

SALE DEED

SELLER : SARJU CONSTRUCTION PVT.LTD

PURCHASER : SHAYONA CO-OPERANT

EXECUTED ON : 08/12/2017

REGISTERED ON : 08/12/2017

VALUED AT : 6, 52, 50,000/-

OR

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR - 440 006.

PH. NO. 2767995, FAX 0713-2763645

email: msadvocates@gmail.com

2004年11月

Friday, December 08, 2017

FIELD PINE

संस्कृत-संज्ञा-सूची

Original Duplicate

संशोधन संख्या: 500

Flight: 28M

प्राप्ति क्र.: 5451 दिनांक: 08/12/2017

भाषासंग्रहः पुस्तकम्

सर्वसाधारण जनसंख्या: सप्टेंबर 5-4184-2017

संस्कृत-भाषायां चरितः अभिहितानामप्ययः

सादर आभारार्थी हूँ, आपसेना की ओरान्तः की आभारान्तः मिलेनाकुमार आभारार्थी हूँ।

विश्वनाथसुखाय नमः

॥३॥

* 3000.00

संस्कृत-संज्ञा-सूची

4400

अनुसूची-३ २२

References

₹. 30448.00

साधारणतः शुद्ध रहने, परिवर्तित किए, मुख्य-२, आधारे

1.54 PPM का क्षेत्र मिलेगा

अभिषेक
एड. सुष्मिता मिश्रा, जूरी-२
वागडर इलाहाबाद ज. ५

साधारण मूल्य: ₹.65234500

सालाना र. 53,50,000/-

बहमनिष्ठ प्रसूति का शुल्क : रु. 4883500

१) वैयक्तिक प्रसार : प्रतिवर्षी खर्च : ₹ 30000

सीईआरए के अंदर क्रमांक: MH088049928201718E दिनांक: 06/12/2017

[illegible]

2) वेपनाला डकार: By Cash खाता रु 440/-

2004



NOTES: This chapter is valid for equipment in the equipment in San Registrar office only. Not valid for unregistered equipment.

नमन-५
२१०४ / २०१७
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नमना-५	
२५/४	२०१७
२	२



SALE DEED

VALUED AT RS. 6,52,50,000/-

(RS. SIX CRORE FIFTY TWO LAKHS FIFTY THOUSAND ONLY)

M. R. RS. 6,52,31,500/-

THIS DEED OF SALE is made at Nagpur on this 08th day of DECEMBER 2017 BY AND BETWEEN :

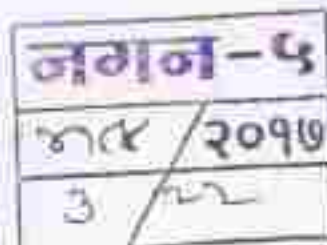
01. SARJU CONSTRUCTION PRIVATE LIMITED,

a company incorporated under the provisions of The Companies Act, 1956 bearing Registration No. 11-106170 of 1997 having registered Office at Bishabh Apartments, Plot No. 10, Azamshah Lay Out, Ganesh Nagar, Nagpur - 440009, acting through it's Authorised Director **SHRI KAMLESH S/O PRANLAL SHAH**, aged about 62 years, and **SHRI PRAVIN S/O MAYABHAI PATEL**, aged about 50 years, Both Occupation : Business, here-in-after known and referred to as the "**SELLER**" which expression wherever it appears in this Deed here-in-after shall, unless repugnant to the context or meaning thereof, shall always mean and include THE SELLER, it's Directors shareholders and their respective heirs, representatives, nominees, agents, assignees of THE FIRST PART, AND; {PAN : AACC50894D}

02. SHAYONA CO-OPERANT, a Partnership concern

having it's office at Ganesh Nagar, Azamshah Lay Out, Nagpur - 440009, acting through it's authorized Partner **SHRI JIGNESHKUMAR PUNAMBHAI PATEL H.U.F.** through it's Karta **SHRI JIGNESHKUMAR S/O PUNAMBHAI PATEL** aged about 44 years, Occupation : Business, Resident of Tenement No. 4, Sarju Town, Chandmarl Road, Wathoda, Nagpur - 440035, 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 it's partners, Karta, members, co-parceners, their heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART, AND; {PAN : ADJF58226L}

WHEREAS, the SELLER is the sole and exclusive owner of ALL THAT piece and parcel of Land bearing Kh. No. out of 30/3, (as per Mahabhulekh Record Kh. No. 30/3/2) admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., situated at Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/16, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, situated at Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur, AND;



WHEREAS, the SELLER here-in purchased the said land from its owners Shri Hanram Shyamrao Wath by Sale Deed dt. 24.06.2013 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 3209 dt. 24.06.2013, AND;

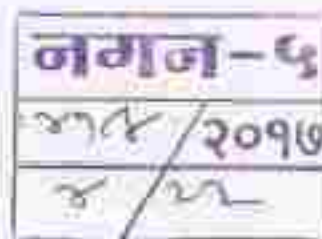
7. WHEREAS, the said entire land was converted into Non agricultural Use i.e. for residential purposes by virtue of Order dt. 17.07.2014 by The Collector, Nagpur in Revenue Case No. 446/NAP-34/2013-2014 and the lay out carved on the said land was also approved by the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur vide Letter bearing No. ADTP/PL/6604 dt. 14.10.2016, AND;

WHEREAS, the SELLER entered into Agreement dt. 10.10.2016 with Nagpur Improvement Trust, Nagpur in respect of development of the said land as per terms and conditions in accordance with Maharashtra Regional and Town Planning Act, as the Development Competent authority, AND;

WHEREAS, the SELLER is developing the said entire lay out and has incurred huge amount towards the development and infrastructure and decided to agree to sell the said as per the said plan to the prospective interested buyers, AND;

WHEREAS, the PURCHASER having come to know about the Development of the said land into a Layout of Residential lay out has approached the SELLER for purchase of the said entire land owned by the SELLER, AND;

WHEREAS, the PURCHASER negotiated for the sale of said land with the SELLER and the SELLER having accepted the said proposal and accordingly took Board Resolution to sell the said entire land to the PURCHASER here-in and finally agreed to sell the said entire land (which consists of plotable land + Open and recreational Space + Conveyance Shopping + Lay Out Road etc.) for the total consideration of RS. 6,52,50,000/- (RS. SIX CRORE FIFTY TWO LAKHS FIFTY THOUSAND ONLY) agreeing inter-alia that the SELLER will execute the Sale Deed of the said land on completion of all necessary formalities and on receipt of agreed consideration for sale of the said land from the PURCHASER, AND;



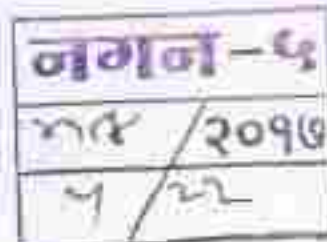
WHEREAS, the SELLER herein has agreed to sell said Plot No. 8, admeasuring about 173.202 Sq. Mtrs. to Shri Sunil Veernarayan Dalela under a registered Agreement To Sell dt. 08.11.2016 registered with Sub Registrar Nagpur - 6 at Book No. 1 at Sr. No. 4760 dt. 08.11.2016 and the said Agreement has now been cancelled by Deed of Cancellation of Agreement dt. 06.12.2017 and as such SELLER now is free to sell the said entire property to new prospective PURCHASER, AND;

WHEREAS, the PURCHASER has accordingly agreed for purchase the said entire land for the aforesaid consideration and the SELLER has all rights to transfer the said land as per the Layout Plan to the PURCHASER herein with all rights therein, AND;

WHEREAS, THE PURCHASER having paid entire consideration, it has now become necessary to execute and register SALE DEED of the said Property in favour of the PURCHASER and transfer all rights, title and interest in the said entire land to the PURCHASER;

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS :

01. That in consideration of total sum of RS. 6,52,50,000/- (RS. SIX CRORE FIFTY TWO LAKHS FIFTY THOUSAND ONLY) paid by the PURCHASER to the SELLER as stated in the manner appearing here-in-below, the receipt whereof the SELLER do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer by way of sale to the PURCHASER ALL THAT sanctioned lay out cased on ALL THAT piece and parcel of Land bearing Kh. No. out of 30/3, admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., situated at Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/15, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, situated at Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur, (which consists of plotable land + Open and recreational Space + Conveyance Shopping + Lay Out Road etc.) and more particularly described in the schedule hereunder written which forms part and parcel of this Sale Deed to the PURCHASER as owner thereof TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof forever free from encumbrances of all kinds whatsoever.



MANNER OF PAYMENT

Amount Rs.	Ch. UTR No.	Dt.	Bank
1,62,50,000/-	UBINH 1741557669	07.12.2017	Union Bank of India, Wardhaman Nagar, Nagpur.
1,50,00,000/-	100452	07.12.2017	
1,00,00,000/-	100453	07.12.2017	
1,00,00,000/-	100454	07.12.2017	
1,06,25,000/-	100455	07.12.2017	
27,22,500/-	032751	07.12.2017	
6,52,500/-	TDS AS PER PROVISIONS OF THE I. T. ACT.		
6,52,50,000/-	RS. SIX CRORE FIFTY TWO LAKHS FIFTY THOUSAND ONLY		

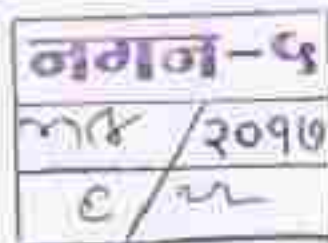
02. THAT the SELLER does hereby covenant with the PURCHASER that it has good, valid and marketable title to the property hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever. Further the SELLER covenants that the said property hereby sold is free from any encumbrances, charges, mortgage etc.

03. THAT the SELLER further assures the PURCHASER that the property hereby sold is the separate self acquired property belonging to it alone and none except it and present Directors have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

04. THAT the SELLER further assures to the PURCHASER that it has not transferred the said property by way of sale, Gift, Mortgage, Lease or in any other manner whatsoever to anybody else till date.

05. 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 or disturbance by the SELLER or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whatsoever.

06. THAT the SELLER 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 property to the PURCHASER.



07. THAT the SELLER has paid upto this date all dues with respect to Taxes, Cesses, and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the SELLER undertakes to pay the same and keep the PURCHASER always indemnified against such payments.

08. THAT the SELLER has delivered the actual physical possession of the property hereby sold to the PURCHASER in vacant condition and the PURCHASER has taken over the same.

09. THAT the SELLER will support any application made by the PURCHASER for mutation of name on the property 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.

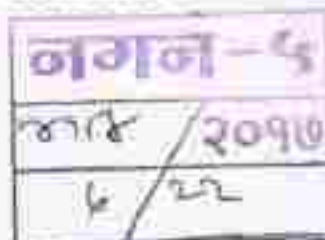
10. THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject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

11. THAT the PURCHASER shall abstain from doing any act, deed or thing which could cause annoyance, inconvenience, or obstruction to other property owners and shall always abide by Rules and Zonal Regulations of the Nagpur Improvement Trust/Nagpur Municipal Corporation as the case may be.

12. THAT the SELLER has done no act whereby the property hereby sold is encumbered in any way or whereby she is debarred from transferring the same by way of sale to the sale to the PURCHASER.

13. THAT the SELLER has transferred the said entire property alongwith which consists of plotable land + Open and recreational Space + Conveyance Shopping + Lay Out Road etc. without reserving any rights in the said entire land. The SELLER covenants that it has submitted a revised lay out with Nagpur Improvement Trust, Nagpur and the same is under scrutiny/process. The PURCHASER has seen and accepted the same and also be entitled for the further revision of the lay out plan as per its convenience.

14. THAT all expenses on account of payment of Stamp Duty and Registration Fees payable on this Sale Deed have been borne and paid by the SELLER.



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of entire land (consisting of plotable land + Open and recreational Space + Conveyance Shopping + Lay Out Road etc.) in the layout, situated on ALL THAT piece and parcel of Land bearing Kh. No. out of 30/3, (as per Mahabhulekh Record Kh. No. 30/3/2), admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., situated at Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/16, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, situated at Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur and the said entire land is bounded as under:

ON THE NORTH	:	KH. NO. 30/2
ON THE EAST	:	PANDHAN & PUNAPUR ROAD
ON THE WEST	:	PORTION OF KH. NO. 30/3 OWNED BY SHRI HARIRAM WATH
ON THE SOUTH	:	KH. NO. 30/1

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

Drafted by Dhiren & Khedkar Advocates, Nagpur

WITNESSES :



01.

02.

FOR SARJU CONSTRUCTION PVT. LTD.



(SHRI KAMLESH P. SHAH)

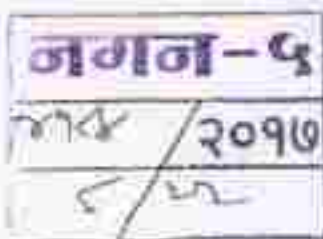


(SHRI PRAVIN M. PATEL)
AUTHORISED DIRECTORS
SELLER



FOR SHAYONA CO-OPERANT

SHRI JIGNESHKUMAR P. PATEL
KARTAI PARTNER
PURCHASER





कार्यालय :- नगर भूमापन अधिकारी क्र. २ नागपुर

दिनांक : 23/04/2023
पृष्ठ सं. : 45

日期: 2008.11.11

[illegible]

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24/2090

90 / 22

Infantile

TRUE COPY



Nagpur Improvement Trust

Station Road, Sadar, Nagpur 461.

Phone no: 25314201, P.B. No: 2531431 & 22. Fax no: 0712-2531431

No: ADTP/PI/6604

Nagpur, dt: 4/10/2016

To,

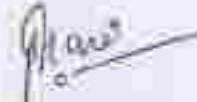
M/s Sarju Construction Pvt. Ltd., Through Director
Shri Pravin Mayabhai Patel
R/o Aazamshah Layout, Rishabh Apartment,
Ganeshnagar, Nagpur

Subject: - Sanction of layout on land bearing Khazra no 30/3 of Mosra Panapur, Dist. Nagpur.

Reference: - Your letter dated 6th May, 2016.

With reference to the subject cited above, please find enclosed herewith a copy of sanctioned layout plan on land bearing Khazra 30/3 of Mosra Panapur duly sanctioned by Nagpur Improvement Trust subject to the conditions mentioned in the Agreement Dt. 10th October, 2016.

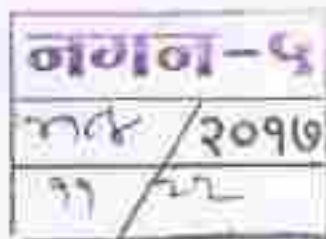
Encl.:- As above


Assistant Director Town Planning
Nagpur Improvement Trust

Copy forwarded to:-

1. The Collector, Nagpur
2. Executive Engineer (East), N.I.T.
3. Asst. Engineer (Planning), N.I.T.
4. Building Engineer (East), N.I.T.
5. Chief Account & Finance Officer, N.I.T.
(Original Agreement for Keeping in Safe Custody)
6. The Chief Officer, Nagpur Housing and Area Development Board, Nagpur.

Sd/-
Assistant Director Town Planning
Nagpur Improvement Trust





22/26
218/2090
5-101010



REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>As per original drawing</td> <td>10/10/2018</td> </tr> </table>		NO.	DESCRIPTION	DATE	1	As per original drawing	10/10/2018	DATE: 10/10/2018 TIME: 10:00 AM BY: [Signature] FOR: [Signature]
NO.	DESCRIPTION	DATE						
1	As per original drawing	10/10/2018						
PROJECT: [Project Name] CLIENT: [Client Name] LOCATION: [Location] SCALE: 1:1000		DATE: 10/10/2018 TIME: 10:00 AM BY: [Signature] FOR: [Signature]						

साव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहवा (तयार करणे व सुविधेसाठी देवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ४)

गाव :- पुन्हापूर

जालुका :- नारायण (सावर)

जिल्हा :- नारायण

मोट क्रमांक व अपविमान २०१३	मुधारणा पद्धती भौमवट्टाकार नोंद नं.	आलेखद्वाराचे नाव
होदीचे स्थानिक नाम:	सर्व आकारातील पै - पी.व्हा. के.फा	खाली क्रमांक
सर्व एकक हो. तार. चौ. मी.	सरजु कन्स्ट्रक्शन प्रा. लि. तर्फे	१०६
किंम होती ४.००	संपादन	कुळाचे नाव
साकारणी	अद्वितीय नोंदवहवा पत्रक	इतर अधिकार
जि.एम.त	— सामाईक हो. —	इतर
कारण	०.००.०० ३.००	के.अ. ११४ दिनांक २२/०१/२०१३ मधील पत्रकणी (१)
खरी -		
वरमान -		
इतर -		
एकूण हो. -		
पीटव्हास (सावादीन संयोजक)		
नये (म) -		
खरी (ह) १.२१.००		
एकूण पै १.२१.००		
रह		
मुद्री किंवा -		
मिठाव		
साकारणी		
		सीमा अतिस भूगोप्यत रोव्ह

नमून-५
२०१७
१३/२२



PERMANENT ACCOUNT NUMBER
AFEP2510H

NAME
JONESH KUMAR PUNAMSHAI PATEL

DOB
23-11-1973

DATE OF BIRTH
23-11-1973

Signature

Director of Income Tax (EPR)



THE BRICKS GROUP
NARAYAN CHANDRAJI MATHUR CHITLING JALANDE

DOB 11-41-1975

Signature

Director of Income Tax (EPR)

आयकर विभाग
INCOME TAX DEPARTMENT
KAMLESH PRANLAL SHAH
PRANLAL SHAH
12-07-1934
Permanent Account Number
AHFPT535Q

Signature

भारत सरकार
GOVT. OF INDIA

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

Signature

Director of Income Tax (EPR)

आयकर विभाग
INCOME TAX DEPARTMENT

Signature

Director of Income Tax (EPR)

मगन-५
२१४/२०१७
१५/२०



PERMANENT ACCOUNT NUMBER
AAGS0894D

THE NAME
SARJU CONSTRUCTION PRIVATE LTD.

FORMER NAME OF THE HOLDER OF ACCOUNT/REGISTRATION
26-02-1987

COMMISSIONER OF INCOME TAX, VIJAYNAGAR

5828 7338 8596

जमिनी मालकी दाखल

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जमिनी-५

४१४ / २०१७

१६ / १२



PERMANENT ACCOUNT NUMBER
AARPP6840Q

THE NAME
PRAVIN MAYABHAI PATEL

THE NAME OF THE FATHER'S NAME
MAYABHAI PATEL

THE DATE OF BIRTH
01-06-1966

COMMISSIONER OF INCOME TAX, VIJAYNAGAR

प्रमुख विभाग
बोर्डिंग प्रशासन

भारत सरकार
GOVT. OF INDIA

KANLESH PRASAD DASH

प्रमुख विभाग

Supat

Supat

नमून-५	
४१४	२०१७
१८	५८





CHALLAN
MTR Form Number-8

QRN: 0340004MPC201711E	SARCCODE: 0 100 1 0 00000000 000 1000 0000 0 10 1 000	Date: 08/12/2017-11:23:00	Form ID: 25.1
Department: Inspector General (P) Registration		Payer Details	
Stamp Duty Type of Payment: Registration Fee		TAX ID (If Any)	
		PAN No. (If Applicable)	
Office Name: NDRS, JT, NAGPUR NO-2 SUB REGISTRAR		Full Name	SARUJ CONSTRUCTION PVT LTD
Location: NAGPUR			
Year: 2017-2018 One Time		Firm/Shop No.	KH NO 303
Account Head Details		Amount in Rs.	Premises/Building
0030045621: Stamp Duty	4923800.00	Road/Street	M2 PUNAPUR
0030063001: Registration Fee	10000.00	Area/Locality	NAGPUR
		Town/City/District	
		Pin	4 4 0 0 0 1
		Remarks (If Any)	
		SecondPartyName=SHAYONA CO OPERANT-	
		Amount in	Forty Nine Lakh Twenty Three Thousand Eight Hundred
		Words	in Rupees Only
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref No.
		00040372017123506416	C4E3456347
Cheque/DD No.		Bank Date	RBI Date
		08/12/2017-11:23:41	Not Verified with RBI
Name of Bank		Bank Branch	STATE BANK OF INDIA
Name of Branch		Scanned by	Not verified with Scanned



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालान केवल दस्तावेजों के पंजीकरण के लिए ही मान्य है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालान मान्य नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	053-200-4104	0004065134201718	08/12/2017-11:41:20	IGR387	30000.00
2	053-200-4104	0004065134201718	08/12/2017-11:41:20	IGR387	4923800.00
Total Defacement Amount					4923800.00

नमन-५
20/12/2017
18/12



5-1010	
2096	2018
20	20



268/4184

शुक्रवार, 08 दिसंबर 2017 1:50 म.ने

रमल शीतबारा भाग-1

समय 5

रमल क्रमांक: 4184/2017

रमल क्रमांक: समय 5 / 4184/2017

बाजार मूल्य: ₹. 6,52,31,500/-

सीटबारा: ₹. 8,52,50,000/-

भरपले मूद्रांक मूल्य: ₹. 48,93,800/-

डु. ति. मद्र. डु. ति. समय 5 बाक बाकीबारा

प्राकली: 5462

प्राकली दिनांक: 08/12/2017

अ. क्र. 4184 र. दि. 08-12-2017

राज्यपालागले लोक. बाकीना को कोषागले लो. भागिदार
जिनेशकुमार मूलभारा परेस रमल कुमल लो. लो. लो. जिनेशकुमार
मूलभारा परेस - -

राजी 1:30 म.ने. बा. शुक्र. केला

लोडपी की

30000.00

रमल कुमलकी की

440.00

मूद्रापी बाकला: 22

एकुल: 10440.00

रमल शुक्र. बाकीबारा की लो.:

रह. दुय्या निवाक को-2
सागपुर शहर क्र. 4रह. दुय्या निवाक को-2
सागपुर शहर क्र. 4

रमलाका उकाण: मरिदातीलराल

मूद्रांक मूल्य: (मद्र.) कोषागले लो. भागिदार जिनेशकुमार लो. भागिदार मूलभारा परेस रमल कुमल लो. लो. लो. जिनेशकुमार
मूलभारा परेस - -

मिड्रा क्र. 1 08 / 12 / 2017 01 : 30 : 49 PM की लो. (मादरीकरण)

मिड्रा क्र. 2 08 / 12 / 2017 01 : 34 : 41 PM की लो. (की)

