

Stamp Duty:- Rs. 14,40,000/-

SALE – DEED

Valued At:- Rs. 4, 80,00,000/-

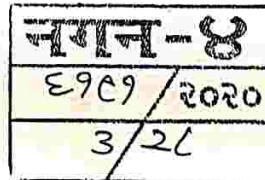
(Market Value Rs:- 3,22,86,000/- @ 43,440/- As Per Item No. 1.17/214 Page No. 18 Sheet No. 214, C.T.S. No. 133 Mouza:- Nagpur, Tahsil and District:- Nagpur)

THIS DEED OF SALE IS MADE AND EXECUTED AT NAGPUR ON THIS 11th DAY OF NOVEMBER, 2020 BY AND BETWEEN:-

M/S JHAWAR DEVELOPERS, (PAN AAFJ5866N) A Partnership Firm having its registered office situated at 44 J.C. Apartments, Gandhibagh, Nagpur, having Registration No. NG000004810, Acting Through Its Partners Namely:-

- 1. RITESH KISANDAS JHAWAR H.U.F.** Acting Through Its Karta **SHRI RITESH S/O KISANDAS JHAWAR**, Aged About:- 45 Years, Occupation:- Business, (PAN AAFHR 7911G) R/O:- Plot No. 13, Wardhaman Nagar, Nagpur-440008.
- 2. HITESH NARAYANDAS JHAWAR H.U.F.** Acting Through Its Karta **SHRI HITESH S/O NARAYANDAS JHAWAR**, Aged About:- 45 Years, Occupation:- Business, (PAN AABHH 6186B) R/O:- Plot No. 13, Wardhaman Nagar, Nagpur-440008.

(Hereinafter called and referred to as the "VENDOR/SELLER/VENDOR FIRM", which expression shall unless repugnant to the context or meaning herein shall always mean and include the said VENDOR FIRM as well as its partners, legal representatives, their legal heirs, executors, administrators, successors and assigns or anyone acting or claiming through or under it) of the FIRST PART:- A N D;



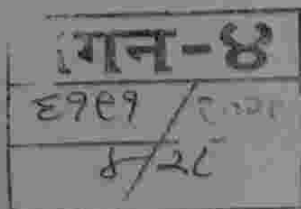
SHRI KAPIL S/O NANDKISHOR NATHANI, Aged About:- 34 Years, Occupation:- Business, R/O:- Plot No. 282/4, Near Janta Hall, Chhapru Nagar, Nagpur-440008. (PAN AEWPN 6586J)

(Hereinafter called and referred to as the "PURCHASER", which expression shall unless repugnant to the context or meaning herein shall always mean and include the said PURCHASER as well as his legal heirs, legal representatives, executors, administrators, successors and assigns or anyone acting or claiming through or under him) of the SECOND PART:-

WHEREAS, the VENDOR FIRM named as above is the absolute owner of leasehold rights vested in ALL THAT piece and parcel of N.I.T. Plot bearing No. 30, totally admeasuring about 743.224 Sq. Mts., i.e. about 8000 Sq. Ft., being a portion of the entire land bearing Khasra No. 276 forming a part of Central Road Section III Scheme of Nagpur Improvement Trust, Nagpur known as Basti Precinct, located at Old Bagadganj Road, Ward No. 23, Mouza:-Nagpur, Tahsil and District:- Nagpur, more particularly described in the Schedule of property here in underwritten which forms the part and parcel of this sale deed.

WHEREAS the VENDOR FIRM named as above has acquired the title in respect of the said property in the following manner:-

Initially the said Plot No. 30 was allotted by the Nagpur Improvement Trust, Nagpur in the name of Shri Santdas Saormal Chawla in the year 1980. The Nagpur Improvement Trust, Nagpur handed over possession of the said plot in favour of the aforesaid allottee in the year 1980 and later on executed lease deed related to the said plot in favour of Shri Santdas Saormal Chawla in the year 1987. The lease deed in respect of the said property was executed by Executive Engineer, Nagpur Improvement Trust, Nagpur on 17/08/1987 in favour of the aforesaid allottee for a period commencing from 01/04/1980 and ending on 31/10/2010 together with a clause of renewal on its expiry. The said lease deed was duly registered in the office of the Sub-Registrar Nagpur City-1 on 27/08/1987 at registration serial no. 4537 of 1987. Later on Shri Santdas Saormal Chawla also constructed a structure on the said plot in the year 1998 in pursuance of the plan duly sanctioned by Building Engineer, Nagpur Improvement Trust, Nagpur and used the same for some years.



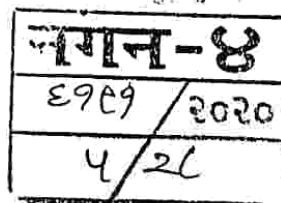
WHEREAS, later on Shri Santdas Saormal Chawla in the capacity of owner of the said property sold the same to the present Vendor Firm vide sale deed duly registered in the office of Sub-Registrar Nagpur-8 on 14/06/2006 at registration serial no. 3243 of 2006. After becoming the owner of the said property the present Vendor Firm got its name as mutated in the relevant govt. records related with the said property and also demolished the structure which was previously constructed on the aforesaid plot. As such the plot which is subject matter of present sale deed is lying vacant at present and is owned by the present Vendor Firm.

WHEREAS, on its expiry the lease in respect of the said property was further renewed by the Executive Engineer, Nagpur Improvement Trust, Nagpur, in favour of the present Vendor Firm in the year 2013 for a term starting from 1/4/2010 and ending on 31/3/2040 together with a clause of renewal on its expiry.

The said lease deed was duly registered in the office of the Sub-Registrar Nagpur-4 on 11/03/2013 at registration serial no. 1539 of 2013. As such the lease in respect of the said property is still in existence.

WHEREAS, the VENDOR Firm has all the rights to transfer the said property to third party by way of sale. The VENDOR Firm for good cause and cogent reason was on the lookout of suitable PURCHASER for the said property. The PURCHASER having acquired the knowledge of the intention of the VENDOR to sell the said property approached it through its partners and offered to purchase the said property. After some negotiations and detailed discussion the price having been agreed, the PURCHASER agreed to purchase the said property from the VENDOR.

THE VENDOR having left no interest in retaining the property decided to sell the said property to the PURCHASER with all rights for a total consideration amounting to Rs. 4,80,00,000/- {Rs. Four Crores and Eighty Lakhs Only}. The PURCHASER has paid the entire agreed consideration to the VENDOR and has obtained the actual vacant physical possession of the said property on execution of present sale deed.



It is therefore, now has become necessary to execute the present SALE-DEED in favour of the PURCHASER and transfer all rights, title and interests vested in the said property in his favour.

NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:-

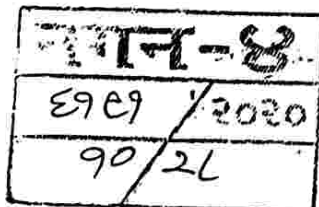
1. That, the VENDOR, in consideration of total sum of Rs. 4,80,00,000/- {Rs. Four Crores and Eighty Lakhs Only} paid by the PURCHASER to the VENDOR FIRM in the manner appearing herein-below, the receipt whereof the VENDOR FIRM does hereby acknowledge as beneficial owner thereof does hereby grant and transfer by way of sale ALL THAT piece and parcel of N.I.T. Plot bearing No. 30, totally admeasuring about 743.224 Sq. Mts., i.e. about 8000 Sq. Ft., being a portion of the entire land bearing Khasra No. 276 forming a part of Central Road Section III Scheme of Nagpur Improvement Trust, Nagpur known as Basti Precinct, located at Old Bagadganj Road, Ward No. 23, Mouza:-Nagpur, Tahsil and District:- Nagpur, more particularly described in the schedule of property here in under, which forms the part and parcel of the present SALE DEED and all the things permanently attached thereto or standing thereon along with all the liberty, privileges, easement, advantages and all the rights, interests, title inheritance, possession, benefit, whatsoever of the SELLER TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER absolutely, but subject to the payment of all taxes, rates, assessments, dues and duties here in after chargeable thereon to the Government or N.I.T., N.M.C. or any other local authority.

15. That, the VENDOR FIRM hereby assures unto the PURCHASER that it has not entered into any agreement written and /or otherwise with any other party/person/agency/company to sell/lease the said property apart from the PURCHASER, nor It has done anything that will hamper peaceful enjoyment of the said property by the PURCHASER after execution of the present deed of sale. The VENDOR FIRM will be entirely responsible If anything contrary is found as to what has been assured by It.
16. That, all the rights vested in the said property held by the VENDOR FIRM as owner thereof are hereby expressly sold, transferred, conveyed and assigned to the PURCHASER in amplification of any right which the VENDOR FIRM may have acquired under any law, usage or custom.
17. That, VENDOR FIRM hereby assures that It at the cost of Purchaser shall execute every such assurance or thing which may be found necessary for further and more perfectly assuring the said property to the Purchaser.
18. That, all the expenses on account of the payment of the stamp duty, Registration charges, Advocate's fees and other misc. Expenses have been borne and paid by the PURCHASER.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of N.I.T. **Plot** bearing No. **30**, totally admeasuring about **743.224 Sq. Mts.**, i.e. about 8000 Sq. Ft., being a portion of the entire land bearing Khasra No. 276 forming a part of Central Road Section III Scheme of Nagpur Improvement Trust, Nagpur known as Basti Precinct, located at Old Bagadganj Road, Ward No. 23, **MOUZA:-NAGPUR**, Tahsil and District:- Nagpur. The **N.M.C. House No.** in respect of the said property is **1546**. The **Sheet No.** in respect of the said property is **214** and the **C.T.S. No.** in respect of the same is **133**. The said property is situated within the limits of Nagpur Municipal Corporation and the Nagpur Improvement Trust and the same is bounded as under:-

-----9



ON THE EAST:- PLOT NO. 29,
ON THE WEST:- PLOT NO. 31,
ON THE NORTH:- ROAD,
ON THE SOUTH:- ROAD

IN WITNESS WHEREOF, THE VENDOR FIRM
THROUGH ITS PARTNERS and the PURCHASER have here to set
their respective hands and have signed this Deed of Sale on the
day date and year first mentioned here in above in the presence of
the witnesses putting their signature/s below at Nagpur.

As Per Instructions and Documents
Supplied By the Parties
Drafted By:- Anand Purohit, Advocate

WITNESSES:-



1.  



2.  

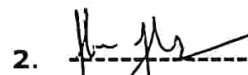
EXECUTANTS

**FOR JHAWAR DEVELOPERS
PARTNERS**

1.  

(RITESH KISANDAS JHAWAR H.U.F.
Acting Through Its Karta
SHRI RITESH S/O KISANDAS JHAWAR)



2.  

(HITESH NARAYANDAS JHAWAR H.U.F.
Acting Through Its Karta
SHRI HITESH S/O NARAYANDAS JHAWAR)



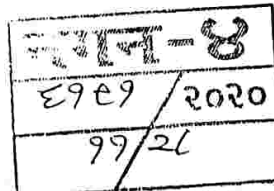
VENDOR



(SHRI KAPIL S/O NANDKISHOR NATHANI)

PURCHASER







2021-22

नागपूर महानगरपालिका
कर व कर आकारणी विभाग नागपूर

(हि रसिद 01/04/2021 पासून 31/03/2022 पावेतो वापरली जाईल. त्यापुढे वापरल्यास ती खोटी समजावी)

रसीद क्रमांक : 07/2021-22/0093497

मोहल्याचे नांव : 1546, HARIHAR MANDIR - 440001

घर क्रमांक : 1546

इंडेक्स क्रमांक : 23004025 (Zone:8 Ward:23)

घर मालकाचे नांव : SHRI KAPIL S/O NANDKISHOR NATHANI

वहिवाटदाराचे नांव

तारीख पासून : 01-04-2021 ता 31-03-2022 पावेतो.

(If payment is made by cheque this receipt is valid subject to realization of cheque)

कराचे नांव/ Details of Tax	बकाया/ Arrears	चालू/ Current	शेरा/ Remarks
सामान्य कर (General Tax)	0.00	6,518.00	
पाणी कर (Water Tax)	0.00	0.00	
मलजल कर (Sewerage Tax)	0.00	3,008.00	
प्रकाश कर वृ (Light Tax/Tree Tax)	0.00	251.00	
अग्नी सेवा कर (Fire Service Tax)	0.00	251.00	
मलजल लाभ कर (Sewerage Bene. Tax)	0.00	251.00	
पाणी लाभ कर (Water Bene. Tax)	0.00	251.00	
पथ कर (Street Tax)	0.00	251.00	
विशेष सफाई कर (Special Conservancy Tax)	0.00	0.00	
मनपा शिक्षण उपकर (Municipal Education Tax)	0.00	251.00	
सेवा शुल्क (Service Charge)	0.00	0.00	
नोटिस फी (Notice Fee)		0.00	
वारंट फी (Warrant Fee)		0.00	
किरकोळ (Misc.)	0.00	0.00	
रा.स.शि.कर (Educn. Cess)	0.00	3,008.00	
रोजगार हमी कर (E.G.S. Cess)	0.00	752.00	
मोठ्या निवासी ईमारतीवरील शासनाचा कर (Tax on Larger Residential Properties)	0.00	0.00	
सुट (Rebate)		0.00	
एकूण (Grand Total)	0.00	14,792.00	14,792.00

एकूण रक्कम अक्षरी रु (In words total Rs.) Rupees Fourteen Thousands Seven Hundred Ninety Two Only

Received Cash: 14792

दिनांक : 08/07/2021

Generated By: Ku. Chaya

This is a computer generated receipt, signature is not required.
Please visit website <http://www.nmcnagpur.gov.in>

मसूल करणाराची पूर्ण सह
Full Signature of the official

कार्यालय :- नगर भूमापन अधिकारी क्र १ नागपूर

मौजा :- बानपुर

म.का.न. :-

८३४ न.भू.क्र. :- १३३

पु.मि.प.क्र. :-

दिनांक	व्यवहार	नौवणी खंड व क्रमांक	नवीनधारक (भा) पट्टेवार (प) इतर भार (भा)	साक्षात्कृत
४९३ २०२९	नवनेरवेले कन्या कु. ६७९७/२०२० दि. ७-११/२०२० अन्वये मे.यस. अमरु. डेकनवर. तपो हितेश. विमलदास. सु. सु. सु. सु. सु. सु. सु. सु. सु. हितेश. विमलदास. सु. सु. प. मे.यस. अमरु. डेकनवर. लक्ष्मी. हितेश. नारायणदास. अमरु. सु. सु. सु. सु. सु. सु. हितेश. नारायणदास. सु. सु. श्री. सु. सु. सु. सु. सु. सु. कु. सु. सु. सु. सु. सु. सु. कन्या. सु. सु. सु. सु. सु. सु. श्री. सु. सु. सु. सु. सु. सु. दत्त.		नो. सु. कपिल. नंद. कि. सु. सु. नारायण.	प. सु. ७०२४
				५० ३३३२ म. सु. सु. नारायण.
सदर	प्रमाणित, नुकल वाकत			सत्यप्रतिलिपि
प्राप्त दिनांक	२७/६/२९			
क्रमांक दिनांक	९६६४			
ल. तयार दिनांक	२७/६/२९			
नी दिनांक	२७/६/२९			
क्रमांक	२७/६/२९			
रक्कम स्वये	२७/६/२९			
निर्यादी तारीख	२७/६/२९			



नागपूर सुधार प्रन्यास

(www.ninagpur.org)

महाराष्ट्र शासनच्या नगर विकास विभागाच्या अधिकाऱ्यातील स्थानिक नियोजन इकाई

नागपूर सुधार प्रन्यास कायदा १९७६ च्या अंतर्गत अन्वय

स्टेशन रोड, सादर नागपूर-४४० ००१

क्रमांक सं. वि. 16/7

प्रति,

श्री/श्रीमती

श्री.कपील नंदकिशोर नाथानी
ईतवारी, अनाज बाजार, इतवारी, नागपूर.

विषय - खसरा क्रमांक

BASTI PRECINCT

भूखंड क्रमांक 30

नागपूर दिनांक

14/7/21



200803202101

मौजा

लंआउट फ्लॉर

च्या अभिलेखात नावावरची नोंद घेण्याबाबत

संदर्भ - आपला दिनांक 10/06/2021 चा अर्ज

बरोबर विषयाला अनुसरून कळविण्यात येते की, कोणत्याही प्रकारे वास्तविक अथवा खऱ्या मालकी हक्कासंबंधीचा मुद्दा उपस्थित झाल्यास, तो न्यायालयीन कार्यपद्धतीद्वारे निकालात काढण्याचा संघर्षीत व्यक्तीचा हक्क अबाधित ठेवून, तसेच विषयाकित मालमत्तेबाबत कोणत्याही न्यायालयात न्यायप्रकरण न्यायप्रविष्ट असल्यास संबंधित न्यायालयाच्या अंतिम निर्णयाने अभिन राहून व उपरोक्त मालमत्तेवर वाटप शर्तीनुसार नामुप्रच्या देय/शर्तीत रकमेचा भरणा करण्याच्या शर्तीवर आपण मदभांकित अर्जासंबत सादर केलेल्या नगर भुमापन कार्यालयाच्या दिनांक 01/04/2021 च्या नगर भुमापन क्रमांक (CTS NO.) 133 च्या अद्यावत आखित पत्रिकेचे आधारे नागपूर सुधार प्रन्यासने कायदेशीर हक्क अबाधित ठेवून आपले जबाबदारीवर नामुप्र मधील विषयाकित भूखंडाच्या अभिलेखात आपले नावाची नोंद खालील प्रमाणे घेण्यात आलेली आहे, याची कृपया नोंद घ्यावी ही विनंती.

१) पूर्वाच्या वाटपधारी/सहवाटपधारीचे नांव श्री/श्रीमती

M/S JHAWAR DEVELOPERS THROUGH PARTNER;SHRI RITESH KISHANLAL JHAWAR (HUF)THROUGH KARTA;SHRI RITESH KISHANLAL JHAWAR

खरंदोने

२) नविन नोंदीप्रमाणे नांव श्री/श्रीमती

SHRI KAPIL NANDKISHOR NATHANI

सचिव - १,२ (संपत्ती) / शाखा अधिकारी

नागपूर सुधार प्रन्यास

प्रतिलिपी :-

विभागीय अधिकारी, (पूर्व) विभाग, ना.सु.प्र.नागपूर यांना माहितीकरिता अग्रेषित.