

SALE DEED

SELLERS : M/S NANDKISHOR PROPERTIES

PURCHASERS : SHRI TEJAS A. BHAYANI
& OTHERS

EXECUTED ON : 31.12.2013

REGISTERED ON : 16.01.2014

VALUED AT : 8, 15, 00,000/-

dsk

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR - 440 008.

PH. NO. 2767995, FAX 0712-2762645

email: msdkadvocates@gmail.com



Rajesh
राजेश आ. घोडपाणे
नगरसेवक प्रभाग क्र. २२
विशेष कार्यकारी अधिकारी
न.न.पा. नागपुर

269/334

पावती

Original/Duplicate

Thursday, January 16, 2014

5:08 PM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 401

दिनांक: 16/01/2014

गवाचे नाव: हिवरी

दस्तावेजाचा अनुक्रमांक: नगन8-334-2014

दस्तावेजाचा प्रकार: अग्निहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्रीमती वनिता अनंतराय वोंरा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

DELIVERED

एकूण:

रु. 30840.00

जापणास मूळ दस्त, यंत्रनेल प्रिट व सीडी अंदाजे 5:23 PM ह्या वेळेस मिळेल

NGP6

बाजार मुल्य: रु.96768000/-

मौबदता: रु.81500000/-

भरलेले मुद्रांक शुल्क:

रु. 6300000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 087925 दिनांक: 16/01/2014

वेंकचे नाव व पत्ता: Umiya urban Co Operative Bank Ltd, Wardhaman

2) देयकाचा प्रकार: By Cash रक्कम: रु. 840/-



राजेश था. घोडपारे
नगरसेवक प्रभाग क्र. २२
विशेष कार्यकारी अधिकारी
म. न. पा. म. न. पा.

63,00,000/-

SHRI TEJAS A. BHAYANI

ADRPB0578N

M2: HIWARI, KH. NO. 7

M/S NANDKISHORE PROPERTIES

SR - NGR - 6

NOTARY PUBLIC - 20-00, BAYAN
OFFICE: BAYAN, 100, BAYAN
ADRI (BAYAN), C.A. BAYAN,
BAYAN - 400 000,
BAYAN - 400 000,
B-5/STP/07/C.A. BAYAN/01/05/
BAYAN - 400 000



123387

123387

123387

123387



Self Deed

Registered, Register...

123387

M2. Hiwari Kh. No. 7

8,15,00,000/-

Tejas A. Bhayani

M/S. Nandkishore Prop.

Harshal

6300900/- sixty three

lac nine hundred only

for

CLIENT'S

[Signature]

R. D. Chimurkar

Psg. Officer (114)

उमट मुद्रांक फ्रँकिंग अल्ट्रा हायलेट लेम्प
खाली तपासले व एस.एम.एस./संबंधित
प्राधिकृत अधिकार्याशी दुरुव्यनीतारुन संपर्क
साधून, मेक वरोबर जाडवून आला.
[Signature]
सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६

प्रमाणित करण्यात येते की मदीं
दस्तावे मुल्यांकन रु. ८,१५,००,०००/-
मंजुरावली प्रकृतीने केले आहे.

[Signature]

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ६

SALE DEED

VALUED AT RS. 8,15,00,000/-
(RS. EIGHT CRORE FIFTEEN LACS ONLY)

M. R. For The Purpose Of Stamp Duty
M. R. For The Purpose Of Taxation

Rs. 9,67,68,000/-
Rs. 8,06,40,000/-

THIS DEED OF SALE is executed at Nagpur on this 31st of DECEMBER 2013 BY AND BETWEEN:

[Signature]



राजेश भा. सोडपा
नागपूर शहर क्र. ६
विशेष कार्यवाही अधिन
अ.न.प. २०१३

338/2048

1. 12 11-12-20

1. 12 11-12-20

नगन-६	
338	2098
2	81



01. M/S NANDKISHORE PROPERTIES, a Partnership Concern acting through partners (i) SHRI ASHOKKUMAR S/O PURANMAL AGRAWAL, aged about 56 years, (ii) SHRI RAMINIWAS S/O NANDKISHOR GUPTA, aged about 73 years, (iii) SHRI VIDHYADEVI W/O RAMINIWAS GUPTA, aged about 68 years, (iv) SHRI SANJAY S/O PURANMAL AGRAWAL, aged about 46 years, (v) SMT. NISHADEVI W/O ASHOK AGRAWAL, aged about 54 years, (vi) SMT. SARITADEVI W/O SANJAY AGRAWAL, aged about 42 years, All Occupation : Business, Resident of Ramdaspath, Nagpur - 440010 here-in-after known and referred to as "THE SELLER" which expression shall unless repugnant to the context or meaning thereof always mean and include THE SELLER as well as its Partners, their heirs, legal representatives, executors, administrators, successors and assigns of THE FIRST PART, AND; {PAN : AAKFN0480H}

02. SMT. VANITA W/O ANANTRAI VORA, aged about 65 years, {PAN : AATPV3983E}

03. SHRI PRAFUL S/O ANANTRAI VORA, aged about 47 years, {PAN : AATPV3985C}

04. SHRI TARUN S/O ANANTRAI VORA, aged about 44 years, {PAN : AATPV3982F}

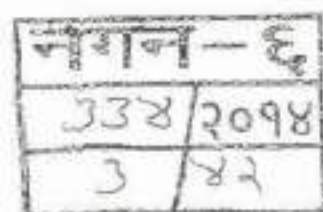
05. SHRI LALIT S/O ANANTRAI VORA, aged about 42 years, {PAN : AATPV3986B}

06. SMT. JIGNA W/O LALIT VORA, aged about 40 years, {PAN : AAVPV5449B}

All Occupation : Business, Resident of Jai Jalarai Society, Quetta Colony, Lakadganj, Nagpur - 440008

07. SHRI LATESH S/O RAMNIKLAL VORA, aged about 42 years, {PAN : AAGPV4945D}

SMT. KAVITA W/O LATESH VORA, aged about 39 years, {PAN : ADIPV8696A}



राजेश आ. घोडपाने
नगरपालिका प्रभाग क्र. २
विशेष कार्यकारी अधिकारी
म न प. २०२०

09. **SHRI PRERIT S/O KIRTIKUMAR VORA,**
aged about 24 years, {PAN : AGHPV0837H}

All Occupation : Business, Resident of 195,
Suramya, Garudkhamb Road, Behind Cjhandak X-
ray Clinic, Central Avenue, Nagpur - 440002

10. **SHRI JITENDRA S/O CHANDRAKANT
SAVADIA,** aged about 41 years, Occupation :
Business, Resident of 106, Wardhaman Nagar,
Nagpur - 440008, {PAN : ABIPS9807J}

11. **SHRI PARAS S/O VIPINCHANDRA MEHTA,**
aged about 41 years, Occupation : Business,
Resident of 401, Ashish Tower, Lakadganj,
Telephone Exchange Square, Central Avenue,
Nagpur - 440008, {PAN : ADJPM4904D}

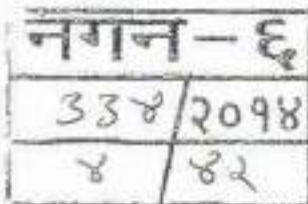
12. **SHRI ASHOK S/O NAVALCHAND BHAYANI,**
aged about 69 years, {PAN : ABRPB2760N}

13. **SMT. PRAVINA W/O ASHOK BHAYANI,**
aged about 65 years, {PAN : ABRPB2644M}

14. **SHRI TEJAS S/O ASHOK BHAYANI,** aged
about 32 years, {PAN : ADRPB0578N}

15. **SMT. KHUSHBU W/O TEJAS BHAYANI,**
aged about 32 years, {PAN : AJRPB5775B}

All Occupation : Business, Resident of 1281,
Deshpande Lay Out, Nagpur - 440008



Handwritten signature
सदेश श. घोडपाणे
नगरपालिका प्रभाग - २२
विशेष कार्यकर्ता
म.न.प.

All here-in-after jointly known and referred to as the **"PURCHASERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASERS as well as their heirs, legal representatives, executors, administrators, successors and assignees of the SECOND PART, AND;

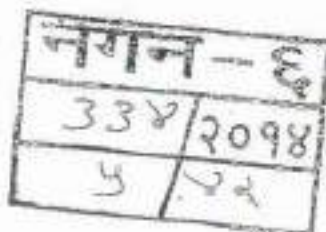
WHEREAS, the SELLER is sole and exclusive owner of ALL THAT piece and parcel of Nagpur Improvement Trust leasehold Plot bearing No. 219, admeasuring about 4278.149 Sq. Mtrs. i.e. about 46050.00 Sq. Ft., in Central Road Section III Scheme of N.I.T. in Kh. No. 7 of Mauza : HIWARI, bearing City Survey No. 52, Sheet No. 1055/3, Municipal House No. 832, Ward No. 23 situated at Small Factory area, Bhandara Road, Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur, AND;

WHEREAS, the said plot was allotted by the Nagpur Improvement Trust, Nagpur to M/s Paul Goods Transport Company and the Nagpur Improvement Trust, Nagpur executed lease of the said plot for a term commencing from 04.08.1980 and ending on 31.03.2011 by an Indenture of Lease dt. 15.05.1985 registered with Joint Sub Registrar Nagpur City - 1 in Addl. Book No.-1, Volume No. 756 at pages 55 to 57 at Sr. No. 1746 dt. 15.05.1985, AND;

WHEREAS, said M/s Paul Goods Transport Company sold the said property to M/s Nandkishor Properties by Sale Deed dt. 03.07.1985 registered with Joint Sub Registrar Nagpur City -1 in Addl. Book No.-1, Volume No. 763 at pages 117 to 119 at S. No. 2293 dt. 03.07.1985, AND;

WHEREAS, in the meantime the constitution of the firm is changed time to time and as on today the present partners under this Sale Deed are representing the firm, AND;

WHEREAS, after expire of the lease period the Nagpur Improvement Trust, Nagpur further renewed the lease of the said plot for a further term commencing from 01.01.2011 and ending on 31.03.2041 by an Indenture of Lease dt. 01.10.2013 registered with Sub Registrar Nagpur - 1 in Book No. 1, at S. No. 6876 dt. 03.10.2013, AND;



Rao
राजेश आ. घोडपाने
नगरसेवक प्रभाग क्र. २
विशेष कार्यकारी अधिकारी
म.न.प्र. नगपूर

WHEREAS, the SELLER here-in-above now not interested in retaining the said property has decided to sell the same to the third party and utilise sale proceeds thereof for best interest of it and its partners, AND;

WHEREAS, the SELLER has all rights to transfer the said property to the PURCHASERS and having left no interest in retaining the said property has agreed to sell the said property to the PURCHASERS on 29.11.2012 and as per understanding is selling southern portion of the said plot admeasuring about 2884.299 Sq. Mtrs. (31046.59 Sq. Ft.) with all rights therein for a total consideration of RS. 8,15,00,000/- [RS. EIGHT CRORE FIFTEEN LACS ONLY] agreeing inter-alia that it will execute a SALE DEED relating to the said property in favour of the PURCHASERS, AND;

WHEREAS, the PURCHASERS having paid the entire agreed consideration to the SELLER, it has now necessary to execute and register the SALE DEED in favour of PURCHASERS and transfer all rights, title and interest in the said property to the PURCHASERS.

NOW THEREFORE, THIS SALE DEED WITNESSES AS FOLLOWS:

01. That in pursuance to the Agreement and in consideration of total sum of RS. 8,15,00,000/- [RS. EIGHT CRORE FIFTEEN LACS ONLY] paid by the PURCHASERS to the SELLER by account payee Cheques of Wardhaman Urban Co. Op. Bank Limited, Gandhibagh, Nagpur and 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 PURCHASERS ALL THAT piece and parcel of land admeasuring about 2884.299 Sq. Mtrs. (31046.59 Sq. Ft.) being southern portion of ALL THAT piece and parcel of Nagpur Improvement Trust leasehold Plot bearing No. 219, admeasuring about 4278.149 Sq. Mtrs. i.e. about 46050.00 Sq. Ft., in Central Road Section III Scheme of N.I.T. in Kh. No. 7 of Mauza : HIWARI, bearing City Survey No. 52, Sheet No. 1055/3, Municipal House No. 832, Ward No. 23 situated at Small Factory area, Bhandara Road, Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur and more particularly described in the Schedule hereunder written, on as is where is basis TO HOLD THE SAME TO AND UNTO THE PURCHASERS as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue/non agricultural assessment/corporation tax, Cesses etc. payable upto date.

नगन-६	
338/2098	
६	४२



MANNER OF PAYMENT

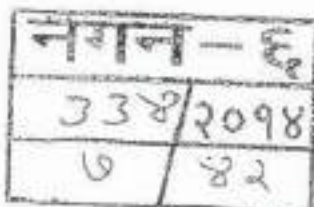
Amount Rs.	Ch. NO.	Dated
1,25,00,000/-	OUT OF 001076	29.11.2012
1,00,00,000/-	001077	04.05.2013
1,00,00,000/-	001079	15.10.2013
1,00,00,000/-	001080	20.10.2013
80,00,000/-	001084	29.02.2013
75,00,000/-	001085	29.12.2013
80,00,000/-	001086	31.12.2013
81,85,000/-	001087	31.12.2013
40,00,000/-	001088	31.12.2013
25,00,000/-	001095	31.12.2013
8,15,000/-	TDS as per provisions of Sec. 194IA of the I. T. Act, 1961	
8,15,00,000/-	TOTAL RS. EIGHT CRORE FIFTEEN LACS ONLY	

02. THAT the SELLER does hereby covenant with the PURCHASERS that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASERS absolutely forever.

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

04. That THE SELLER assures to the PURCHASERS that it and its partners have done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to THE PURCHASERS.

05. THAT the SELLER further assures to the PURCHASERS that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to any body else till date nor the same has been given as security to any one.




 रमेश चंद्रा चौधरी
 नगरसेवक प्रभाग क्र. ६
 विशेष कार्यकारी अधिकारी
 म.व.प. नागपुर

06. 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 PURCHASERS 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 whosoever.

07. 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 PURCHASERS and their heirs, successors and assigns etc. as may reasonably be required.

08. THAT the SELLER has paid upto this date all dues with respect to agricultural assessments, Cesses, Electricity Charges 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 PURCHASERS always indemnified against such payments.

09. THAT the SELLER through partners have this day delivered the actual physical possession of the property hereby sold to the PURCHASERS in vacant condition at the time of execution of this Sale Deed and the PURCHASERS have taken over the same.

10. THAT the SELLER will support any application made by the PURCHASERS for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASERS for obtaining the mutation in respect thereof in favour of the PURCHASERS in all relevant records.

11. 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.

12. THAT the SELLER through partners have delivered all the relevant original Title Deeds, documents and papers related to the property hereby sold to the PURCHASERS at the time of execution of this Sale Deed.

नगन-६	
338	2098
L	82



13. 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 SELLER or any encumbrance or charge on the same to which this sale is not subject, the SELLER will indemnify the PURCHASERS in all respects.

14. That the SELLER covenants with the PURCHASERS that the property 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 it is agreed between the PURCHASERS that the Purchaser Shri Tejas Ashok Bhayani has 2/15 undivided share in the property hereby purchased and the other Purchasers each having 1/15 undivided share in the property hereby purchased under this Deed of Sale.

16. THAT expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by PURCHASERS.

SCHEDULE OF THE PROPERTY

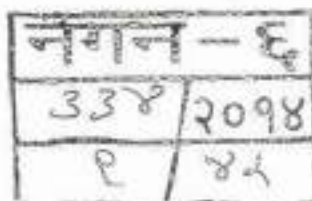
ALL THAT piece and parcel of land admeasuring about 2884.299 Sq. Mtrs. (31046.59 Sq. Ft.) being southern portion of ALL THAT piece and parcel of Nagpur Improvement Trust leasehold Plot bearing No. 219, admeasuring about 4278.149 Sq. Mtrs. i.e. about 46050.00 Sq. Ft., in Central Road Section II Scheme of N.I.T. in Kh. No. 7 of Mauza : HIWARI, bearing City Survey No. 52, Sheet No. 1055/3, Municipal House No. 83, Ward No. 23 situated at Small Factory area, Bhandara Road, Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur and the same is bounded as under :

ON THE NORTH : REMAINING PORTION OF PROPERTY SOLD TO SHRI KIRTIKUMAR R. VORA AND SHRI LATESH R. VORA

ON THE EAST : PLOT NO. 220

ON THE WEST : PLOT NO. 218

ON THE SOUTH : BHANDARA ROAD



Rod
राजेश आ. घोडपा
मगरसेवक प्रभाग क्र. ८
विशेष कार्यकारी अधिकारी
म.न.पा., नगपुर

1. 10 31 V. 101

नगन-६	
338/2098	
90	४२



IN WITNESSES WHEREOF THE SELLER AND THE PURCHASERS have hereto set their respective hands and assign this DEED OF SALE at Nagpur, in presence of attesting witnesses, signing as such on the day first hereinabove written.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

WITNESSES :

01.



A. S. Khedkar

For M/s NANDKISHORE PROPERTIES



Ashok Kumar Agrawal

SHRI ASHOKKUMAR P. AGRAWAL



SHRI RAMINIWAS N. GUPTA



विद्यादेवी गुप्ता

SHRI VIDHYADEVI R. GUPTA

02. *S. Khedkar*



Sanjay P. Agrawal

SHRI SANJAY P. AGRAWAL



Nishadevi Agrawal

SMT. NISHADEVI A. AGRAWA



Saritadevi S. Agrawal

SMT. SARITADEVI S. AGRAWA

Partners

SELLER

R. Khedkar

नगरी-६
338/2098
99/82



राजेश श्री. घोडपाणे
नगरसेवक प्रभाग क्र. २२
विशेष कार्यकारी अधिकारी
म. न. प. न.

7.01 33 44

नगन-६	
338	2098
92	42





Vanita A. Vora

SMT. VANITA A. VORA



Shri Pratul A. Vora

SHRI PRATUL A. VORA



SHRI TARUN A. VORA



Lalit A. Vora

SHRI LALIT A. VORA



J. Vora

SMT. JIGNA L. VORA



Latesh R. Vora

SHRI LATESH R. VORA



Kavita

SMT. KAVITA L. VORA



Prerit

SHRI PRERIT K. VORA

नमन-६
338/2098
93/82



राजेश भा. घोडपा
नगरसेवक प्रभाग ८
विशेष कार्यकारी अधिकारी
स.व.पा. नागपूर



Lot 1-1522

नगन-६	
338	2098
98	82





SHRI JITENDRA C. SAVADIA

Jitendra



SHRI PARAS V. MEHTA

Paras



SHRI ASHOK N. BHAYANI

Ashok N. Bhayani



SMT. PRAVINA A. BHAYANI

Pravina A. Bhayani



SHRI TEJAS A. BHAYANI

Tejas A. Bhayani



SMT. KHUSHBU T. BHAYANI
PURCHASERS

Khushbu Bhayani



नमोजन - ६
338/2098
95/82



Rod

रमेश श. पोडने
नगरसेवक प्रभाग ६, २
विशेष कार्यकारी अधिकारी
म. न. प. ब. न. प.