ZP 596369

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NOTARIAL REG
ENTRY NO 1982
DATE 30/4/2022

AMENDMENT TO THE DEED OF SIMPLE MORTGAGE WITHOUT POSSESSION & ASSIGNMENT

THIS AMENDMENT DEED is made at Nagpur on this 2 0 day of April, 2022.

BETWEEN

MR. SUDESH CHANDRA GUPTA S/o Lt. Shri Babulalji Gupta (PAN No. ACJPG8863E) age 56 years, residing at Bella Stanza A-102, Ramnath City, Land No. 66(Part), Bokhara, Kondi Road, Nagpur-441111, hereinafter called the **"Mortgagor"** (which expression shall include his heirs, executors, administrators and assigns) of the **First Part**.

AND

GRUHLAXMI LIFE SPACE PRIVATE LIMITED (CIN No.U45203MH2011PTC225615), a company existing under the provisions of the Companies Act, 2013, having its registered office at Stanza A-102 Ramnath City, Nagpur 441111, Maharashtra (PAN- AAFCG7862M), represented by its authorised signatory **Mr. Duryodhan S. Hadke**, authorised vide Board Resolution dated 01/12/2020, hereinafter called the **"Borrower"** (which expression shall include its successors and permitted assigns) of the **Second Part**.

AND

DADA HOMES PRIVATE LIMITED (CIN No.U70109MH2020PTC342606), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Flat No. 1, Rachana Vrindawan Apartment, Ring Road, Mankapur, Nagpur, Maharashtra 440030, (PAN–AAHCD8636B), represented by its authorised signatory **Mr. Manish M. Agarkar**, authorised vide Board Resolution dated 04.06.2021, hereinafter called the "Project Promoter"/ **"Mortgagee"** (which expression shall include its successors and permitted assigns) of the **Third Part**.

The Mortgagor, Borrower, and Mortgagee are individually referred to as "Party" and collectively as "Parties".

Capitalized words shall have the same meaning as assigned to them under the Principal Deed defined in Recital (A).

RECITALS:

A. By and under the Deed of Simple Mortgage Without Possession & Assignment dated 30th May, 2021 (registered with the Sub-Registrar of Assurances Nagpur 7 at Serial No. NGN 7/ 7968/ 2021) (**"Principal Deed"**), the said Lands along with the Project called Mahaluxmi City were mortgaged unto the Mortgagee, in order to secure the amounts paid by the Mortgagee for discharge of the financial facilities availed by the Borrower from the Bank of Maharashtra, on the terms and conditions stated therein;

B. At the time of execution of the Principal Deed and presently, the Project consists of Phases I to V, registered as per the provisions of RERA with MAHARERA under Registration Nos. P50500002523, P50500002647, P50500003127, P50500002498, and P50500017428 consisting of 140 units (**"Registered Projects"**). The Borrower herein is the Promoter of the Registered Projects as per the provisions of RERA and has sold 140 Units to various allottees. Further phases and construction on the said Lands on account of changes in the lay-out for further proposed construction or otherwise shall be registered separately with MahaRera (**"Projects"**).

C. The Borrower has committed the Events of Defaults mentioned in Clauses 3 (a) & 3 (b) of the Principal Deed triggering step-in rights mentioned in Clause 4 of the Principal Deed.

D. In the circumstances set out hereinabove, the Parties have decided to execute these presents recording the exercise by the Mortgagee of its rights under Clause 4 of the Principal Deed as appearing hereafter.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In exercise of its rights under the Principal Deed, the parties committed that upon registration with MahaRera of upcoming phases of the project, the Mortgagee alone shall be the Promoter s and all revenues from the New Project shall be applied as follows:
   i. Firstly towards the deposit as per the provisions of RERA, wherever applicable. In case the Borrower has availed of any financial facility with respect to the New

Projects then proceeds from the deposited amounts shall be utilised towards payment of such financial facilities ("project inclusions"). Payment of the Mortgage Debt from these amounts shall rank highest after statutory compliances and project inclusions;

ii. Secondly towards payment of the Mortgage Debt;

iii. Thirdly any surplus remaining shall be paid over to the Mortgagor.

2. As far as the Registered Projects are concerned, the remaining receivables from the allottees shall be applied towards the payment of the Mortgage Debt and the Borrower shall continue to be responsible to the allottees under RERA as the Promoter of the Registered Projects. The financial liabilities and losses undertaken by the Borrower in relation to the Project as accounted shall be paid by the Mortgagee. The Parties shall reconcile their accounts for the said purpose.

3. The Project Promoter shall be entitled to mortgage the said project to any Bank / Financial Institution / Lender in order to construct, manage, market, and complete the Projects.

4. That borrower has no right, title or interest whatsoever in the said project.

5. The Principal Deed, particularly Clause 5(c) thereof, stands amended to the extent mentioned herein. All the other terms and conditions of the Principal Deed shall continue to be binding on the Parties. In case of inconsistency between the Principal Deed and this Amendment Deed, this Amendment Deed shall prevail.

6. The Principal Deed and this Amendment Deed constitute the entire relationship between the Parties hereto with respect to the Project or any matter otherwise pertaining to the said Lands or any construction thereon and supersedes all prior documents, undertakings, agreements, representations, warranties or understandings, oral or written.

7. Full stamp duty has been paid on the Principal Deed being the principal instrument as per Section 4 (3) of the Maharashtra Stamp Act, 1958. Accordingly, stamp duty of Rs. 100/- is paid on this Amendment Deed.

IN WITNESS WHEREOF the Parties have signed and executed these presents the day and year first herein above written.

SIGNED AND DELIVERED

by the withinnamed Mortgagor,
SUDESH CHANDRA GUPTA.

Witnesses:

1. Signature: _____
Name Pankaj Arya.
Address F-201, Krishna Apartment Vidhya Nagar Nagpur 440010.

2. Signature: _____
Name Keshav Kubikar
Address Kanji house Sq. Nagpur

SIGNED, SEALED, AND DELIVERED

by the withinnamed Borrower,
GRUHI AXMI LIFE SPACE PVT. LIMITED,
through its authorized signatory,
Mr. Duryodhan S. Hadke

Witnesses:

1. Signature: _____
Name Tushar Pawalkar
Address Near vrindavan city Kamal Chowk Nagpur

2. Signature: _____
Name Dakshata S. Pawalkar
Address Kamal chowk, Nagpur-17

SIGNED, SEALED, AND DELIVERED

by the withinnamed Borrower,
DADA HOMES PRIVATE LIMITED,
through its authorized signatory,
Mr. Manish M. Agarkar

Witnesses:

1. Signature: _____
Name Mr. Pooja Vijay Bansod
Address 67 Bhramhani Apartment Nagpur-25

2. Signature: _____
Name Shivani Parwar
Address Near Mahadevi City Kanchi Nagpur

ATTESTED

CHALLAN
MTR Form Number-6

GRN	MH012888561023052019	BARCODE	Date 19/05/2023 11:53:43 Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections SR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_IT NAGPUR NO 7 SUB REGISTRAR	Full Name	MR SUDESH CHANDRA GUPTA
Location	NAGPUR	Flat/Block No.	MITSHOVAA
Year	2022-2023 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	NAGPUR
0030063201	30000.00	Area/Locality	WADPUR
		Town/City/District	
		Pin	4 4 0 0 2 1
		Remarks (If Any)	
		SecondPartyName=M/S DADA HOMES PRIVATE LIMITED~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00480720220519044471 / 0420561170
Cheque/DD No.		Bank Date / RBI Date	19/05/2023 11:54:34 / 19/05/2023
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	70 , 19/05/2023

Department ID : Mobile No. : 7122570909

NOTE :- This challan is valid for document to be registered in Sub-Registrar offices only. Not valid for unregistered documents. कार्यालय वापरण्यात येणारे चलन फक्त नोंदणीकृत दस्तांसाठी वैध आहे. नोंदणी न होणाऱ्या दस्तांसाठी सदर चलन वैध नाही.

Signature Not Verified

Digitally signed by VIRTUAL TREASURY MUMBAI-20
Date: 2023.05.19 15:56:51 IST
Reason: Secure Document Location: India

Page 1/1 Print Date 01-06-2023 01:02:51

CHALLAN
MTR Form Number-6

GRN	BARCODE	Date	Form ID 1041

Department	Inspector General Of Registration	Paper Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps Off Peat of Marks	TAX ID / TAN (If Any)	
Office Name	NGP7_IT NAGPUR NO 7 Sub REGISTRAR	Full Name	MR RAJESH CHANDRA GUPTA
Location	NAGPUR	Flat/Block No.	M/S SHOURYA
Year	2020-2021 One Time	Premises/Building	
		Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 7
		Remarks (If Any)	SecondParty Name=M/S EACH HOMES PRIVATE LIMITED~

Account Head Details	Amount in Rs.
0030045601 Sale of Non Judicial Stamp	180000.00
Total	180000.00

Amount In Words	One Lakh Fifty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	[illegible]	CNFTR7[illegible]
Cheque/DD No.		Bank Date	RBI Date	[illegible]	[illegible]
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		70 , [illegible]	

Department ID

Mobile No. 7122707965

NOTE:- This challan is valid for document to be registered in Sub-Registrar office only, not valid for unregistered documents.

Signature Not Verified

Digitally signed by [illegible]
SPECIAL TECHNOLOGY
MUMBAI
Date: 2021.[illegible]
13:04:40 IST
Reason: Secure Document
Location: India

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UBC / 2021
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Print Data 01-06-2021 01:05:44

Receipt (Generic)

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Thursday,June 03 ,2021
5:27 PM

रसीदी

Original/Duplicate
रसीदी क्र. 3968
Regn. 3968

रसीदी क्र.: 8210 दिनांक: 03/06/2021

श्रीमान् श्रीमान् श्रीमान्
उपयोगकर्ता अनुबंधांक: ANS12-7668-2021
उपयोगकर्ता प्रेषक : मुख्तारनामा
आपका कार्यालयार्थी शीर्षक: राजस्व रसीदी कार्यालय, जिलाधिकारी कार्यालय कार्यालय कार्यालय, अलवर

रसीदी फीस	₹. 30000.00
उपयोगकर्ता फीस	₹. 0.00
कुल पृष्ठों संख्या: 43	
कुल:	₹. 30040.00

अलवर कुल योग: सत्रह हजार [illegible]
5:46 PM को ऑनलाइन जिलेट

[illegible]
आयुक्त, प्रशासन क्षेत्र, अलवर

बजट: कुल: ₹ 0/-
जिलेवार: ₹.50000000/-
अलवर कुल्हाड़ योग: ₹. 15/2000/-

1) चेकसंख्या: [illegible] DHC राशि: ₹.0/0/-
बीएसएसबैंक: बीकॉन क्रमांक: 0106202106832 [illegible]
जिलेवार योग ₹.1111
2) चेकसंख्या: [illegible] eChallan राशि: ₹.30000/-
बीएसएसबैंक: बीकॉन क्रमांक: SBI/ONLINE/ONLINE120202 दिनांक: 03/06/2021
जिलेवार योग ₹ 0/-

DEED OF SIMPLE MORTGAGE WITHOUT POSSESSION & ASSIGNMENT

THIS DEED of Mortgage is made the 30th day of May 2021

BETWEEN

MR. SUDESH CHANDRA GUPTA S/o Lt. Shri Balmukji Gupta (PAN No. ACJPG8863E) age 54 years, residing at Bella Stanza A-102, Ramnath City, Land No. 66 (Part), Bokhara, Kondi Road, Nagpur-441111, (hereinafter called the "**Mortgagor**" which expression shall include his heirs, executors, administrators and assigns) of the **First Part**;

AND

GRUHLAXMI LIFE SPACE PRIVATE LIMITED (CIN No.U45203MH2011PTC225615), a company existing under the provisions of the Companies Act, 2013, having its registered office at Stanza A-102 Ramnath City, Nagpur 441111, Maharashtra (PAN– AAFCG7962M), represented by its authorized signatory Mr. Durvodhan Hatke, authorised vide Board Resolution dated 01.12.2020 (hereinafter called the "**Borrower**" which expression shall include its successors and permitted assigns) of the **Second Part**;

AND

DADA HOMES PRIVATE LIMITED (CIN No.U70109MH2020PTC342666), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Flat No: 1, Rachana Vrindawan Apartment, Ring Road, Mankapur, Nagpur, Maharashtra 440030, (PAN– AAHCD8636K), represented by its authorized signatory Mr. Manish M Agarkar, authorised vide Board Resolution dated 04.05.2021 (hereinafter called the "**Mortgagee**" which expression shall include its successors and permitted assigns) of the **Third Part**.

WHEREAS:

(A) The Borrower had availed of financial facilities from Bank of Maharashtra ("**BOM**") in connection with construction of the Project (defined hereafter);

(B) On the Mortgagor's lands (a) bearing Survey No. 56 and Hissa Nos. 1 to 5 of Mouza Bhokara, Tehsil Nagpur (Rural/ Gramin), District Nagpur, admeasuring around 4 Hectares and 42 Ares, and (b) bearing Survey No. 64 of Mouza Bhokara, Tehsil Nagpur (Rural/ Gramin), District Nagpur, admeasuring around 0 Hectare and 79 Ares, totally admeasuring around 5 Hectares and 21 Ares equivalent to 52,100 sq. mtrs., more particularly described in the **Schedule** hereunder written, delineated on the Plan annexed as **Annexure "A"** hereto ("**the said Lands**"), a project is being developed, in phases, under the name Mahalaxmi City (hereafter referred to as "**the Project**"). Presently, the Project under development consists of the phases described below and the remaining phases are proposed as per approved layout:

(i) Phase I on an area admeasuring about [illegible] sq. mtrs. Block Nos. 1 to 15, consisting of:

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(a) 48 Row Houses called Ripeas;

(b) 16 Row Houses called Grande;

(c) 20 Villas called Villa Paloma.

(ii) Phase II on an area admeasuring about 435.38 sq. mtrs., Block No. 17 (B1), consisting of 16 Apartments in I-Building called Piccolo;

(iii) Tentative Phase III on an area admeasuring about 435.38 sq. mtrs., Block No. 17 (B2) consisting of 12 Apartments in H-Building called Piccolo;

(iv) Phase IV on an area admeasuring about 590.48 sq. mtrs., Block No. 17 (B3) consisting of 12 Apartments in G-Building called Felicita;

(v) Phase V on an area admeasuring about 590.48 sq. mtrs., Block No. 17 (B4) consisting of 16 Apartments in F-Building called Felicita,

140 units in the Project have been sanctioned by the local authority, Nagpur Improvement Trust, under its Permit No. BE (Mathe)/ 223 dated 7th June, 2013 ("**the said 140 Units**"). The said 140 Units are presently under construction and were released by BOM vide its Letter dated 10th March, 2021. Phases I, II, III, IV, and V are registered as per the provisions of the Real Estate Regulation & Development) Act, 2016 ("**RERA**") with MAHARERA under MAHARERA Registration Nos. P50500002523, P50500002647, P50500003127, P50500002498, and P50500017428 respectively.

(C) Pursuant to a One Time Settlement (OTS) sanctioned by BOM, a sum of Rs. 5,00,00,000/- (Rupees Five Crores) was the balance amount payable to BOM under the OTS which the Mortgagee agreed to discharge against the assignment of the mortgage with a view to secure the repayment to it of the said sum together with interest as set out hereinafter.

(D) Prior to the execution hereof, the Mortgagee has independently, to its satisfaction, through experts (engineers, architects, chartered accountants, advocates) wherever required:

(i) Reviewed the books of accounts pertaining to the Project;

(ii) Reviewed all title documents, project contracts, plans, approvals, revenue records, statutory and government records, outgoings' status;

(iii) Reviewed the Allotment Letters, Agreements for Sale, Deeds of Apartment executed in favour of the flat / unit purchasers / allottees;

(iv) Carried out accounting, title, technical, financial due diligence;

(v) Surveyed the said Lands and project;

(vi) Independently verified the inventory of flats (including sold, booked, and vacant);

(vii) Prepared a feasibility project report.

(All capitalised words and expressions shall have the meaning assigned to them herein)

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. In pursuance of the said agreement and in consideration of the Mortgagee having lent the amount of Rs. 5,00,00,0000/- (Rupees Five Crores) in discharge of the liability of BOM by directly paying the amount into the BOM's Loan Account No. 60107791062 with respect to the Term Loan Account No. 60107791062, the mortgage is assigned on the same terms as to interest, and repayment as BOM and more particularly set out in Annexure C hereto, the Mortgagor as well as the Borrower doth hereby transfer to the Mortgagee by way of mortgage the said Lands bearing Survey Nos. 56 and Hissa Nos. 1 to 5 of Mouza Bhokara, Tehsil Nagpur (Rural/ Gramin), District Nagpur, admeasuring around 4 Hectares and 42 Ares, and (b) bearing Survey No. 64 Mouza Bhokara, Tehsil Nagpur (Rural/ Gramin), District Nagpur, admeasuring around 0 Hectare and 79 Ares, totally admeasuring around 5 Hectares and 21 Ares equivalent to 52,100 sq. mtrs. together with all the buildings and structures existing as well as proposed to be constructed thereon, the Project thereon, and the potential development rights arising out of the said Lands except the said 140 Units sanctioned by the local authority, Nagpur Improvement Trust, under its Building Permit No. BE (Metro)/ 225 dated 7th June, 2017 and released by BOM vide BOM's Letter dated 10th March, 2021 but subject to the rights of the flat / unit purchasers or allottees of the said 140 Units and further subject to the provisions of Rera, as more particularly described in the Schedule hereunder written (hereinafter called **"the said premises"**) as a security for repayment by the Borrower of the amounts so advanced with interest thereon as set out in **Annexure C** with a condition that on repayment by the Borrower of the principal amount of Rs. 5,00,00,0000/- (Rupees Five Crores) along with all the interest, and incidental charges (**"Mortgage Debt"**), the Mortgagee will redeem the said premises from the mortgage security and shall if so required by the Mortgagor execute a Deed of Release but at the costs of the Mortgagor.

2. THE MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEE AS FOLLOWS:

(a) That the Mortgagor or the Borrower will not so long as the Mortgage Debt is outstanding and not paid encumber or charge the said premises or any part

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thereof without the consent in writing of the Mortgagee which the Mortgagee shall be entitled to refuse to grant without assigning any reason therefor.

(b) The Mortgagor shall repay the Mortgage Debt provided by the Mortgagee on the due dates and in the installments set out in Annexure C and that in the event of default of any one installment and/or any of the terms and conditions, the entire amount remaining unpaid shall forthwith become due and payable.

(c) That the Mortgagor and the Borrower shall ensure that all taxes, rents and dues payable to the Government or local authorities levied on the said premises are paid regularly.

(d) That the Borrower will be liable for repayment of the Mortgage Debt in spite of the security given by this Deed.

(e) That this Mortgage shall be a continuing security so long as all amounts due hereunder are paid and the security shall not be considered as exhausted.

3. The events mentioned herein below are hereinafter referred to as "Events of Default":

(a) The Borrower fails to pay the Mortgage Debt or any part thereof when it becomes due and payable.

(b) The Borrower commits breach or default in the observation and performance of any of the terms and conditions of these presents.

4. On the occurrence of any of the Events of Default, the moneys for the time being owing on the security of these presents shall at the option of the Mortgagee become immediately payable to the Mortgagee and the Mortgagee shall, subject to the provisions of Rera, be entitled to:

(a) sell the said premises without the intervention of the Court; or

(b) enter upon the said premises, takeover the Project (including Project related accounts) and the said premises, adjust the gross receipts (including booking amounts, sale price, or any other amount realized from the flat purchasers/ allottees, rent/ lease and license/ conducting fees or any proceeds from the Project) net only of GST, wherever applicable, towards payment of the Mortgage Debt as per the terms hereof PROVIDED HOWEVER THAT the said 140 Units in the ongoing aforesaid RERA registered phases shall continue to be free from any encumbrance or lien under this Mortgage Deed and any action taken by the Mortgagee shall be subject to the rights of the said 140 Units or the provisions of Rera.

Any surplus after adjustment of the sale proceeds or gross revenue towards the Mortgage Debt shall be immediately paid over to the Mortgagor by the Mortgagee.

5. The Mortgagee acknowledges, accepts, and covenants:

(a) that its rights are subservient to the rights of the first unit purchasers or allottees of the said 140 Units;

(b) that it shall be bound by the agreements executed or to be executed in favour first unit purchasers or allottees of the said 140 Units ("**unit agreements**");

(c) that in the event the Mortgagee takes over the Project, it alone shall be liable for the performance of all the obligations under the unit agreements and that it alone shall avail of the benefits of the unit agreements (including the right to receive balance instalment of the purchase price); it being the intent of the Parties that in such event the Mortgagee shall step into the shoes of the Promoter; and

(d) that it shall, at all times, be bound by the provisions of Rera.

6. All the obligations of the Mortgagor or the Borrower and all the rights and remedies and powers of the Mortgagee under the law for the time being in force with respect to simple mortgage except so far as they be expressly varied or may be inconsistent with these presents shall be deemed to be incorporated in these presents.

7. The Mortgagor undertakes that all sums of money as may be awarded as compensation for any compulsory acquisition or requisition of all or any portion of the mortgaged property would be receivable by the Mortgagee directly on behalf of the Mortgagor for the adjustment of the amounts due under this mortgage and further undertakes to execute any other document including a power of attorney in favour of the Mortgagee. Further the Mortgagor consents and confirms that in the event of such monies being paid to the Mortgagor, he shall hold the same in trust for and on behalf of the Mortgagee and shall forthwith deposit the amounts with the mortgagee as per the directions of the Mortgagee.

8. All costs, charges and expenses (including reasonable Attorney's costs) incurred by the Mortgagee for realisation and recovery of the Mortgage Debt shall be paid by the Mortgagor and be added to and shall form part of the Mortgage Debt.

9. All payments made by the Mortgagor to the Mortgagee will first be appropriated towards the interest and committed charges that may be then due, costs, charges, expenses, if any, incurred and the balance towards the principal sum.

10. The Mortgagor and Borrower further agree that all stamp duty, registration charges and other out of pocket expenses for the execution and registration of this Deed and Reconveyance Deed shall be borne by them.

11. **Force Majeure**: NO Party shall be liable to the other if it is prevented from performing its part of this Deed by an event or occurrence of Force Majeure. As used herein "Force Majeure" shall mean any cause or circumstance outside the reasonable control of the party seeking the protection of this section including but not limited to hostilities, restraint of rulers or people, revolution, civil commotion, strike, labour disturbances, epidemic (including Covid 19, Sars, or any variant), travel restrictions, lockdown restrictions, accident, fire, lightning, flood, wind, storm, earthquake, explosion, blockade or embargo, or any law, proclamation, regulation, regulation or ordinance, demand, act or requirement of any government having or claiming to have jurisdiction over the subject matter of this Deed or over the Parties hereto (and any other Acts of God). During the subsistence of a Force Majeure Event, the payment obligations shall be deferred until such time as the Force Majeure event comes to an end.

12. **Non-Assignment**: None of the Parties shall not be entitled to transfer its rights without the written consent of the others.

13. **Further Assurances**: Each Party shall do all such acts, or execute all such documents necessary for giving full effect to this Deed.

14. **Amendments**: No modification or amendment of this Deed shall be binding unless made in writing and signed by all the Parties hereto.

15. This Deed alone shall govern the relation between the Parties.

IN WITNESS WHEREOF the Mortgagor has put his signature to this Deed on the day and year hereinabove first written.

THE SCHEDULE OF PROPERTY

Lands (a) bearing Survey No. 56 and Hissa Nos. 1 to 5 of Mouza Bhokara, Tehsil Nagpur (Rural/ Gramin), District Nagpur, admeasuring around 4 Hectares and 42 Ares, and (b) bearing Survey No. 64 Mouza Bhokara, Tehsil Nagpur (Rural/ Gramin), District Nagpur, admeasuring around 0 Hectare and 79 Ares, totally admeasuring around 5 Hectares and 21 Ares equivalent to 52,100 sq. mtrs. and bounded as follows:

On or towards the North	: Outer Ring Road;
On or towards the East	: Khasra No. 62 & 70 of Village (Mouza) Bhokara;
On or towards the West and	: Barmala City & Khasra No. 55 of Village (Mouza) Bhokara;
On or towards the South	: Khasra No. 57 & 63 of Village (Mouza) Bhokara.

together with all the buildings and structures standing as well as proposed to be constructed in future on said Lands, the Project thereon, and the potential development rights arising out of the said Lands except the said 140 Units but subject to the rights of the flat / unit purchasers or allottees of the said 140 Units and further subject to the provisions of Rera.

IN WITNESS WHEREOF the Parties have signed and executed these presents the day and year first herein above written.

SIGNED AND DELIVERED
by the withinnamed Mortgagor, SUDESH CHANDRA GUPTA.

Witnesses
(1) Signature
Name Sandeep M. Kankani
Address Withinnamed Mortgagor
Nagpur-440022

(2) Signature
Name
Address

CREL/709/Q/RR

SIGNED, SEALED, AND DELIVERED

by the withinnamed Borrower, GRUHLAXMI LIFE SPACE PRIVATE LIMITED, through its authorized signatory, Mr. Duryodhan Hadke

Witnesses:

(1) Signature _____

Name Prajwal Pandit Gatkine

Address Mahul Mumbai

P P Gatkine

(2) Signature _____

Name _____

Address _____

SIGNED, SEALED, AND DELIVERED by the withinnamed Borrower, DADA HOMES PRIVATE LIMITED, through its authorized signatory, Mr. Manish M Agarkar

Witnesses:

(3) Signature _____

Name _____

Address _____

(4) Signature _____

Name _____

Address _____

Annexure II

(TERM LOAN ACCOUNT ASSIGNMENT TERMS)

Interest: 24 % per annum on the Installment due for each quarter i.e. Rs. 62.50 lacs.

Repayment Installments:

Installments	Amount towards Principal in Rupees	Due Date
Installment 1	62.50 lacs	30 June, 2021
Installment 2	62.50 lacs	30 September, 2021
Installment 3	62.50 lacs	31st December, 2021
Installment 4	62.50 lacs	31st March, 2022
Installment 5	62.50 lacs	30th June, 2022
Installment 6	62.50 lacs	30th September, 2022
Installment 7	62.50 lacs	31st December, 2022
Installment 8	62.50 lacs	31st March, 2023

DADA HOMES PRIVATE LIMITED

CIN: U70109MH2021PTC358789

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF DADA HOMES PRIVATE LIMITED HELD AT THE OFFICE OF THE COMPANY AT F. No. 1, Rachana Vrindawan Appt., Ring Road, Mankapur, Nagpur, Nagpur, Maharashtra, India, 440030 on 01st March, 2023 AT 11.30 A.M.

A proposal for authorization to Sign DEED of Mortgage and other documents at F.No. 1, Rachana Vrindawan Appt., Ring Road, Mankapur, Nagpur, Nagpur, Maharashtra, India, 440030 was placed before the Board. After discussions, the Board unanimously resolved as under :

"RESOLVED THAT Mr. Manish M Agarkar is hereby authorized to sign each and every document on behalf of the company on mortgage deed executed between M/s Cosmi Iconi Shopace Pvt ltd,c ompany and landowners of project land.

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said Authorised Person shall be valid and effective exclusively for the execution of Sign DEED of Mortgage purpose.

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

-CERTIFIED TRUE COPY-

FOR DADA HOMES PRIVATE LIMITED

AUTHORISED SIGNATORY

F.No. 1, Rachana Vrindawan Appt., Ring Road, Mankapur, Nagpur, Nagpur, Maharashtra, India, 440030

GRUHLAXMI LIFESPACE PVT. LTD.

CIN: [redacted]

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GRUHLAXMI LIFESPACE PRIVATE LIMITED HELD AT THE HEAD OFFICE OF THE COMPANY ON 01st MAR, 2021 AT 9.30 A.M.

A proposal for authorizeee to Sign Deed of Mortgage for project 'Mahalaxmi City' at Kh. no. [illegible], Kanadi Road, Nagpur-441111 was placed before the Board. After discussions, the Board unanimously resolved as under:

"RESOLVED THAT Mr. Durgeshan Hedau is hereby authorised to sign Mortgage deed on behalf of the company and do all such acts for successfully registration of the deed, matter.

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

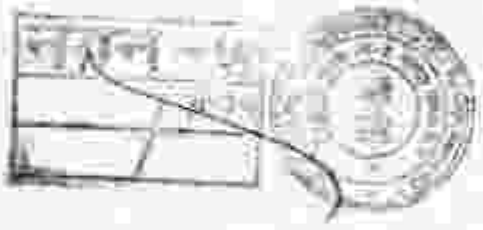
--CERTIFIED TRUE COPY--

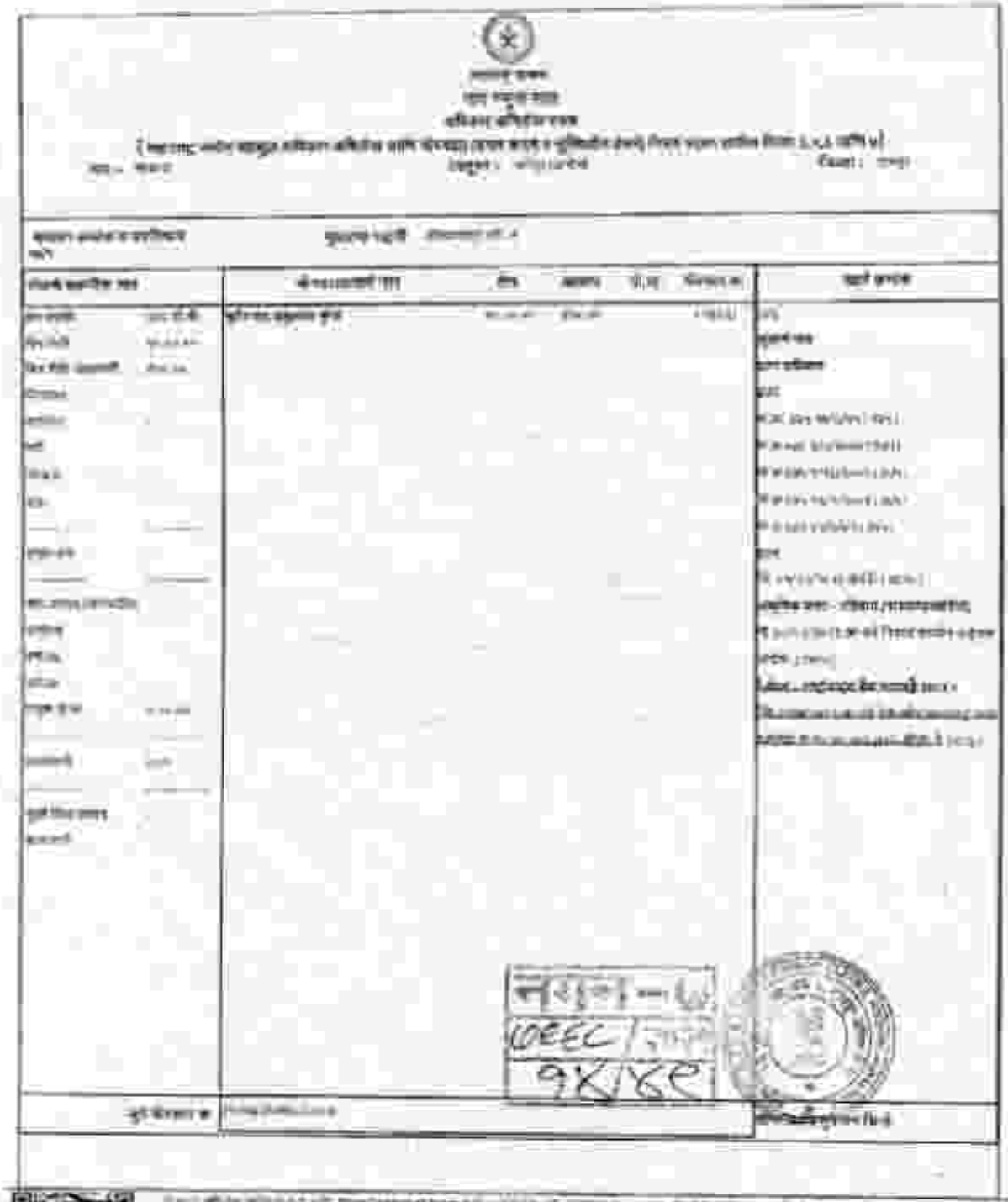
FOR GRUHLAXMI LIFESPACE PRIVATE LIMITED

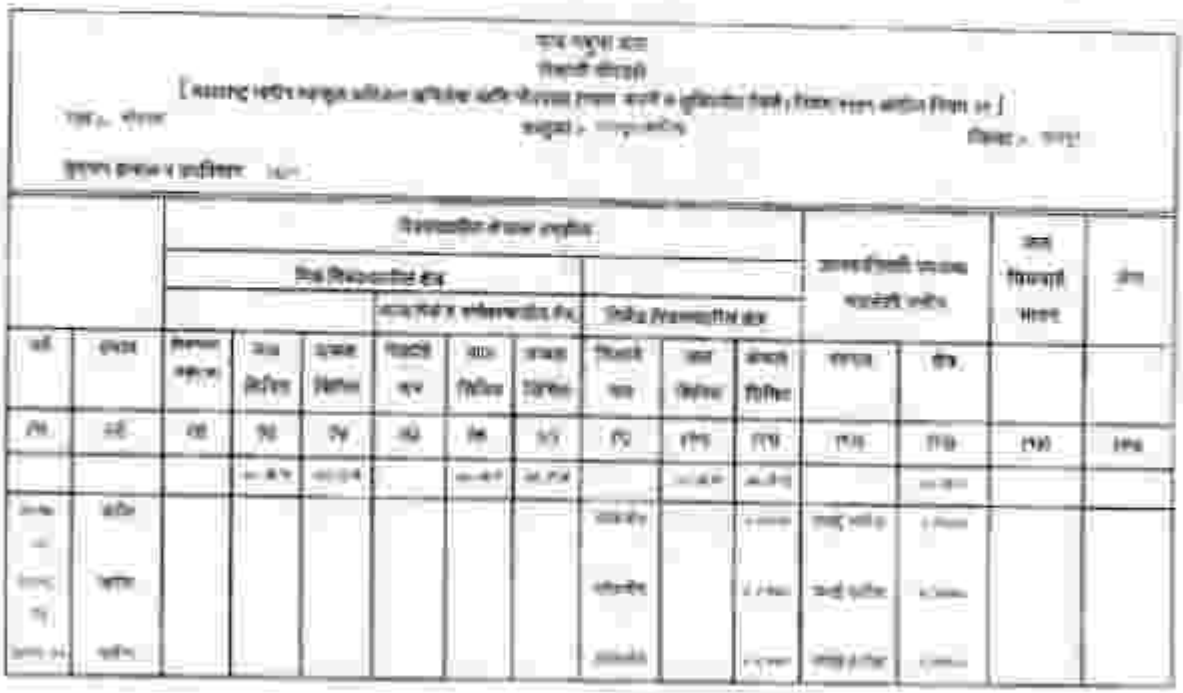
AUTHORISED SIGNATORY

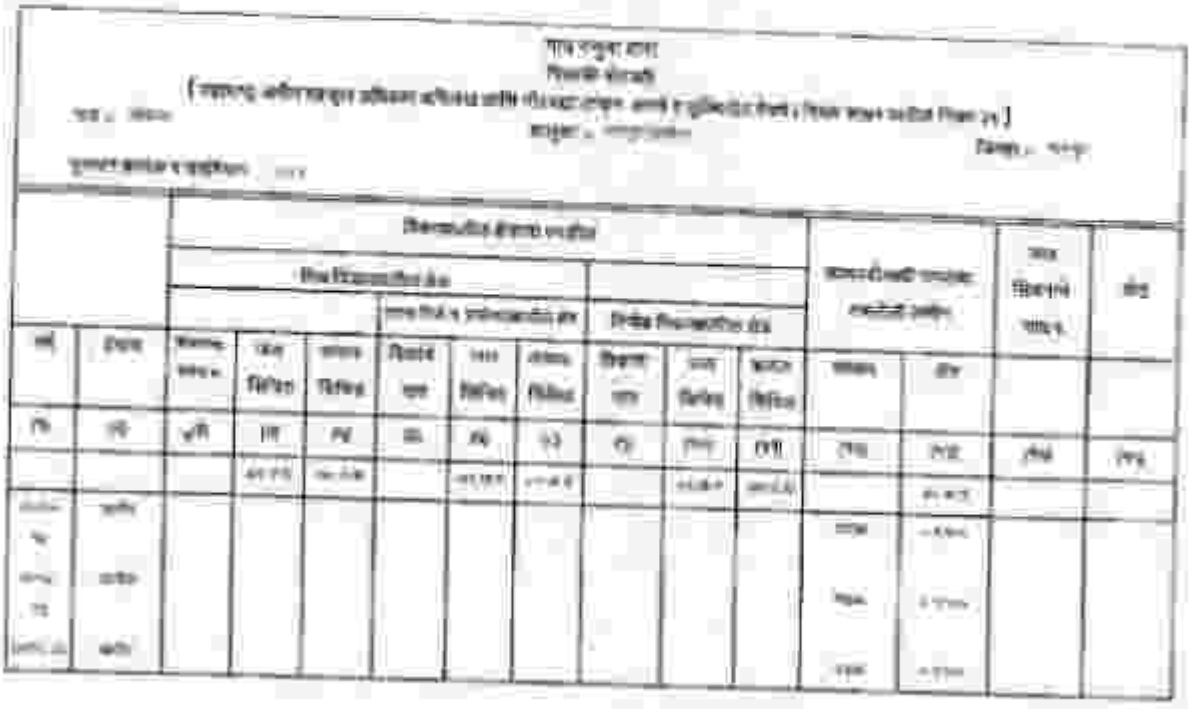
Registered Off: [illegible] Kanadi Road, Nagpur-441111

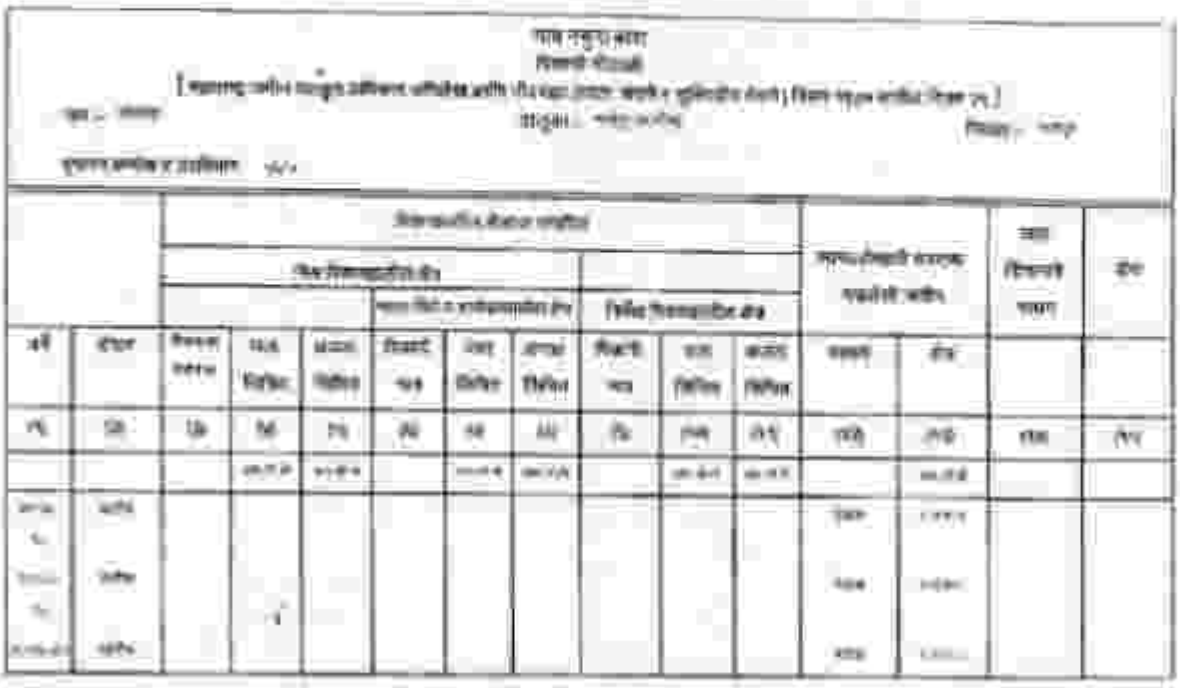
CREC/2021/98/82

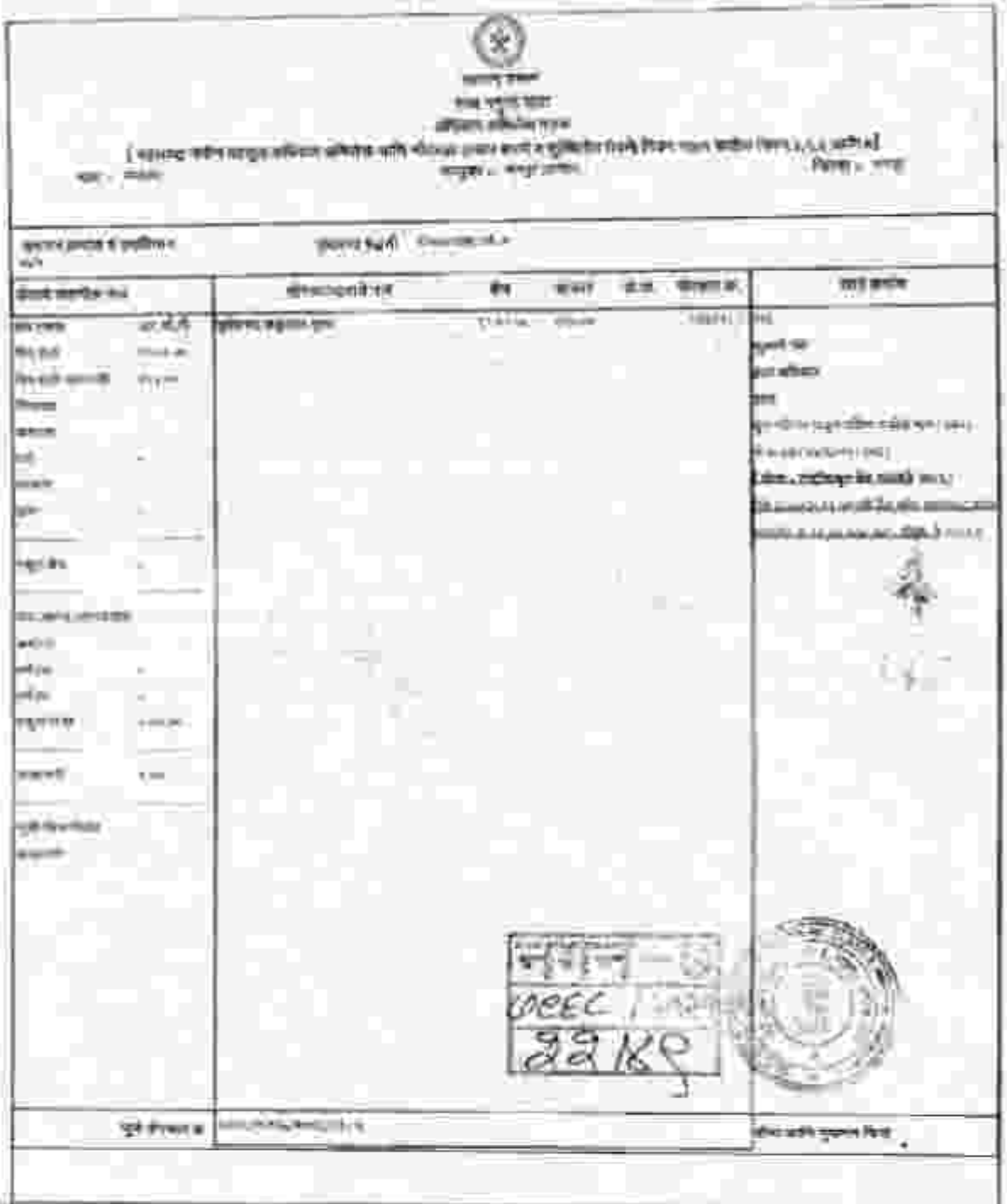


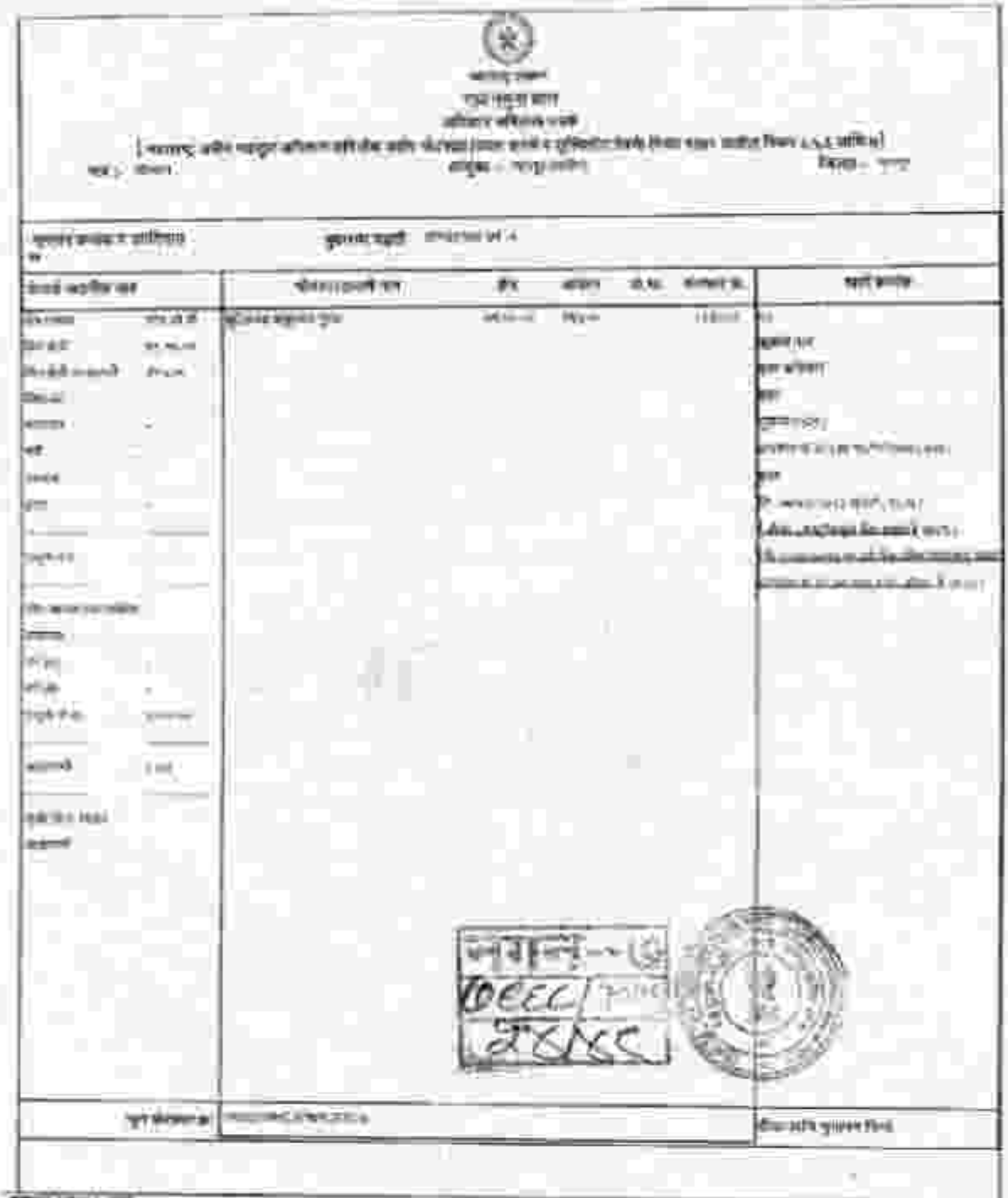


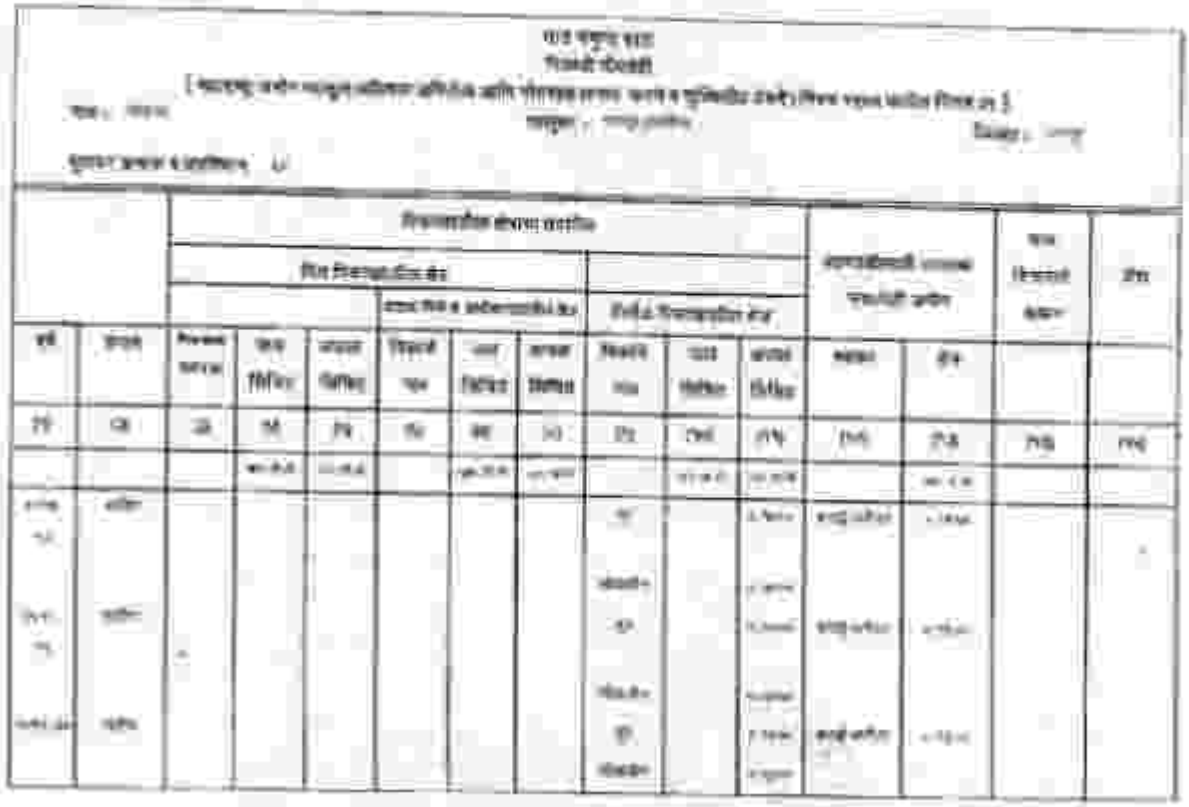












१. मा.जिल्हाधिकारी साहेब, म.प्र.उ.प्र. यांच्याकडे अपिलाकरिता विनंतीस, मा.उ.वि.म.म.उ.प्र. ऐवजी - नागपूर

२. मा.जिल्हाधिकारी अधिकारता (अपिलाकरिता), जिल्हा परिषद, नागपूर

३. कार्यकारी अधिकारी, राष्ट्रीय महामार्ग विभाग क्रमांक दोन,

४. कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग क्रमांक १, नागपूर

५. कार्यकारी अभियंता, बांधकाम विभाग (विशेष दुरुस्ती), नागपूर

६. व्यवस्थापक, भारतीय राष्ट्रीय महामार्ग प्राधिकरण,

७. उपजिल्हाधिकारी (पुनर्वसन), नागपूर

८. जिल्हा पुनर्वसन अधिकारी, नागपूर

९. जिल्हा सर्वेयर अधिकारी, जिल्हा परिषद, नागपूर

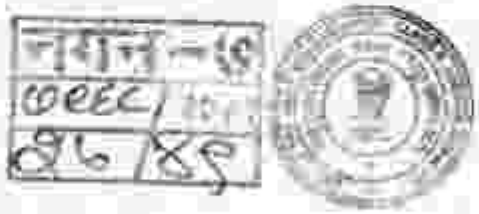
१०. तहसिलदार, नागपूर (ग्रामीण)

११. तलाठी सजा **बोखारा**

सर्वेक्षणाचे गावे नमुना ७/१२, जाबते पत्रक, अभिलेख अभिलेख पत्रे, गाव नमुना - ३, मौजाचे नकाशा व अभिलेखा सदर केलेला आहे. तसेच सर्व जिल्हाधिकारी कार्यालय अधिकृत हेतुसाठ हरकती पत्रव्यवहारे करावयाचे आहे.

सर्वेक्षणास जिल्हाधिकारी प्रशासनाने दिलेल्या पत्राच्या अनुषंगाने गावातील सर्वत्र वृक्षतोडीचे असल्यामुळे अधिकृत व्यक्ती व्यवस्थापनाचे सोबत **३४१३६.११** चौ.मी. जा अधिकृत क्षेत्र सदरे ०.०५ चौ.मी. पक्की चौ.मी. जाली ई-१८२३/- याप्रमाणात सेस अधिकृत क्षेत्रचे एकरी ई-२८१२/-, जिल्हा परिषद सेस अधिकृत व्यवस्थापन ए-७.०० प्रमाणे ई-२१४८.८/-, तलाठीस सदर अधिकृत व्यवस्थाचे ५ गट ई-१७६७/-याची एकूण व्यवस्था ई-५८३६/- याप्रमाणे ०९/जून/२०१२ रोजी पावती क्रमांक ५१ अन्वये एकत्रित एकत्रित केली आहे.

वरील सर्वे विभागात येत असल्याने नमिने नागपूर अधिनियम, १९६१ व तदनंतरचे नियम १९६१ व अंतर्गत तरतुदीत नमिने एकत्र व्यवस्थापन नागपूर अधिनियम, १९६१ चे कलम ४४ अन्वये तसेच्या अधिकारात अनुक्रमे ते जिल्हाधिकारी, नागपूर यांनाही सदरी व सर्वेक्षण अधिकार राहून अधिकार की सुरक्षेसाठ संयुक्तपणे सूचना, तहसील - १४२ गावीत संपादन, भूसंपादन अधिकारी एवं, नागपूर मि.



AREA STATEMENT	
TOTAL LAND AS PER 7/12 EXTRACT	52168.69 SQ.MT.
AREA UNDER RESERVATION	32197.39 SQ.MT.
AREA UNDER EXPRESS HIGHWAY	1266.66 SQ.MT.
LAND UNDER LAYOUT	18903.30 SQ.MT.
METHOD (I) AREA STATEMENT FOR GROUP HOUSING	
LAND UNDER LAYOUT	6890.21 SQ.MT.
NET RESIDENTIAL PLOT AREA (a) FSI ON ZONING AREA (b) DEDUCTION ACCESS, PATHWAY, ROADS, PARKING ETC	3834.15 SQ.MT.
AREA OF OPEN SPACE, ACCESS, PATHWAY, ROADS, PARKING ETC	12568.93 SQ.MT.
TOTAL LAND UNDER LAYOUT	18903.30 SQ.MT.
METHOD (II) STATEMENT BASED ON PLOT SALE	
LAND UNDER LAYOUT	18903.30 SQ.MT.
AREA UNDER OPEN SPACE	5165.86 SQ.MT.
AREA UNDER AMENITY SPACE	7689.52 SQ.MT.
AREA UNDER APPROACH & PERIPHERAL ROAD	3967.20 SQ.MT.
NET RESIDENTIAL PLOT AREA	20259.39 SQ.MT.
TOTAL LAND UNDER LAYOUT	36981.58 SQ.MT.

1 AS PER ABOVE TWO METHODS, THE NET PLOT AREA COMES TO (I) 3834.15 SQ.MT. (II) 20259.39 SQ.MT. RESPECTIVELY. THE LOWER PLOT AREA OF 3834.15 SQ.MT. CALCULATED AS PER METHOD (I) IS RECOMMENDED AND HAS BEEN APPROVED, SUBJECT TO

(f) Provision of 2 to 3% built up area for Convenience Shopping in the building plots per DCR.

६. ज्या प्रयोजनासाठी अकृषिक वापराची परवानगी दिलेली आहे त्या बाबीस तिलांजली दोन्ही पूर्व परवानगी शिवाय इतर वापर अनुज्ञेय नाही.

७. अनुज्ञप्ती धारी मिळकती लगतच्या सुलभक सेवासमूह पुरक यंत्रणेचे नवीन व्यवस्थेचे पर्यावरणिय व्यवस्थापनाचे खर्च वगैरे पुरे पैसाचा विनियोग अनुज्ञप्तीधारक यांनाच करावा.

८. अनुज्ञप्ती धारी मिळकती अकृषिक वापरात परावर्तीत झाल्यानंतर मिळकतीमधून उपलब्ध होणारा ०.०५ मे.वै. इतकी पी.जी. सारा शासनाची दरात खरेदीसाठी उपलब्ध करून अकृषिक या पुनर्विकसी एकत्रित येवून इतर जमीनधारी संयुक्तपणे सामुदायिक तत्वावर पाणी साठा क्षमतेचा तो भरण्याचा तीरावरकाचा उपलब्ध.

९. वरील अट क्रमांक ६ मध्ये नमूद केलेल्या अकृषिक आकारणीस दर हा लागणारा असू शासनाचा सध्यो प्रचारे पुर्वलक्षी लागोणे सदरच्याचा पात्र राहील. व

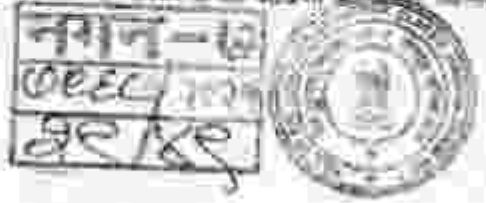
१०. सदरचे जमीन मिळकती संदर्भात शासन शासनाचे निरसनास अधिन राहून मिळकती. पालनपूर नैसर्गिक कायद्यांचे पालन करणेबाबत व वापर प्रचारे केलेला दंड हा लागणे सामुदायिक जबाबदारी स्वतंत्र अनुज्ञप्ती धारणाचा राहील.

११. अनुज्ञप्ती धारी पालनपूर जानिद पालनपूर अरिडीकरण (जमीनीच्या वर्गीकरण करणे व अकृषिक आकारणी) नियम १९६९ नुसार सदर जमीन वेगवेगळ्या वर्गवारीतील असेल / असतील त्यानुसार स्वतंत्रपणे विविध सामुदायिक वेगवेगळ्या निश्चित केले पाहिजे.

१२. अकृषिक परवानगीच्या अनुषंगाने लागणारे संपूर्ण शासकीय निमशासकीय शुल्क उपरोक्त जमीनीच्या अकृषिक वापर शुल्क या योजनेच्या अकृषिक परवानगी रद्द होईल.

१३. निमशासकीय यांनाच कायदेशीर शुल्क भरण्यासाठी जोखमीच्या सर्वस्वी अनुज्ञप्ती धारक यांनाच राहील. संपूर्ण वरच्या वेगवेगळ्या अटी.

१४. कार्यालयीन अधिकारी (पेट्रो), पालनपूर यांचा दाखला, पालनपूर यांनी अनिवार्यपणे विनियोग केलेल्या अटींचे पालन करणे अनिवार्य राहील.



[illegible] [illegible] [illegible] [

[illegible] विद्युत यंत्रणेपासून संरक्षण व सुरक्षाव्यवस्था करणे बंधनकारक राहील. आवश्यक [illegible] पालन करण्यात येईल.

१८. १२० के.व्ही. च्या उपकेंद्रास दोन्ही बाजूने प्रत्येकी १५.०० मीटर रुंद विकासन [illegible] करिता सोडण्यात यावी. याशिवाय एकूण ५.०.०० मीटर जागा प्रशासकीय विकासनास करीता [illegible] सोडण्यात यावी.

१९. प्रस्तावित आराखड्यात हे नियंत्रण रेषेसाठी सोडलेली एकूण ५.०.०० मीटर जागेपैकी [illegible] आहे.

२०. विकासकाने जमीनीतून जाणाऱ्या विजेच्या [illegible] वाहिनीच्या [illegible] वाहिनीच्या [illegible] ते गावठाण हद्दीपासून पक्क्या रस्त्याने जोडणे. विकासकाने वाहिनीच्या [illegible] [illegible] जागेचे आरक्षण दर्शविणे.

२१. मंजूरीचा कालावधी पूर्ण झाल्यानंतर विकासन आपोआप रद्द होईल.

२२. झोन दाखलीचा अभिप्राय/मान्यता विकासनाचे बांधकाम करणे बंधनकारक राहील.

२३. मंजूरीच्या ठिकाणी जे खोदकामाचे साहित्य शिल्लक राहील त्याची [illegible] व विल्हेवाटीची [illegible] [illegible] त्याबाबत [illegible] करणे आवश्यक. यासाठी लागणारी परिवहनाची [illegible] [illegible] आणून ठेवणे तसेच खाली [illegible] [illegible] राहील.

२४. प्रस्तावित रेषा - रस्त्याची मध्य रेषेपासून दोन्ही बाजूने [illegible] मीटर [illegible].

२५. नियंत्रण रेषा - रस्त्याची मध्य रेषेपासून [illegible] ३५.०० मीटर [illegible].

२६. प्रस्तावित [illegible] [illegible] [illegible] (Utilities) [illegible] पूर्व परवानगी घेणे [illegible] [illegible] राहील.

२७. रस्त्यालगत [illegible] [illegible] ७५.०० मिळकती [illegible] [illegible] [illegible]

५. अधिनियम याखाली दिलेल्या सर्वांचे बिनचूक पालन करणे राहील.

६. जमीन धारण/वापरासंबंधी जातीचे दावे, विद्युत, सिंचनाचे पाणी व वाहतूकसंबंधी सवलत या विषयी जमीनी भूमिअभिलेख कार्यालय, तसेच तालुका पंचायत समिती, तालुका पुरवठा अधिकारी, तालुका यांचेकडे विहित मुदतीत स्वतंत्र अर्ज करणे / व्यवस्थापन पद्धतीमध्ये समाविष्ट करणे बंधनकारक राहील.

७. अधिनियमातील तरतुदींनुसार, वेळोवेळी लागू होणारे नियम पाळणे बंधनकारक राहील.

८. कार्यकारी अभियंता (मेट्टू), तालुका पुरवठा प्रकल्प, तालुका यांचे दि.३ जानेवारी २०१८ रोजीचे अभिप्राय / मेट्टू / ३१८८, तालुका, दिनांक २५/०६/२०१२ तसेच सचिव, महाराष्ट्र राज्य पर्यावरण आघात मूल्यांकन प्राधिकरण, मुंबई यांचेकडील दि.१२/८/२०१२ रोजीचे पत्र क्र.एसईआयए-२०१२/प्र.क्र.१५३/उद्योग-७, दि.३१.७.२०१२ रोजीचे पत्र क्र.एसईआयए-२०१२/प्र.क्र.१५३/उद्योग-७ अन्वये दिलेल्या सूचनांचे काटेकोरपणे पालन करण्यात यावे.

९. कार्यकारी अभियंता (मेट्टू), तालुका पुरवठा प्रकल्प, तालुका यांचे दि.३ जानेवारी २०१८ रोजीचे अभिप्राय / मेट्टू / ३१८८, तालुका, दिनांक २५/०६/२०१२ तसेच सिंचाई विभाग, जलसंपदा विभाग, महाराष्ट्र शासन यांचेकडील आवश्यकती बाबींचा पाळणी करणेत यावी.

१०. मौजे - पोंभुर्णा, ता.पो. - पोंभुर्णा, जि. चंद्रपूर - तालुका (प्रस्तावित), यांचे प्रस्ताव - १७६/१, १७६/२, १७६/३, १५१/४, १५६/१, ६४, आराजी -१.३१ हे.आर., याकरीता ₹१६००.०० फीसह सिंचाई कार्यकारी अभियंता (मेट्टू), तालुका पुरवठा प्रकल्प, तालुका यांचेकडे प्रस्तावित क्षेत्र आराजी - १.०१२८ हे.आर., याकरीता ₹८१२.८० पैसे सिंचाई क्षेत्र विकासाचे क्षेत्र दाखवले प्रस्तावित आराजात क्षेत्रफळ २१.०१ चौ.मी. पेक्षा कमी होत असल्याचे क्षेत्र आराजाच्या १०% क्षेत्र विभागाकडील दिनांक १४.११.२००६ च्या आदेश परिपत्रकानुसार कोणतीही परवानगी / विनाशन शुल्क आकारणेची राज्य स्तरीय State Environment Impact Assessment Authority यांचेकडे

Environmental Clearance Certificate प्राप्त करणे बंधनकारक राहील.

३४. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी सदर प्रस्तावित अभिन्यासास अंतिम मंजूरी प्राप्त करून देणे बंधनकारक राहील.

३५. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे पत्र क्रमांक : कार्य. अभि. / मेट्रो / ३१८८, नागपूर, दिनांक ०५/०९/२०२१ अन्वे मंजूर केल्यानुसार अनुषंगिक आदेश पारित झाल्यानंतर विकास परवानगीकरीता **भूमापक व नागपूर सुधार** प्रन्यास यांच्याकडे सुविधाशुल्काकरीता आकारणीचा करारे बंधनकारक राहील.

३६. सदर प्रस्तावित ५३/१, ५३/२, ५९/३, ५७/४, ५३/५, ६४, आराजी - ५.४१ हे.आर. एवजीचे ५३००.०० चौ.मी. क्षेत्रावर जमीनधारकांनी **विकासी प्रयोजनार्थ** अभिन्यासाकरीता कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांनी विकासास देणेचे अनुषंगिक क्षेत्र आराजी - ५.०९१२ हे.आर., एवजीचे ५०९१२.२० चौरस मिटर असून अभिन्यासातील भूखंडाव्यतिरीक्त व सार्वजनिक वापराचे क्षेत्र ३६६३९.२२ चौ.मी. असल्यामुळे सदर अभिन्यासातील भूखंडाव्यतिरीक्त व सार्वजनिक वापराचे क्षेत्राचा अनुषंगिक खाते आकारण्यात यावा.

३७. सदर जमीन ५३/१, ५३/२, ५९/३, ५३/४, ५३/५, ६४ यात अभिन्यासातील खालीलप्रमाणे दर्शविले आहे. खुली जागा, प्रस्तावित खुली जागा व अंतर्गत रस्त्याची जागा यासह संपूर्ण अभिन्यास सर्व बाजूने व्यवस्थितरीत्या स्थानिक यंत्रणेकडून हस्तांतरीत करावी.

३८. कार्यकारी अभियंता (मेट्रो), नागपूर सुधार प्रन्यास, नागपूर यांचे पत्र क्रमांक : कार्य. अभि. / मेट्रो / ३१८८, नागपूर, दिनांक ०५/०९/२०२१ यातील अटी व शर्तीचे पालन करणे जमीनधारकांवर बंधनकारक राहील.

३९. सदर संबंधित विभागांनी नमूद केलेल्या सर्व अटी व शर्तीचे पालन करणे बंधनकारक राहील.

४५. सक्षम अधिकारी जिल्हाधिकारी नागपूर यांनी सदर आदेश दिनांक ४३/५/ [illegible] पासून ३ महिन्याचे आत म्हणजे [illegible] पर्यंत अंमलात आणावा. सदर मुदतीत न मिळाल्यास हा आदेश रद्द समजण्यात येईल.

(शिक्का - भोसला, म.ह.मं. - १२ क्र. नागपूर - चांदापूर (ग्रामीण), खसरे क्रमांक - ५६/१, ५६/२, ५६/३, ५६/४, ५६/५, ६४, आराजी - ५.६३ हे. आर, महसूल ५३६००.०० फक्त दिनांक वृक्षतोडीपोटी निवाडी प्रकरणात **अधिसहायकांकरिता कार्यालयीन अधिकारी अधिसेवा (भूसंपादन) क्र.४, नागपूर** यांनी प्रमाणात दिलेले अकृषिक क्षेत्र आराजी - ५.०१६२ हे. आर, अक्षरी ५०१६२.२४ चौ. मि. वजा निवाडी प्रमाणात अकृषिक गणलायी)

(उप जिल्हाधिकारी, नागपूर द्वारा अनुमोदित)

सही/-
[illegible]
जिल्हाधिकारी, नागपूर

प्रत माहितीसाठी तसेच आवश्यक कार्यवाहीस्तव अग्रेषित.

१. अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, नागरी संसदीय क्षेत्रासाठी, नागपूर
२. उपविभागीय अधिकारी, नागपूर
३. **कार्यालयीन अधिसेवा (भूसं), नागपूर सुधार प्रन्यास, नागपूर**
४. तहसिलदार, **नागपूर (ग्रामीण)**, उपरोक्त आदेशाची नोंद सबंधित तहसील कार्यालय व गाव नमुना फेरफार नोंदी घेवून तसा अहवाल या कार्यालयास सादर करावा.
५. तालुका निरीक्षक भूमि अभिलेख, **नागपूर (ग्रामीण)**, दक्षता घेवून कार्यवाहीस्तव.
६. दुय्यम / सहदुय्यम निबंधक, नागपूर (ग्रामीण).
७. श्री. [illegible] रा. [illegible] नं. १०६ गणेश अपार्टमेंट, सदर अंबाझरी रोड, [illegible] पेठ, नागपूर.
८. स्वाक्षरी विरुद्ध नकाशा

सही/-
उपविभागीय अधिकारी, नागपूर शहर

नकाशा — ६
UDEC
३८/६२

CHALLAN

MTR Form Number-6

GRN	GARCODE	Date	Form ID
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	KOPR_JT SUB REGISTRAR	Full Name	AMIT MAHENDRA BAJAJ AND OTHER
Location	HAVELI	Flat/Block No.	SF NAGPUR
Year	2018-2019 One Time	Premises/Building	
Account Head Details	Amount In Rs	Road/Street	HAVELI
0030046401 Stamp Duty	30000	Area/Locality	
0030046301 Registration Fee	1000	Town/City/District	
		PIN	4 4 0 0 1 8
		Remarks (If Any)	
		Amount In	Rupees Thirty One Thousand Only
Total	31000.00	Words	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.		
Cheque/DD No.		Bank Date	RBI Date		Not Verified with RBI
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mode of Pay. : Online

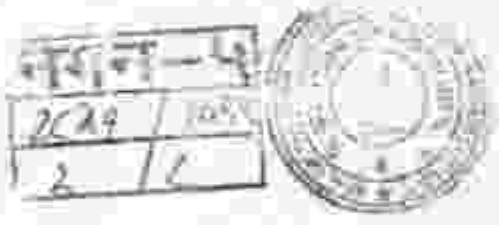
NOTE: This challan is valid for Document No./Art. No. (Applicable) in this Registrar Office only. For valid No. unregistered documents, this challan is not valid.

Print Date 30-04-2019 11:39:

नगन - ७
२०१९ / २०१९
१७१ / ८

नगन - ७
वलद
१७५८

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
IRN:	2021[illegible]37	Date:	30/03/2021
Received from Abhijit BHUMI , Mobile number 7722787805, an amount of Rs. 100/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S R. Nagpur 3 of the District Nagpur			
Payment Details			
Bank Name:	State	Date:	30/03/2021
Bank CIN:	10324120210402227	REF No.:	0000001982
This is computer generated receipt, hence no signature is required			



SPECIAL POWER OF ATTORNEY

(FOR ADMISSION)

THIS **SPECIAL POWER OF ATTORNEY** is executed at Nagpur on this 30th day of APRIL 2019 BY

01. **MR. SUDESH CHANDRA GUPTA S/O LATE SHRI BABULALJI GUPTA,** aged about 50 years, Occupation : Business / Agriculturists, Resident of Shivaji Nagar, Nagpur – 440010,

02. **MR. DHIRENDRA KUMAR GUPTA,** aged about 39 years, Occupation : Business / Agriculturists, Resident of 104, Shree Apartments, Plot No. 2, Rama Road, Dharampeth, Nagpur - 440010, Director Gruhlaxmi Life Space Private Limited

Both here-in-after known and referred to as **"THE PRINCIPALS"**

IN FAVOUR OF

03. **MR. ANKIT S/O MAHENDRA BAJAJ,** aged about 29 years, Resident of Shashtri Chowk, Wardha - 442001,

AND/OR

04. **MR. DURYODHAN S/O SHIVAJI HADKE,** aged about 46 years, Resident of Near Trishran Buddha Vihar, Ward No. 2, Nari Vasti, Nagpur - 440026,

Both here-in-after known and referred to as **"THE AGENT/S"**, WITNESSTH :

WHEREAS, the PRINCIPALS has to registar documents of properties owned by PRINCIPALS in favour of the prospective Purchaser with Sub Registrar of Assurances at Nagpur District, AND;

WHEREAS, the PRINCIPALS being busy in his/their day to day activities and hence it is not possible for him/them to appear before the concerned Sub Registrar of Assurances every now and then and register the document of Agreement To Sell, Conveyance / Corrective/Amendment etc. executed by the PRINCIPALS and hence the PRINCIPALS has/have decided to

execute the documents / indentures and to register the Power of Attorney in favour of the AGENT/S so that he/ they can present such document executed by the PRINCIPAL/S for registration and admitting it and for getting it registered for and on his/their behalf before concerned office of Sub Registrar in Nagpur or any registrar having jurisdiction for the same; AND

I/We, the PRINCIPAL/S, named above do hereby appoint and nominate **MR. ANKIT S/O MAHENDRA BAJAJ** and/or **Mr. DURYODHAN SHIVAJI HABIT** as our Lawful AGENT/S or Attorney in my/our name and to do all acts, deeds and things necessary in respect of the said work jointly and/or severally, and more particularly to do the followings :-

01. To admit, present and register the Agreement To Sale, Sale Deeds, Conveyance/s, Correction/ Amendment Deeds/ Deed of Assignment, Lease, Exchange or any other documents executed by the PRINCIPAL/S/S in respect of the properties with the concerned Sub Registrar of Assurances in favour of the prospective buyers/purchasers, or in favour themselves and to lodge the said Conveyance or any document of transfer, Correction, Amendment etc. for registration and to admit and present thereof before the concerned Sub-Registrar for Assurances as may be required and to remain present before him and to do all other connected things under the various Acts and Rules for and on behalf of the PRINCIPAL/S and to give sign, undertaking, verification Sign thumb book, receipts acknowledgments etc. in respect of said registration and transaction in respect of the said property for the said work and to do and perform all acts, deeds and connected things.

I/We, the PRINCIPAL/S do hereby declare and affirm that all acts, deeds and things done by my/our said AGENT/S by virtue of this power of attorney shall be construed as acts, deeds and things done by me/us and shall be binding on me/us.

I/We, the PRINCIPAL/S hereby under take to ratify all such acts, deeds and things done by me/our said AGENT/S.

नगर-१५
DEEC/20
8C/85

नगर-५
2029 /2019
8 12

IN WITNESS WHEREOF We THE PRINCIPALS and the AGENTS have set our respective hands hereunto the day and year first above written.

WITNESSES

01.

MR. SURESH CHANDRA B. GUPTA

MR. DHIRENDRA KUMAR GUPTA
PRINCIPALS

02.

I/We ACCEPT THE APORESAID POWERS

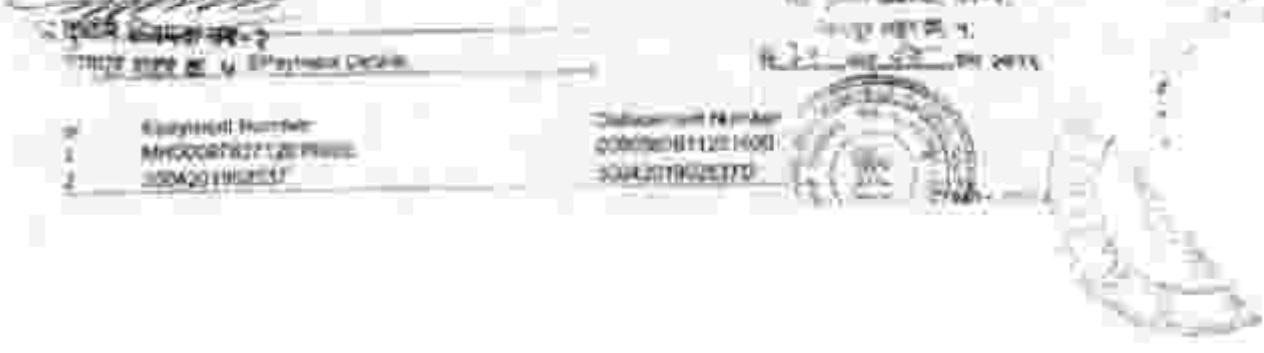
MR ANKIT M. RAJAT

MR. SURYODHAN S. HARKE
AGENTS

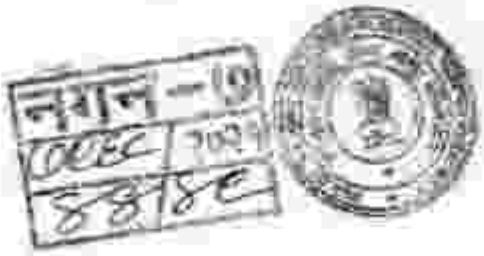
3583 6486 2207
9938 0730
ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
NAME : Sandeep Bhanlal Khedkar
RESIDENCE : Mardhekar Nagar, Nagpur.
ROLL No. : Mah/ 1734/ 1988
ENROLLED ON : 17-11-1988
DATE OF BIRTH : 05-07-1965
Utkarsh Sharma
MALE
8470 1300 9927

Summary 1 (Administrative)

Summary-2



9938 0730 4433



CHALLAN
MTR Form Number-6

GRN:	BARCODE:	Date:	Form ID:
Department:		Payer Details	
Type of Payment: Registration Fee; Stamp Duty Collected Suo		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name:		Full Name:	MR SURESH CHANDRA GUPTA
Location:		Flat/Block No:	
Year:		Premises/Building:	
Account Head Details	Amount in Rs.	Road/Street:	
		Area/Locality:	
		Town/City/District:	
		PIN:	4 4 0 0 0 1
		Remarks (If Any):	
	30,000.00	Amount in Words:	Thirty Thousand Rupees Only

DEPARTED ₹30000.00

Payment Details:		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN:	Ref. No.		
Cheque/DD No.		Bank Date:	RBI Date:		
Name of Bank:		Bank Branch:			
Name of Branch:		Scroll No.:	Date:		

Department ID:

NOTE: This challan is valid for documents to be registered in Sub-Registrar office only. Not valid for unregistered documents.

Mobile No.:

Signature Not Verified

Digitally signed by [illegible]
Date: [illegible]

Sr. No.	Remarks	Reference No.	Deface/Void Date	Deface/Void Amount	Deface/Void Amount
1					
			Total Deface/Void Amount		

नगद—6
GRC / 2021

Print Date 09-06-2021 09:29:09

CHALLAN
MTR Form Number-6

GRN	BARCODE	Date	Form ID

Department	Inspector General (R Registration)
Type of Payment	Stamp Duty State of Nav Jivabla Stamps XOR Head of Matte
Office Name	NSTP_IT NAGPUR NO 7 SUB REGISTRAR
Location	NAGPUR
Year	2020-2021 One Time

Account Head Details	Amount In Rs.
Sale of Non-Judicial Stamps	150000.00
	150000.00

₹150000.00

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

Party Details	
TAN (If Any)	
PAN No.(If Applicable)	ACJPG8893E
Full Name	MR SUDESH CHANDRA B GUPTA
Flat/Block No.	AT SHIVANAI
Premises/Building	
Road/Street	NAGPUR
Area/Locality	NAGPUR
Town/City/District	
Pin	4 4 0 0 2 7

Remarks (If Any)

SecondPartyName=M/S DADA HOMES PRIVATE LIMITED~

Amount In Words	One Lakh Fifty Thousand Rupees Only

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.		CHR7578788
Bank Date	RBI Date	10/03/2021-11:46:21	12003021
Bank Branch		STATE BANK OF INDIA	
Bank Ref. No. / Date		72 / 12003021	

Mobile No.

Signature Not Verified

Sr. No.		Defacement No.	Defacement Date	Head(s)	Defacement Amount
1			10/03/2021 11:27:32	0210101	
			Total Defacement Amount		

Print Date 10-03-2021 11:28:16

D Document H Handling C Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	01062021058 21	Receipt Date	03/06/2021

Received from GRUHLAXMI, Mobile number 7122767995, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 7968 dated 03/06/2021 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

DEFACED
₹ 960
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	01/06/2021
Bank CIN	10004152021060105143	REF No.	CIN68048510
Defacer No	01062021058210	Defacer Date	03/06/2021

This is computer generated receipt, hence no signature is required.

Annexure-I

Summary / Description Slip-1

2731964

दिनांक 03 जून 2021 5:27 प.म.

[illegible]	[illegible]
[illegible]	[illegible]

[illegible] Receipt: 7/06/2021

[illegible]: रु. 500/-

[illegible]: रु. 5,00,00,000/-

[illegible] मुद्रांक शुल्क: रु. 1,50,000/-

इ. वि. [illegible] इ. वि. नागपूर यांचे कार्यालय

क. क. 7965 का वि.03-06-2021

रोखी रु.[illegible] रू. द्वारा वसूल.

[illegible]:8719 [illegible] दिनांक: 03/06/2021

[illegible] [illegible] [illegible] [

[illegible]	[illegible]

23/06/2021 4:33:03 PM

[illegible] 24/06/2021

[illegible] Accepted

अनु क्र.	[illegible]	[illegible]	छायाचित्र	[illegible]
1	[illegible]	[illegible]		
2	[illegible]	[illegible]		

[illegible] 23 / 06 / 2021 05 : 30 : 56 PM

[illegible]

[illegible]

अनु क्र.	[illegible]	छायाचित्र	[illegible]
1	[illegible]		
2	[illegible]		

[illegible] 23 / 06 / 2021 05 : 33 : 44 PM

ATTESTED

[illegible]	Purchaser	Type	Verification no/transaction	GRN/Licence	Amount	Stamp Act	Challan Number	Challan Date
1	MR SUDESH CHHABRIA & GUPTA	eChallan	[illegible]	MH012553[illegible]202021E	156000.00	SD	[illegible]	23/06/2021
2		CHC	[illegible]	[illegible]	100	RF	[illegible]	23/06/2021
3		eChallan	[illegible]	MH013960[illegible]202021E	30000	RF	[illegible]	24/06/2021

[illegible]