

WITNESSES:-



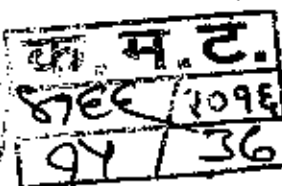
(1)



(2)



Contd. . .





क. म. ट.
४६६/२०१६
१६/३६

गाव नमुना सार

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवजा (तयार करणे व सुरक्षित ठेवणे) नियम,
१९७१ चातील विभाग ३, ५, ६ आणि ७)

गाव :- पाचमगाव

तहसिल :- कापटी

जिल्हा :- नागपूर

अहवाल दिनांक :- 17-10-2016

मुद्रापत्र क्रमांक व उपविभाग	मुद्रापत्र पद्धती	मोनवटदाराचे नांव
188/1/34/2	मोनवटदार वर्ग	-1
क्षेत्रीय स्थानिक नांव	क्षेत्र आकाराचे व	खाली क्रमांक
क्षेत्र स्थानक इ.आर.पी.सी.	सुदखचंद व. कामुलन मुता	1.01.00 (932)
जिराफत 1.01.00	जे. भूमिपती स्वतःचं पत्र	मुद्रापत्र
खतावत -	मि. लफे वी. कमल कुमिका	932/2 मुद्रापत्र
लरी -	व अनिल कुमार मिश्रीर सरण	मुद्रापत्र (735)
सरकस -	मुता	मुद्रापत्र (735)
इतर -	सामाईय क्षेत्र	मुद्रापत्र 932)
एकूण क्षेत्र 1.01.00	1.01.00 3.00	मुद्रापत्र क्र. 932 दि. 24/11/2015
पोटकरास (नागवडीस अयोग्य)		932)
वर्ग (अ) -		अकृषक - (933)
वर्ग (ब) -		ना. जिल्हाधिकारी साहेब
एकूण पो 0.00.00		नागपूर आदेश पत्र क्र
व		जिल्हाधिकारी / काशि 152/2015
आकारणी 3.00		मौजा पाचमगाव रा. ना. क्र 28/ एम.
जुडी विव्या -		ए. पी. 34/2012 - 13 दि.
विशेष		05-09-2012 अन्वये निवासी अकृषक
आकारणी		क्र. क्र. 933 दि. 24/11/2015 (933)



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96/36

10/17/2016 3:35 PM



क. म. ट.	
४९६६	२०१६
१८	३६

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर कार्यासाठी वापरता येणार नाही.

गाव नमुना बारा

अहवाल दिनांक: 17-10-2016

अधिकार अभिलेख प्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (करणे व सुविधेतील ठेवणे) नियम, 1961 च्यातील नियम 29)

गाव: पायनगाव

तालुका: कन्नड

जिल्हा: नगपूर

		पिकासाठी क्षेत्राचा तपशील						निर्मळपिकासाठी नागवडीसाठी उपलब्ध असलेली जमीन		जम सिंचनाचे साधन	क्षेत्र
		मिश्र पिकासाठी क्षेत्र				निर्मळ पिकासाठी क्षेत्र					
		मिश्रणाचा संकेत क्रमांक		चटक पिके व प्रत्येकासाठी क्षेत्र							
वर्ष	हंगाम	जम सिंचित	अजम सिंचित	पिकांचे नाव	जम सिंचित	अजम सिंचित	पिकांचे नाव	जम सिंचित	क्षेत्र		
2011-12	वरील						सोपरी	1.0000	0.0100		
2012-13	वरील						सोपरी	1.0000	0.0100		
2013-14	वरील								0.0100		
2014-15	वरील								1.0100		

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर कार्यासाठी वापरता येणार नाही.

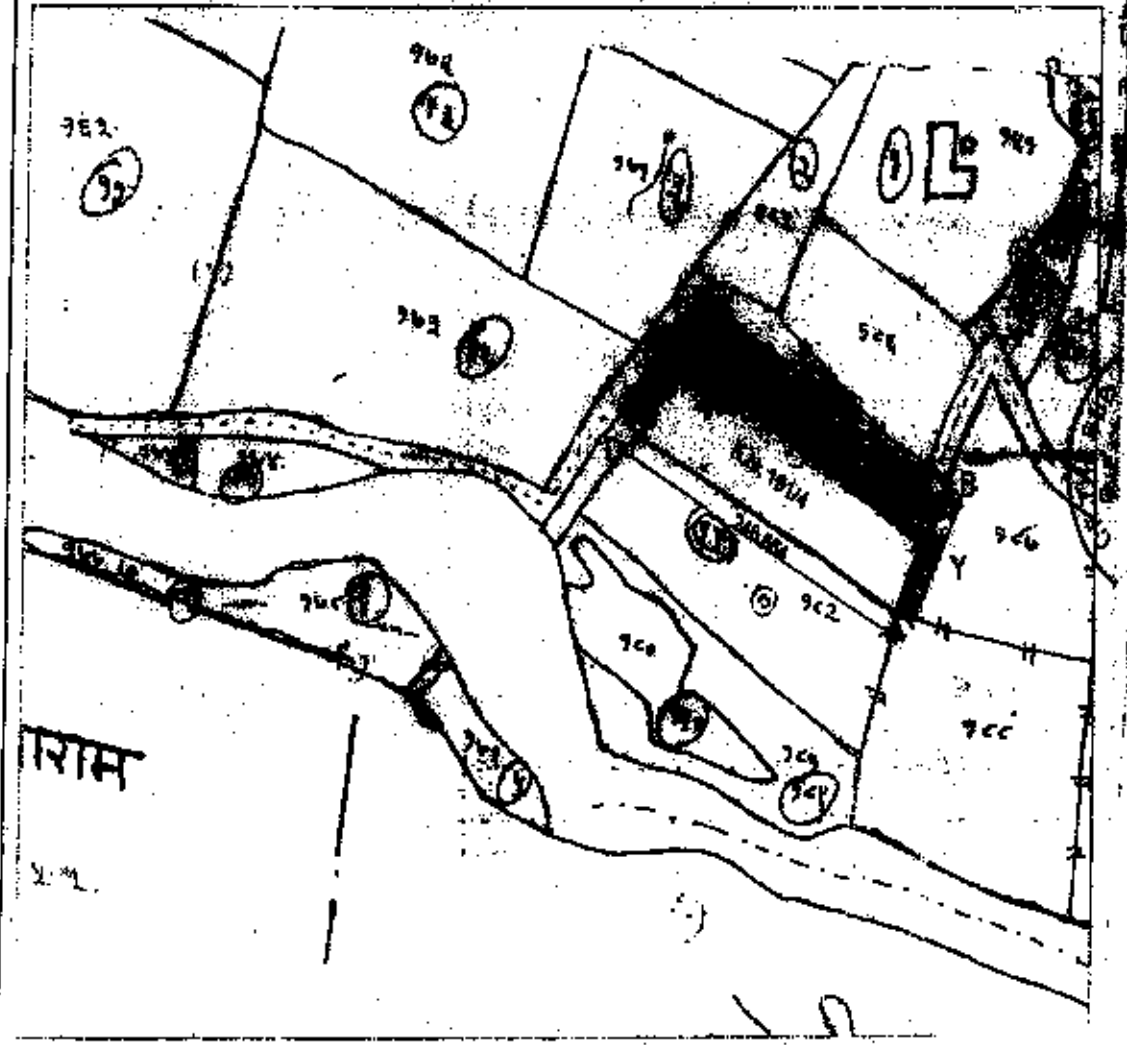


क. म. ट.
४१६६/२०१६
९९/३६



क. म. ट.	
४९६६	२०१६
२०/३६	

VILLAGE MAP OF MOUJA PAWANGAON PH.NO.18, TENSIL - KAMPTEE DIST. NAGPUR



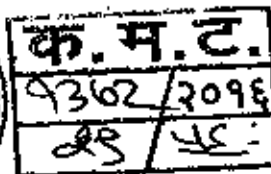
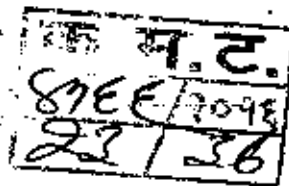
आदेश पत्र क्र. प्रस्तुतकार/जिल्हाधिकारी/कावि-152 /2015
मौजा - पावनागांव, प.ह.नं. - 18, तहसिल - कामठी
रा.मा.क्र. 28 / एन.ए.पी.-34 /2012-2013, दि 05/09/12
सुधारित आदेश दिनांक 21 / 2 / 2015

वाचले :

1. श्री सुदेशचंद्र बाबुलालजी गुप्ता, राहणार - 101, गणेश स्नेहल अपार्टमेंट, साठथ अंबाझरी रोड, नागपूर, यांचा अर्ज दिनांक 20.01.2015
2. महाराष्ट्र जमीन महसुल अधिनियम, 1966 चे कलम 44(1) आणि कलम 123 सह या कार्यालयाचा अकृषक आदेश : आदेश पत्र क्र. प्रस्तुत/जिल्हा,धिकारी/कावि-900/2012, मौजा - पावनागांव, प.ह.नं. 18, तहसिल - कामठी, रा.मा.क्र. 28/एन.ए.पी.-34/2012-2013, दिनांक 05/09/2012
4. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे पत्र क्रमांक : का. अभि. (मेट्रो) / 4617, नागपूर, दिनांक 22/08/2012 अन्वये मंजूरीची शिफारस केलेले अंतिम अभिन्यास.
5. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे पत्र क्रमांक : का. अ. (मेट्रो) / स. अ. - 2 / 1171, नागपूर, दिनांक 12/01/2015 अन्वये अंतिम मंजूरीचे शिफारसीसह सादर केलेला सुधारित अभिन्यास.

सुधारित आदेश

श्री सुदेशचंद्र बाबुलालजी गुप्ता, राहणार - 101, गणेश स्नेहल अपार्टमेंट, साठथ अंबाझरी रोड, नागपूर, यांना मौजा - पावनागांव, प.ह.नं. - 18, तहसिल - कामठी, सव्हे क्रमांक - 188/1 अ/2, 191/3 ब, 191/4, आराजी - 3.03 हे.आर., म्हणजेच 30300.00 चौरस मिटर जागेस निवासी वापरास कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे पत्र क्रमांक : का. अभि. (मेट्रो) / 4617, नागपूर, दिनांक 22/08/2012 नुसार अंतिम



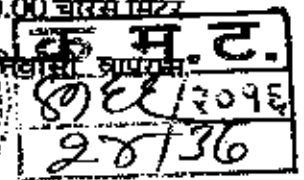
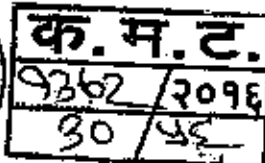
शिफारस तसेच त्या मधील अटी व शर्तीचे अधिन राहून या कार्यालयाचे आदेश पत्र क्र. प्रस्तुत/जिल्हाधिकारी/कावि-900/2012, मौजा - पावळगांव, प.ह.न. 18, तहसिल - कामठी, रा.मा.क्र. 28/एन.ए.पी.-34/2012-2013, दिनांक 05/09/2012 नुसार अकृषक आदेश प्रदान करण्यात आला होता.

ज्याअर्थी, श्री. सुदीपराव बाबुलालजी गुन्ना, राहणार - 101, राणेश स्नेहल अपार्टमेंट, साठथ अंबाळी रोड, नागपूर, यांनी त्यांचे अर्ज दिनांक 20/01/2015 नुसार अकृषक आदेश व संदर्भित पत्र क्रमांक 4 नुसार कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी अकृषक आदेश पारित करणेलाय अंतिम मंजूरीची शिफारस केलेल्या अभिन्यासाचे क्षेत्रात बदल होत असल्याने सुधारित अभिन्यास संदर्भित पत्र क्रमांक 5 अन्वये या कार्यालयाचे मंजूरीस्तब सादर केला आहे आहे.

ज्याअर्थी, कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी संदर्भित पत्र क्रमांक 4 अन्वये शिफारस केलेल्या व या कार्यालयाने त्या आधारे पारित केलेल्या अकृषक आदेशाचे क्षेत्रात तसेच गैरकृषि आकारणी मध्ये बदल संभवत असल्याने,

ज्याअर्थी, कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे संदर्भित पत्र क्रमांक 5 नुसार मंजूरीस्तब शिफारस केलेल्या सुधारित अभिन्यासातील विवरणामध्ये भुखंड क्षेत्रात बदल होत असल्याने, सदर क्षेत्राकरीता गैरकृषि आकारणी नव्याने करणे क्रमप्राप्त ठरत असल्याने,

ज्याअर्थी, कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी संदर्भित पत्र क्रमांक 5 नुसार मौजा - पावळगांव, प.ह.न. - 18, तहसिल - कामठी, सर्व्हे क्रमांक - 188/1 अ/2, 191/3 ब, 191/4, आराजी - 3.03 हे.आर. म्हणजेच 30300.00 चौरस मीटर पेकी आराजी - 3.03 हे.आर., म्हणजेच 30300.00 चौरस मीटर सुधारित अकृषक परवानगीकरीता शिफारस केलेली आहे.



त्याअर्थी, या कार्यालयाचा अकृषिक आदेश : आदेश क्र. प्रस्तुत/जिल्हाधिकारी/कावि-900/2012, मोजा - मावळगांव, प.ह.न. 18, तहसिल - कामठी, रा.भा.क्र. 28/एन.ए.पी.-34/2012-2013, दिनांक 05/09/2012 यशे कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे सुधारित शिफारसीचे अधिन राहून खालीलनुसार दुरुस्ती करण्यात येत आहे.

अर्जदाराम विषयांकीत प्रकरणी निवासी वापसास सुधारित अकृषिक परवानगी मंजूर करावयाची असल्यामुळे अकृषिक सारा आकारावयाचे क्षेत्र 27573.372 चौ.मी. (24539.646 + 3033.726) चौ.मी. (निवासी + एम्पेनीटी), ला अकृषिक सारा रुपये 0.05 न.पै. (निवासी), प्रति चौ.मी. प्रमाणे ₹-1379/-, प्राप्त्यायत सेस अकृषिक सान्या एवढा ₹-1379/-, जिल्हा परिषद अकृषिक सान्यावर ₹-7.00 प्रमाणे ₹-9653/-, परावर्तीत सारा अकृषिक सान्याचे 5 पट ₹-6895/- असे एकुण रक्कम ₹-19306/- अर्जदाराने 20/02/2015 रोजी चलान क्रमांक 13 अन्वये खजिना दाखल केली आहे.

कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे सुधारित अभिन्यास मंजुरीचे अधिन राहून तसेच खालील अटी व शर्ती प्रमाणे बदल करण्यात येत आहे.

STATEMENT OF PLOTS

PLOT NO.	PLOT SIZE	AREA (IN SQ.M.)	TAN.	NET AREA (IN SQ.M.)	NO. OF PLOT	TOTAL AREA (IN SQ.M.)
1	(8.4+13.9) / 2 X 13.2	147.18	5.883	141.297	1	141.297
7	6.8 X 13.2	89.76		89.760	1	89.760
8	(8.2+10.9) / 2 X 13.2	126.06		126.060	1	126.060
9	(8.6+11.2) / 2 X 13.2	130.68		130.680	1	130.680
16	(10.6+15.4) / 2 X 13.2	171.60	7.533	164.067	1	164.067
17	(10.9+14.6) / 2 X 13.2	168.30	6.331	161.969	1	161.969
22	9.5 X 13.2	125.40		125.400	1	125.400
23	9.5 X 13.2	125.40		125.400	1	125.400
27	(11.2+14.3) / 2 X 13.2	168.30	7.469	160.831	1	160.831
28	(12.8+15.9) / 2 X 13.2	189.42	6.469	182.951	1	182.951



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43	(17.4+14.6)/2 X 13.2	211.20	7.437	203.763	1	203.763
44	(19.6+16.9)/2 X 13.2	240.90	6.57	234.330	1	234.330
51	(9.7+12.4)/2 X 13.2	145.86		145.860	1	145.860
52	(9.5+12.1)/2 X 13.2	142.56		142.560	1	142.560
59	(17.2+20.0)/2 X 13.2	245.52	7.437	238.083	1	238.083
60	(17.9+15.1)/2 X 13.2	217.80	6.57	211.230	1	211.230
67	(11.7+14.4)/2 X 13.2	172.26		172.260	1	172.260
68	(9.1+11.7)/2 X 13.2	137.28		137.280	1	137.280
75	(17.9+20.7)/2 X 13.2	254.76	7.437	247.323	1	247.323
76	(15.2+17.9)/2 X 13.2	218.46	6.57	211.890	1	211.890
83	(11.9+14.5)/2 X 13.2	174.24		174.240	1	174.240
84	0.5 X (30.60X85.20) + 0.5 X (40.00X85.20) + 0.5 X (26.70X59.40)	3800.55		3800.550	1	3800.550
85	0.5 X (52.50X70.70) + 0.5 X (33.40X70.70)	3036.57		3036.565	1	3036.565
2 TO 6 10 TO 15 18 TO 21 24 TO 26 29 TO 34 37 TO 42 45 TO 50 53 TO 58 61 TO 66 69 TO 74 77 TO 82	7.1 X 13.2	93.72		93.720	60	5623.200

AREA STATEMENT

AREA OF LAND AT KH. NO. 188/1 A/2, 191/3 B, 191/4 AS PER 7/12 PER-	30300.00 SQ.MT.
MINIMUM LAND AREA AS PER K PRAT	30300.00 SQ.MT.
AREA UNDER DP/RP ROAD PROPOSALS, IF ANY	NIL
GROSS AREA UNDER LAYOUT	30300.00 SQ.MT.



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AREA UNDER OPEN SPACE	3053.815 SQ.MT.
AREA UNDER AMENITY SPACE	3033.726 SQ.MT.
AREA UNDER APPROACH & VEHICULAR ROAD	7591.255 SQ.MT.
AREA UNDER ADJUSTMENT	270.00 SQ.MT.
AREA UNDER SERVICE ROAD / ROAD WIDENING	0.00 SQ.MT.
AREA UNDER RESIDENTIAL PLOTS	16351.204 SQ.MT.

NA 1 - NET PLOT AREA FOR LAYOUT AT 90% OF AREA EXCLUDING AMENITY SPACE & D.P./R.P. PROPOSALS IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF DCR

$$= 90\% [30380.00 - (3033.726)] = 24539.646 \text{ SQ.MT.}$$

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA FSI ON PRO-RATA BASIS "X" AS PER CLAUSE 13.4.1 (III) OF SDCPR = NA / A

$$= 24539.646 / 16351.204 = 1.500$$

1. नागपूर सुधार प्रन्वस, नागपूर याचेसोबत सुधारित विकास करारनामा करणे अर्जाद्वारास बंधनकारक राहिल.
2. सदर रेखांकनामधील प्रस्तावित बांधकामास प्रादेशिक योजनेची प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावली 2013 लागू राहिल.
3. अभिन्यासात निर्माण होणाऱ्या सांडपाण्याचा (Black & Gray Water) पुर्नवापर करण्यासाठी बगीचा, लॅन्ड स्केपिंग, फिशिंग, फिश पॉड, रस्ते सफाई, संडास व मुतारीत उपयोगासाठी सांडपाणी प्रक्रिया केंद्र उभारणे आवश्यक राहिल.
4. सदर जागेवर बांधकाम सुरु करण्यापूर्वी बांधकाम नकाशे विशेष नियोजन प्राधिकरणाकडून मंजूर करून घेणे बंधनकारक राहिल.



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5. या कार्यालयाचे अकृषक आदेश : आदेश पत्र क्र. प्रस्तुत जिल्हाधिकारी/कावि-900/2012, मोजा - पावनगांव, प.ह.न. 18, तहसिल - कामठी, रा.मा.क्र. 28/एम.ए.पी.- 34/2012-2013, दिनांक 05/09/2012 मधील गैरकृषि कर अकारणी, भुखंड क्षेत्रात पामधे वरील प्रमाणे बदल करण्यात येत असून मुळ आदेशातील इतर अटी व शर्ती अर्जदारास बंधनकारक राहतील.



(मोजा - पावनगांव, प.ह.न. - 18, तालुका - कामठी, सर्व्हे क्रमांक - 188/1 अ/2, 191/3 अ, 191/4, आराजी - 3.03 हे.आर., म्हणजेच 30300.00 चौरस मिटर कृषिक जमीनोपेकी निवासी प्रयोजनार्थ अभियंतासमर्पित कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी शिफारस केलेले अकृषिक क्षेत्र आराजी - 3.03 हे.आर., म्हणजेच 30300.00 चौ. मि. क्षेत्रास निवासी वापरास सुधारित अकृषिक परवानगी मिळणेबाबत)
(भा. जिल्हाधिकारी, नागपूर द्वारा अनुमोदित)

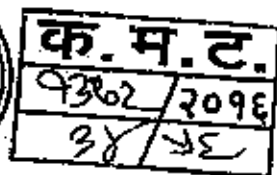
स्वा/- अभियंता कृष्णा
जिल्हाधिकारी, नागपूर

प्रत माहिती तथा आवश्यक कार्यवाहीस अप्रेषित.

1. अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, नागरी जमीन कमाल धारणा, नागपूर
2. उपविभागीय अधिकारी, मोदा,
3. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर
4. तहसिलदार, कामठी, उपरोक्त आदेशाची नोंद तात्काय घेवून तसा अहवाल या कार्यालयास सादर करावा.
5. तालुका निरीक्षक भूमि अभियंता, कामठी, यांना उचित कार्यवाही करावी.
6. दध्यम/सहदुय्यम निबंधक, कामठी,
7. श्री सुदेशचंद्र बाबुलालजी गुप्ता, राहणार - 101, गणेश स्नेहल अपार्टमेंट, साठव अंबाझरी रोड, नागपूर,
8. स्थायी निवड नस्ती.



जिल्हाधिकारी, नागपूर करित

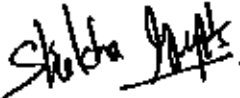


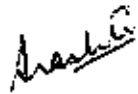
M/s. GRUHLAXMI SKYSCRAPER PRIVATE LIMITED

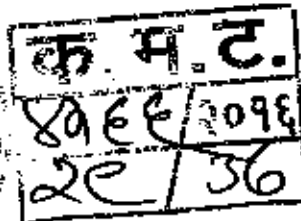
A-321, Gokul Arcade, Vile Parle (E), MUMBAI-400057

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED ON THE MEETING OF BOARD OF DIRECTORS OF M/s. GRUHLAXMI SKYSCRAPER PRIVATE LIMITED, DULY CONVEYED AND HELD ON 10 OCTOBER 2018 AT 11 AM AT THE REGISTERED OFFICE OF THE COMPANY

***RESOLVED THAT (1) MRS. SHIKHA W/o SUDESHCHANDRA GUPTA, Aged about 45 Years, Occupation – Business, having Director Identification No. 03469529 AND (2) MISS. SRASHTI D/o SUDESHCHANDRA GUPTA, Aged about 22 Years, Occupation – Business, having Director Identification No. 06463849, Both Resident of 91/2, Civil Lines, Jhanal-284001 (U.P.) and Temporary Resident at A-321, Gokul Arcade, Vile Parle (E), MUMBAI-400057, Authorised Directors of M/s. GRUHLAXMI SKYSCRAPER PRIVATE LIMITED, be and are hereby authorized to execute, sign necessary Documents, Deeds, Agreements, Sale Deed and Declarations on behalf of the company and to do all the necessary acts and formalities in relations to execution of the said deeds for property comprising ALL THOSE Pieces and Parcels of Lands bearing Survey/ Khara / Gut Nos. 191/3-B, 191/4, 188/1-A-2 and 188/1-A-3 of MOUZA – PAWANGAON, P.S.K. 18, having an area of 0.81 Hectare, 1.21 Hectares, 1.01 Hectares and 1.01 Hectares respectively, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pawangaon in Tahsil – Kamptee and District – NAGPUR**


MRS. SHIKHA SUDESHCHANDRA GUPTA
Director Identification No. 03469529


MISS. SRASHTI SUDESHCHANDRA GUPTA
Director Identification No. 06463849



Shikha Gupta



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30/36

आयकर विभाग
TAX DEPARTMENT
ALCHAND ASLANI
NEW 1000 DWARKA ROAD - 1

12/1970

AMWPA7471L

[Signature]

भारत सरकार
GOVT OF INDIA

आयकर विभाग
TAX DEPARTMENT
PRADIP DEBENDRA CHAND
DHANAJI ANANDAN CHAND
भारत सरकार
GOVT OF INDIA

भारत सरकार
GOVT OF INDIA



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Shenck

आयकर विभाग
TAX DEPARTMENT
ALCHAND ASLANI
NEW 1000 DWARKA ROAD - 1
12/1970
AMWPA7471L
[Signature]

आयकर विभाग
TAX DEPARTMENT
PRADIP DEBENDRA CHAND
DHANAJI ANANDAN CHAND
भारत सरकार
GOVT OF INDIA
[Signature]

आयकर विभाग
TAX DEPARTMENT
PRADIP DEBENDRA CHAND
DHANAJI ANANDAN CHAND
भारत सरकार
GOVT OF INDIA
[Signature]

आयकर विभाग
TAX DEPARTMENT
ALCHAND ASLANI
NEW 1000 DWARKA ROAD - 1
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[Signature]

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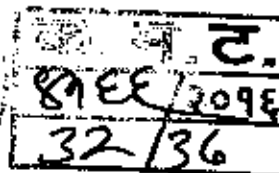
Shenck

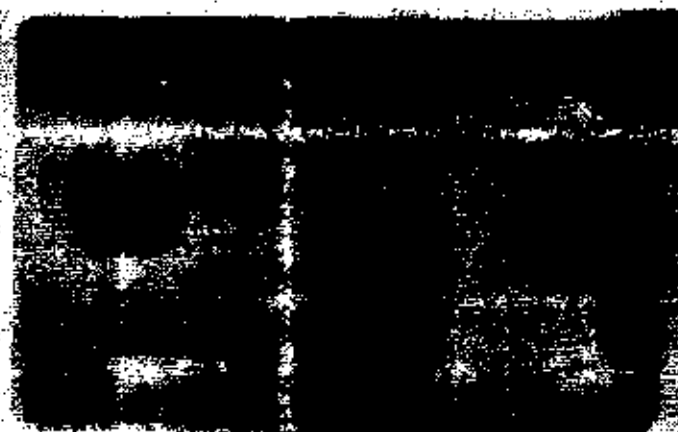
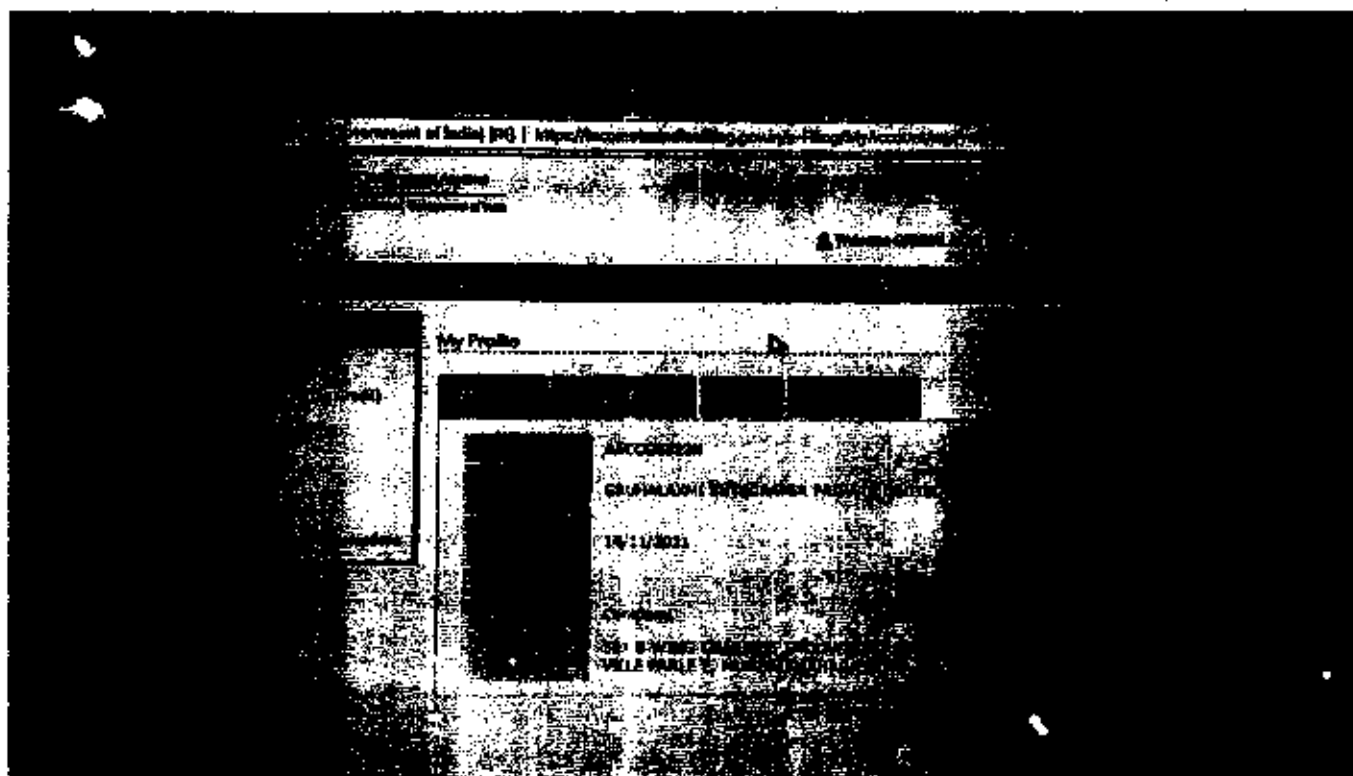


आयकर विभाग
TAX DEPARTMENT
ALCHAND ASLANI
NEW 1000 DWARKA ROAD - 1
12/1970
AMWPA7471L
[Signature]

आधार - सामान्य नागरिक अधिकार
RP6HCHUDC

Application Coupon number	U- 582695341
Application Type	For new PAN Card (Form 49A) as a Resident Indian
Applicant Name	JLA CONSTRUCTION AND BUILDERS
Status	✓ YOUR APPLICATION IS PROCESSED SUCCESSFULLY PAN [AALF1866P] CARD DISPATCHED THROUGH REGISTERED POST WITH CONSIGNMENT NO 4380009871 IN ON 15-08-2016
For Consignment Tracking	Use this number to track your PAN Card delivery status here (this will redirect and navigate to an external website)





PS/1/20



14/11/2021



87EE/2098
33/36

Shilpa Gupta



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18/10/2018

शुक्रवार, 21 ऑक्टोबर 2018 4:34 म.नं.

दस्त नोंदपारा भाग-1

कमट

34/36

दस्त क्रमांक: 4188/2018

दस्त क्रमांक: कमट /4188/2018

बाजार मुल्य: रु. 1,57,26,000/-

मोबदला: रु. 1,61,00,000/-

भरलेले मुद्रांक कुल्ल: रु. 7,24,500/-

डु. मि. सह. डु. नि. कमट यांचे कार्यालयात

पावती: 5488

पावती दिनांक: 21/10/2018

अ. क्र. 4188 वर दि. 21-10-2018

सादरकरवाराचे नाव: श्री. प्रमोद देवरावजी वरदे प्रोवायटर मेसर्स
श्री बाबू कन्सल्टन्स

रोजी 4:29 म.नं. या. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

Shende

दस्त हजर करणाऱ्याची सही:

एकूण: 30740.00

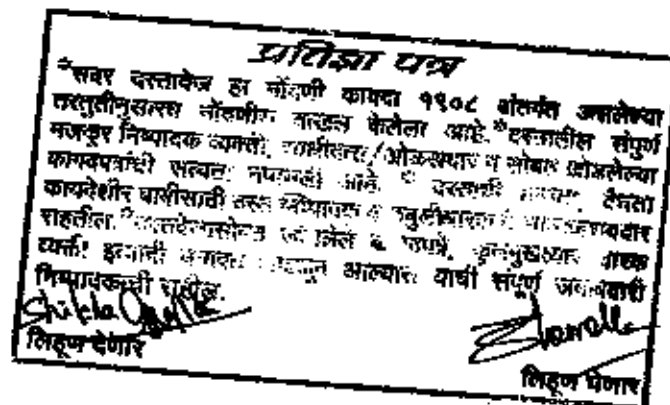
दुव्याम निष्ठा, शेकी-१,
कमटीदुव्याम निष्ठा, शेकी-१,
कमटी

दस्तावेज प्रकार: विक्रीपत्र

मुद्रांक कुल्ल: (मीन) कोणत्याही कामपंचावतीच्या हद्दीतील क्षेत्रात किंवा जम-बंद (टोल) मध्ये मरुद न करवतात आलेल्या अशा कोणत्याही क्षेत्रात.

मिळा क्र. 1 21 / 10 / 2018 04 : 29 : 45 PM ची वेळ: (सादरीकरण)

मिळा क्र. 2 21 / 10 / 2018 04 : 30 : 34 PM ची वेळ: (फी)





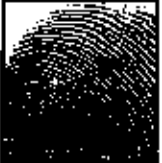
21/10/2016 4:39:14 PM

दस्त गोष्टकारा भाग-2

 नमद 5436
 दस्त क्रमांक:4168/2016

दस्त क्रमांक :कमद/4168/2016

दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:श्री. प्रमोद देवरावजी चरडे प्रोग्रावटर मेसर्स जी ताप कान्ठकन .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: 81, मॉ काली मंदीर जवळ, विद्या नगर, बाठोडा सेक्टर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AJXPG8718Q	सिद्ध देवार वय :-42 स्वाक्षरी: <i>Shankar</i>		
2	नाम:श्री. रुपाली प्रमोद चरडे प्रोग्रावटर मेसर्स माठोबी प्रभा विन्डर्स एंड डेव्हलपर्स .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: 81, मॉ काली मंदीर जवळ, विद्या नगर, बाठोडा सेक्टर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:BDKPG1639R	सिद्ध देवार वय :-27 स्वाक्षरी:- <i>RP Ghazode</i>		
3	नाम:मेसर्स मुकुलजी स्टावस्कोपर प्रायव्हेट लिमिटेड तर्फे अधिकृत संचालक 1. श्री. सिद्धा सुवेसचन गुता .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: 81/2, सिव्हील मार्ग, कांशी (व.प्र.) ह.मु. अ-321, गोकुळ आरकेड, विन्हे पारले पुर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAECG8322N	सिद्ध देवार वय :-45 स्वाक्षरी:- <i>Siddha</i>		
4	नाम:मेसर्स मुकुलजी स्टावस्कोपर प्रायव्हेट लिमिटेड तर्फे अधिकृत संचालक 2. कु. सही सुवेसचन गुता .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: 81/2, सिव्हील मार्ग, कांशी (व.प्र.) ह.मु. अ-321, गोकुळ आरकेड, विन्हे पारले पुर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAECG8322N	सिद्ध देवार वय :-22 स्वाक्षरी:- <i>Sahil</i>		
5	नाम:मेसर्स शे.एल.ए. कान्ठकन एंड विन्डर्स तर्फे भाविहार 1. श्री. जानी जालचंद असलानी .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: सी-201, प्रीतम कॉम्प्लेक्स, सुबर्बन बीक, मंदारा रोड, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AHWPA7471L	मान्यता देवार वय :-38 स्वाक्षरी:- <i>Manvata</i>		
6	नाम:मेसर्स शे.एल.ए. कान्ठकन एंड विन्डर्स तर्फे भाविहार 2. श्री. खरीद जाल वन्द खरीद खान .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: 1, एस.बी.आय. कॉलनी, जाफर नगर, पोलीस मार्ग टाकळीच्या मागे, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:ANOPK8229J	मान्यता देवार वय :-33 स्वाक्षरी:- <i>Manvata</i>		
7	नाम:मेसर्स शे.एल.ए. कान्ठकन एंड विन्डर्स तर्फे भाविहार 3. श्री. रुपाली प्रमोद चरडे .. पत्ता:प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. रोड नं: 81, मॉ काली मंदीर जवळ, विद्या नगर, बाठोडा सेक्टर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:BDKPG1639R	मान्यता देवार वय :-27 स्वाक्षरी:- <i>RP Ghazode</i>		

वरील दस्तऐवज कडून देणार तपाकधीत विक्रीपत्र चा दस्त ऐवज कडून दिल्याचे कडून करतात.

शिक्का क्र.3 ची वेळ:21 / 10 / 2016 04 : 39 : 48 PM

जोळख:-

खालील इसम असे निवेदीत करतात की ते वस्तुस्थितीत कोणत्याही प्रकारचा जोळखतात, व त्यांची ओळख पटवितात

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाम:श्री. प्रवीन सुखदेव चौव्हाण ..
वय:58
पत्ता:व्हॅकटेशनगर नागपूर



छायाचित्र

अंगठ्याचा ठसा