

BETWEEN

M/S. MAIR COAL SERVICES LIMITED (PAN: AAACM4275B) a Company registered under the Indian Companies Act, 1956 and having its registered Corporate Office at 166, Syde Shawan, Rammagar, Nagpur-440033 acting through its Director **SHRI SUSHHEEL S/o SURESH MAIR**, aged about 31 years, Occupation: Business, S/o Plot No. 160, Rammagar, Nagpur-440010 hereinafter called as the **VENDOR** or **PARTY NO. 1** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Vendor/ Company as well as its Directors, administrators, liquidators, executors, successors and assigns etc.) the party of the **FIRST PART**,

AND

M/S. SINDHRAJ BUILDERS AND DEVELOPERS PRIVATE LIMITED (PAN: AACG1542AL), a Company incorporated under the provisions of the Companies Act, 1956, having its Registered Office at "Gaudet", Rahate Colony, Jail Road, Nagpur, acting through its Directors (1) **SHRI MANSINGH S/o DEVENDRA MULIK**, aged about 34 years, Occupation - Business, and (2) **SHRI PRITHVIRAJ S/o DEVENDRA MULIK**, aged about 32 years, Occupation: Business, S/o "Gaudet", Rahate Colony, Jail Road, Nagpur - 440022, Tehsil and District - NAGPUR, hereinafter called the **PURCHASER** or **PARTY NO. 2** (which expression shall unless repugnant to the context or meaning thereof, always mean and include the said Purchaser / Company as well as its Directors, administrators, liquidators, executors, successors and assigns etc.) of the **SECOND PART**

WHEREAS the Vendors are owners and in possession of Plot of Land admeasuring 342.25 Sqr. Mtrs. / 3483 Sqr. Mts. out of ALL THAT plot and parcel of Nagpur Improvement Trust Leasehold plot No. 176 admeasuring 431.275 Sqr. Mtrs. together with the existing R.C.C. Double Storeyed superstructure admeasuring 344.11 Sqr. Mtrs. / 3714 Sqr. Fts., in Out Station Expansion Scheme of N.I.T., Telarshedi Layout, Muscat, Peshawar Road, City Survey No. 8115, Sheet No. 20, bearing Nagpur Municipal Corporation House Plot No. 581/8 and 58A, Ward No. 68, situated at Ram Nagar, Nagpur-440033, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tehsil and District Nagpur.

AND WHEREAS aforesaid Plot No. 176 admeasuring 431.275 Sqr. Mtrs. originally belonged to Shri Dattatraya Waleji Thakre having acquired the same by him from Shri Nagpur Improvement Trust, Nagpur in



Leasehold Rights for a term commencing from 17-02-1959 and ending on 31-03-1989 by a duly registered Indenture of Lease dated 21-11-1959.

AND WHEREAS the aforesaid Shri Dattatraya Waleji Thakre herein constructed Residential House on the aforesaid Plot having Built Up Area of 244.63 Sqr. Mtrs. as per the Building Plan sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/2550/5088 dated 08-07-1958.

AND WHEREAS, during the course of time some dispute arose in between Shri Dattatraya Waleji Thakre and Shri. Alakabar Chandra Kant Markar regarding the aforesaid property which resulted into the initiation of legal proceedings and a Civil Suit was filed in the Civil Court, which was registered as Civil Suit No. 2000/1971 and the same was decreed and settled on 28-02-1976. In pursuance of the order and decree passed in the aforesaid Civil Suit the said persons herein compromised their disputed matter mutually by executing a Compromise Petition on 21-06-1984 and thereby mutated the name of Shri. Alakabar Chandra Kant Markar on the 50 Percent Portion of the aforesaid property in all relevant records.

AND WHEREAS, during her lifetime the said Smt. Alakabar Chandra Kant Markar executed her LAST WILL AND TESTAMENT on 12-04-1977 and thereby she bequeathed her 50 Percent share in the aforesaid property comprising aforesaid Plot No. 176 in favour of Shri Jyotsna S/o Shankarrao Gawade absolutely and forever with heritable and transferable rights therein and the said Will is duly registered at Sr. No. 804 in Book No. 3 on 12-04-1977 with Joint Sub Registrar-1.

AND WHEREAS, lateron Shri Dattatraya Waleji Thakre and Mrs. Anulaya Dattatraya Thakre transferred a Portion of the said Plot No. 176 together with 4 Rooms Block having Built Up Area of 817 Sqr. Fts. to Mrs. Hrudal Jayant Alani vide Sale Deed dated 14-09-1988 registered at Sr. No. 8078 (P) in Book No. 1 on 14-09-1988 with Sub Registrar, Nagpur.

AND WHEREAS, on expiration of original term of Lease, the Nagpur Improvement Trust, Nagpur herein extended the same for a further term commencing from 01-01-1989 and ending on 31-03-2019 by executing a renewed Indenture of Lease regarding the aforesaid property in favour of Shri Dattatraya Waleji Thakre and Smt. Hrudal Jayant Alani jointly vide Lease Indenture dated 02-07-1990 registered at Sr. No. 9887 (P) in Additional Book No. 1, Volume No. 1752 on Pages 130 to 132 on 02-08-1990 with Joint Sub Registrar Nagpur City-2.



AND WHEREAS, during his life time the aforesaid Shri Dattatraya Wajji Thakre executed his **LAST WILL AND TESTAMENT** on 15-07-1995 and thereby he bequeathed his share in the aforesaid property comprising above-said Plot No. 176 to his wife Smt. Anusayabai Thakre and Son Shri Arun Thakre forever with heritable and transferable rights therein and the said Will is duly registered at Sr. No. 9 in Book No. 3 on 15-07-1995,

AND WHEREAS, the aforesaid Shri Dattatraya Wajji Thakre died on 11-10-1995 and consequent upon his death his Widow Smt. Anusayabai Thakre and Son Shri Arun Thakre became the joint/co-owners of the aforesaid property in terms of the aforesaid Will dated 15-07-1995,

AND WHEREAS, during the course of time aforesaid Smt. Anusayabai Thakre left for heavenly abode on 13-04-2000 and consequent upon her death, her aforesaid Son Shri Arun Dattatraya Thakre became the Owner of the aforesaid property with heritable and transferable rights therein,

AND WHEREAS, the Vendors hereinabove-named have purchased Plot of land measuring 215.528 Sq. Mtrs. / 2320 Sq. Fts. together with R.C.C. construction standing thereon measuring 94.80 Sq. Mtrs. / 1020 Sq. Fts. Built Up, out of above-said Plot No. 176 from Shri Janaka S/o Shanabhai Gawande vide Sale Deed dated 30-09-2004 registered at Sr. No. 2818/2004 on 30-09-2004 with Sub Registrar Nagpur No. 3,

AND WHEREAS, the Vendors hereinabove-named have purchased Plot of land measuring 126.68 Sq. Mtrs. / 1363 Sq. Fts. together with R.C.C. construction standing thereon measuring 149 Sq. Mtrs. / 1603.34 Sq. Fts. Built Up, out of above-said Plot No. 176 from Shri Arun S/o Dattatraya Thakre vide Sale Deed dated 13-04-2006 registered at Sr. No. 3434/2006 on 13-04-2006 with Sub Registrar Nagpur No. 5,

AND WHEREAS, the name of Vendor is mutated in City Survey Records, Mouza: Pandharpur, City Survey No. 615,

AND WHEREAS, the name of Vendor is mutated in Nagpur Improvement Trust Records,

AND WHEREAS, the name of Vendor is mutated in Nagpur Municipal Corporation Records, RMC Mouza Nos. 583/B and 584, Ward No. 59,

AND WHEREAS, the Vendors desire to sell and Purchase desired to purchase the aforesaid property for a valuable consideration of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) and the Purchase



have made the entire payment of consideration to the Vendors and now the parties to the deed desire to execute and register the Sale Deed,

NOW THEREFORE THIS SALE DEED WITNESSES as follows:

1. That in consideration of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) paid by the Purchaser to the Vendors the receipt of which is acknowledged herewith, the Vendors hereby declare that they have conveyed, transferred and assigned all their rights, title and interest in Plot of Land measuring 342.28 Sq. Mtrs. / 3863 Sq. Fts. out of ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot No. 176 measuring 431.075 Sq. Mtrs. together with the existing R.C.C. Double Storeyed superstructure measuring 344.11 Sq. Mtrs. / 3704 Sq. Fts., in Civil Station Expansion Scheme of M.T.T., Telokhandi Layout, Huda Pandharpur, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House Nos. 583/B and 584, Ward No. 59, situated at Ram Nagar, Nagpur-440033, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tehsil and District Nagpur, to the Purchaser more specifically and elaborately described in the Schedule of Property hereunder AND TO HOLD THE SAME UNTO THE PURCHASERS as the absolute and rightful owner thereof forever free from encumbrances of all kinds whatsoever and the Purchaser shall be entitled to undisturbed and quiet possession and peaceful enjoyment of the said property without any hindrance.

2. That the consideration of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) has been paid by the Purchaser to the vendors as under:

Rs. 1,00,000/- Paid via Cheque No. 614740 dated 09-12-2013 drawn on State Bank of Travancore

Rs. 50,00,000/- (Rupees Fifty Lakhs Only) Paid by the Purchaser to the Vendor by Cheque No. 429753 dated 23-12-2013 drawn on State Bank of India, Branch Chazampath, Nagpur A/c. of The Chazampath Matha Multistate Co-op. Society Ltd., Nagpur.

Rs. 50,00,000/- (Rupees Fifty Lakhs Only) Paid by the Purchaser to the Vendor by Cheque No. 429754 dated 23-12-2013 drawn on State Bank of India, Branch Chazampath, Nagpur A/c. of The Chazampath Matha Multistate Co-op. Society Ltd., Nagpur.

Rs. 20,00,000/- (Rupees Twenty Lakhs Only) Paid by the Purchaser to the Vendor by Cheque No. 429755 dated 23-12-2013



drawn on State Bank of India, Branch Channarayana,
Nagpur A/c of The Dhanrajpath Malika Mullistata Co-op.
Society Ltd., Nagpur.

Rs. 25,00,000/- Paid to the Vendor from time to time.

Rs. 1,60,00,000/- TOTAL (Rupees One Crore Sixty Lakhs Only).

The Vendors hereby acknowledge and declare that they have received the entire consideration from the Purchasers as mentioned above.

3. That the Vendors hereby declare that they have valid and marketable title in the property, they have paid the Municipal Taxes to the Nagpur Municipal Corporation and Ground Rent to N.I.T. upto date of this Sale Deed.

4. That the Vendors also declare that the property is free from all encumbrances, charges, leases etc. and they have not done anything whereby the said property or the right, title and interest therein may in any manner be charged within the payment of any money, charges, taxes, cesses etc. In case of any claim made by anybody adversely affecting the title of the Purchasers the Vendors agree to indemnify the Purchaser for any loss that may be caused due to defect in their title.

5. That the Vendors herein state and assure that the property hereby sold is exclusively owned by them and none except them have any rights and interests of any kind on the said property and the property is free from encumbrances of all kind. The Vendors have also made it clear that they have not created any sort of charge, lien, hypothecation or pledge on the property any time nor any dispute or litigation or suit is pending before any judicial or quasi judicial authority neither they have committed any act prejudicial the sale of the said property nor they had entered into agreement of sale of the said property, lease, tenancy, gift etc. before this agreement and they have got perfectly good and marketable title.

6. That the Vendors have delivered the Original Sale Deed, Leases Deed and other relevant documents at the time of execution of Sale Deed to the Purchasers.

7. That the Vendors have delivered the possession of the property to the Purchaser physically in vacant condition on execution of this Deed.

8. That the Vendors will support mutation applications made by the Purchasers in respect of the property sold hereunder to the authorities such as



Nagpur Improvement Trust, Nagpur Municipal Corporation, City Survey, Revenue and any other Statutory Authorities.

9. That the Purchaser would be required to pay the Municipal Taxes, N.I.T. Ground Rent and other Taxes on the property which would be required to be paid to the State Government or Statutory Body on the property from the date of Sale Deed.

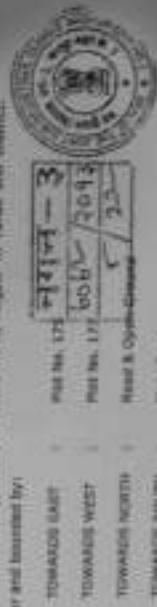
10. That the Vendors are having Electric Connections for the premises. The Vendors hereby state that the said Electric Connections stand transferred in the name of Purchaser and it should get the same transferred in its name with MSEDCL, Nagpur.

11. That if any error, mis-statement, mistake etc. of whatsoever nature is found then at that point the present sale will not become null and void and get cancelled but such errors, mis-statements, mistakes etc. shall always be subject to correction by executing Correction Deed if so required.

12. That all expenses for preparation of Sale Deed, Stamp Duty, Registration Fee and Professional Fees are paid and borne by the Purchaser.

SCHEDULE OF PROPERTY

Plot of Land measuring 342.38 Sq. Mtrs. / 3683 Sq. Fts. out of ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot No. 276 measuring 431.078 Sq. Mtrs. together with the existing R.C.C. Double Storeyed superstructure measuring 344.11 Sq. Mtrs. / 3704 Sq. Fts., in Old Madan Cossan Scheme of N.I.T., Talarabad Layout, House Pandharabadi, City Survey No. 415, Sheet No. 10, bearing Nagpur Municipal Corporation House Nos. 383/8 and 584, Ward No. 88, situated at Ram Nagar, Nagpur-440031, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tehsil and District Nagpur and bounded by:



TOWARDS EAST : Plot No. 175
TOWARDS WEST : Plot No. 176
TOWARDS NORTH : Road & Cycle-Ground
TOWARDS SOUTH : Main Road

IN WITNESS WHEREOF the parties to this Sale Deed have set their respective hands & signed this deed on the date, month and year first above-mentioned in the presence of two attesting witnesses

Witnessed By: S. K. Choudhary

Witnesses:

For M/s. New Card Services Limited

[Signature]



[Signature]



(Sushant Kumar's Son)

DIRECTOR

VENDORS/PARTY NO. 1

[Signature]

For M/s. Strong Builders & Developers Pvt. Ltd.



[Signature]
(Vasanth D. Nair)



[Signature]
(Mithun D. Nair)

DIRECTORS

PURCHASERS/ PARTY NO. 2

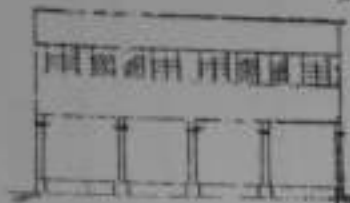
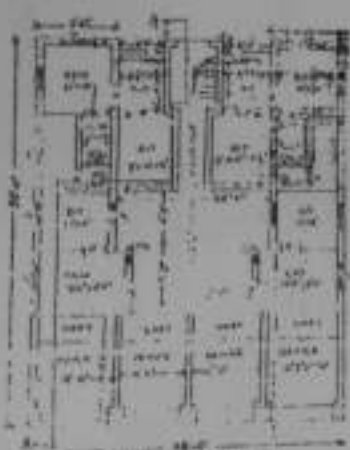
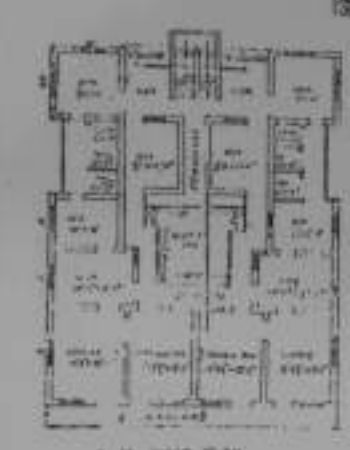
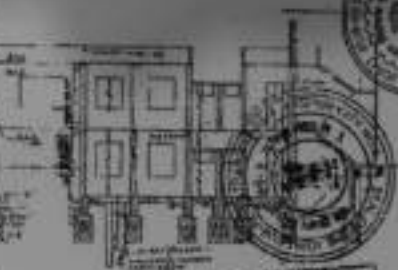
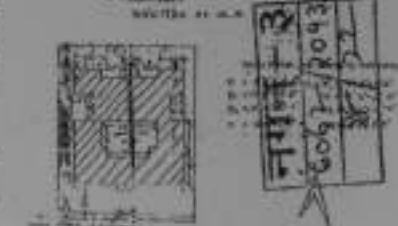


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Booked By: S. K. Choudhary, 712, 7th Floor, New Regent, 14th Mile, Bangalore, Karnataka.
Date: 14/08/2023



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$$4-200 \text{ wt } \frac{1}{2} \text{ in} \quad - \quad 100 \text{ wt } \frac{1}{2} \text{ in} \text{ only}$$


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TIRUPATI URBAN CO-OP. BANK LTD.

(Head Office: 175, S.S. Road, Singaperumal Puram, Madurai-625 013)

BRANCH: Madurai

NO DUES CERTIFICATE

This is to certify that Shri. Govind. M. N. was recovered by the Bank for Loan Limit of

Rs. 135,000/- for the purpose of Personal

on 10/10/2013

The party has fully repaid the amount and the Bank has no to recovery any amount from the party in the said Loan Account.

Hence this NO-DUES Certificate

Place: MADURAI

Date: 10/10/2013

Tirupati Urban Co-op. Bank Ltd.

MANAGING DIRECTOR



पगन-3
6062-2013
74/22



पगन-3
6062-2013
74/22

**CERTIFIED COPY OF THE BOARD RESOLUTION PASSED IN THE
 BOARD MEETING HELD ON 23RD DECEMBER 2013 AT 166, SYRIA
 BHAVAN, RAMNAGAR, NAGPUR - 440 033**

Resolved that Mr. Subodh Naik, Director of the Company be and is hereby
 authorised on behalf of the Company to negotiate the deal for sale and
 execute required agreement with competent buyer and to execute Agreement,
 Sale Deed or any other documents on behalf of the Company to sale the
 property situated at Plot No.176, Ramnagar, Nagpur.

FOR & ON BEHALF OF THE BOARD

(Signature)

DIRECTOR



Naik CSLS, 105, Raja Bazaar, Ramnagar, Nagpur - 440 033
 Registered in Registrar of Companies (ROC)

GOVERNMENT OF INDIA
MINISTRY OF COAL
NATIONAL COAL SERVICES LTD.
SERIALS BULBETS AND
DEVELOPMENT PRIVATE LIMITED

02000010

For the purpose of the National

AMC/NCS/100

आयुक्त विभाग
NATIONAL DEPARTMENT
NATIONAL COAL SERVICES LTD.
25/11/2014
AMC/NCS/100

आयुक्त विभाग
NATIONAL DEPARTMENT
NATIONAL COAL SERVICES LTD.



आयुक्त विभाग
NATIONAL DEPARTMENT
NATIONAL COAL SERVICES LTD.

25/11/2014

आयुक्त विभाग
NATIONAL DEPARTMENT
NATIONAL COAL SERVICES LTD.



आयुक्त विभाग
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NATIONAL COAL SERVICES LTD.
25/11/2014
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