SALE DEED FOR ₹. 1,00,00,000/- ONLY

(RUPEES ONE CRORE ONLY)

MARKET VALUE ₹. 69,92,000/- ONLY

(Item No. 30.430/32(611) Page No. 723 @ ₹. 26,200/- per Sq. Mtrs. of Mouza – Jaitala)

THIS DEED OF SALE is made at NAGPUR on this 21 Day of JANUARY, 2022 BETWEEN :- **SMT. SOSAMMA MATHAI W/o K.E. MATHAI**, Aged about 71 Years, Occupation – Housewife, (Income Tax PAN – AHUPM4287A) (Aadhar No. 9490 0635 3804) (Mobile No. 9422147593) Resident of A/1-5, NSK Housing Society, Temple Road, Civil Lines, Nagpur, Pin Code No. 440001, Tahsil and District – NAGPUR, hereinafter called the **VENDOR**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR**, as well as her heirs, legal representatives, executors, administrators, successors & assigns of the **ONE PART**.

AND

DHUNI CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956, having Certificate of Incorporation No. U45309MH2020PTC346303, having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur (Income Tax PAN – AAICD0030E) acting through its Directors **(1) MR. SWAPNIL S/o SANJAY GODE,** Aged about 34 years, Occupation – Architect, (Aadhar No. 6562 3205 6849) (Mobile No. 9860009044) Resident of Gode Bhavan, Zenda Square, Naik Road, Mahal, Nagpur, Pin Code No. 440032, Tahsil and District – NAGPUR and **(2) MR. AMIT S/o SURESHRAO TAREKAR,** Aged about 35 years, Occupation – Business, (Aadhar No. 3935 5151 4541) (Mobile No. 7020949851) Resident of 67, Tarekar Bhawan, C.A. Road, Nagpur, Pin Code No. 440018, Tahsil and District – NAGPUR, hereinafter called the **PURCHASER,** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **COMPANY and its DIRECTORS**, as well as, its legal representatives, liquidators, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing bearing Khasra No. 84-85 of Mouza – JAITALA, Patwari Halka No. 44, having an area of 5.21 Hectare R., Rental Rs. 30.00/-, held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 177 and Sheet No. 561/35 and 32(611), situated at Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, in Tahsil and District – NAGPUR, Originally belonged to (1) Mr. Mukund Purushottam Dhabe, (2) Mr. Madhukar Purushottam Dhabe, (3) Mr. Prabhakar Purushottam Dhabe, (4) Smt. Sumati Gajanan Mulmule, (5) Ku. Sarla Purushottam Dhabe, (6) Mrs. Pushpa alias Vijaya Vitthal Handiyekar, (7) Mr. Ashok Gangadhar Dehadrai, (8) Mrs. Malu alias Ujwala Tukaram Joshi, (9) Mr. Sanjay Gangadhar Dehadrai, (10) Mrs. Jayashree Kamalakar Agnihotri, (11) Mrs. Sandhya alias

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602 / 2022
3 / 30

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II

Archana Sharad Angal & (12) Mrs. Vibha alias Dipa Prakash Joshi, as a recorded Joint Owners thereof being their ancestral property; AND

WHEREAS the aforesaid (1) Mr. Mukund Purushottam Dhabe, (2) Mr. Madhukar Purushottam Dhabe, (3) Mr. Prabhakar Purushottam Dhabe, (4) Smt. Sumati Gajanan Mulmule, (5) Ku. Sarla Purushottam Dhabe, (6) Mrs. Pushpa alias Vijaya Vitthal Handiyekar, (7) Mr. Ashok Gangadhar Dehadrai, (8) Mrs. Malu alias Ujwala Tukaram Joshi, (9) Mr. Sanjay Gangadhar Dehadrai, (10) Mrs. Jayashree Kamalakar Agnihotri, (11) Mrs. Sandhya alias Archana Sharad Angal & (12) Mrs. Vibha alias Dipa Prakash Joshi, jointly lateron transferre/sold a portion out of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.12128 Acres comprising WESTERN PORTION out of the entire land bearing Khasra No. 84-85 of Mouza – JAITALA, Patwari Halka No. 44, having an area of 5.21 Hectare R., Rental Rs. 30.00/-, held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Jaitala, within the limits of Nagpur Municipal Corporation, Nagpur, in Tahsil and District – NAGPUR, by way of Sale to (1) Smt. Pushpa Ramchandra Rajurkar, (2) Mr. Prafulla Krushnarao Pradhan, (3) Smt. Sosamma Mathai, (4) Mr. Krushnakumar singh Jagannathsingh Chauhan, (5) Mr. Vilas Bhalchandra Deshpande, (6) Smt. Shobha Surendrakumar Gulhane, (7) Mr. Ramsingh Gangaramsingh Bisen, (8) Mr. K. M. Cherian and (9) Mr. Vinayak Lahanusa Jaswante, by a Sale Deed Dated 03.01.1995, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-8 in Addl. Book No. A1, Volume No. 353 on Pages 84 to 93 at Sr. No. 17/1995 on 03.01.1995; AND

WHEREAS out of the aforesaid Joint Owners Smt. Pushpa Ramchandra Rajurkar left for heavenly abode on 29-03-2002 and consequent upon her demise/death, her undivided 1/9th share and interest in the aforesaid property admeasuring 2.12128 Acres comprising Western Portion out of the entire land bearing Khasa No. 84-85 devolved upon her only son namely Mr. Avinash Ramchandra Rajurkar and three married daughters namely (1) Mrs. Rajni Madhav Shitut, (2) Mrs. Aruna Dattatraya Girhe and (3) Mrs. Manik Nitin Rewadikar by way of intestate succession being only heirs of the deceased; AND

WHEREAS the aforesaid (1) Mrs. Rajni Madhav Shitut, (2) Mrs. Aruna Dattatraya Girhe and (3) Mrs. Manik Nitin Rewadikar jointly lateron released/relinquished their respective rights, titles, share and interest in respect of the property comprising the undivided 1/9th share and interest in the aforesaid property admeasuring 2.12128 Acres comprising Western Portion out of the entire land bearing Khasa No. 84-85 in favour of Mr. Avinash Ramchandra Rajurkar, by a Deed of Release Dated 23.08.2002, which is duly registered in the Office of the Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 1661/2002 on 23.08.2002; AND

WHEREAS the aforesaid (1) Mr. Avinash Ramchandra Rajurkar, (2) Mr. Prafulla Krushnarao Pradhan, (3) Smt. Sosamma Mathai, (4) Mr. Krushnakumar singh Jagannathsingh Chauhan, (5) Mr. Vilas Bhalchandra Deshpande, (6) Smt. Shobha

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७०२ / २०२२
४३०

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR CITY NO 4

Surendrakumar Gulhane, (7) Mr. Ramsingh Gangaramsingh Bisen, (8) Mr. K. M. Cherian and (9) Mr. Vinayak Lahanusa Jaswante jointly lateron decided to aforesaid property admeasuring 2.12128 Acres into Residential Layout by carving out various Plots of different sizes therein. Accordingly they have prepared a plan of Layout on the said land admeasuring 2.12128 Acres comprising Western Portion out of the entire land bearing Khasa No. 84-85 by carving out various Plots of different sizes therein; AND

WHEREAS the aforesaid layout is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act 2001; AND

WHEREAS out of the aforesaid layout, the Plot No. 2 and 34 are also regularized by the Dy. Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Ordinance 2001 and accordingly it has issued two separate Regularization Letter to that effect in favour of Smt. Shobha Surendra Gulhane vide its Permit Nos. NMC/ADTP/RL/718 and NMC/ADTP/RL/717 both Dated 05.03.2021 in Case Nos. 200304061233 and 2003053191 respectively and Layout No. 1900/Jait/1593. As per the aforesaid Regularization Letter Dated 05.03.2021, the area of the said Plot No. 2 is shown and declared as 111.60 Sq. Mtrs. instead of 162.00 Sq. Mtrs. and the area of the said Plot No. 34 is shown and declared as 155.25 Sq. Mtrs. instead of 162.00 Sq. Mtrs.; AND

WHEREAS the aforesaid Plot Nos. 2 and 34 are converted for Non-Agricultural (Residential) Use by the Upper Tahsildar, Non Agricultural Tax Assessment No. 5, Nagpur vide its two separate Orders both Dated 13.08.2021 passed in Revenue Case Nos. 1931/NAP-34/2020-21 and 1930/NAP-34/2020-21 respectively of Mouza – JAITALA in favour of Smt. Shobha Surendra Gulhane; AND

WHEREAS the aforesaid Smt. Shobha Surendra Gulhane lateron gifted/donated her aforesaid properties bearing Plot No. 2 and 34 containing by admeasurements 111.60 Sq. Mtrs. and 155.25 Sq. Mtrs. respectively by way of Gift to Mrs. Veena Goplarao Gulhane, by a Gift Deed Dated 31.03.2021, which is duly registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 2460 on 05.04.2021; AND

WHEREAS out of the aforesaid layout, the Plot No. 3 and 33 are also regularized by the Dy. Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Ordinance 2001 and accordingly it has issued two separate Regularization Letter to that effect in favour of Mrs. Sosamma Mathai vide its Permit Nos. NMC/ADTP/RL/86 and NMC/ADTP/RL/88 both Dated 22.07.2021 in Case Nos. 200304061234 and 200304061264 respectively and Layout No. 1900/Jait/1593. As per the aforesaid Regularization Letter Dated 22.07.2021, the area of the said Plot No. 3 is shown and declared as 111.60 Sq. Mtrs. instead of 162.00 Sq. Mtrs. and the area of the

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0662/20060/05443

To
Mathai Edicherian Kattoormalail
मथाई एडीचेरीयन कट्टूरमलैल
S/O Edicherian Kattoormalail,
Flat No. A/1-5, N.S.K. Housing Society,
Temple Road,
Civil Lines,
VTC: Nagpur (Urban),
District: Nagpur,
State: Maharashtra, PIN Code: 440001,
Mobile: 9422147593

48677291

KF486772915FI

आपका आधार क्रमांक / Your Aadhaar No. :

9605 2318 5097

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Issue Date: 06/08/2011

मथाई एडीचेरीयन कट्टूरमलैल
Mathai Edicherian Kattoormalail
जन्म तिथि / DOB: 10/06/1945
पुरुष / Male

9605 2318 5097

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0662/20060/05444

To
Sosamma Mathai
सोसाम्मा माथाई
W/O K.E. Mathai,
Plot no A/1-5,
N S K Hosing Society,
Near Tempal Road,
Civil Lines,
VTC: Nagpur,
District: Nagpur,
State: Maharashtra, PIN Code: 440001.
Mobile: 9422147593

48677292

KF486772929FI

आपका आधार क्रमांक / Your Aadhaar No. :

9490 0635 3804

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Issue Date: 09/08/2011

सोसाम्मा माथाई
Sosamma Mathai
जन्म तिथि / DOB: 27/05/1950
महिला / Female

9490 0635 3804

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

स्वपनील संजय गोडे
Swapnil Sanjay Gode
जन्म तारीख / DOB : 13/12/1986
पुरुष / Male

6562 3205 6849

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

रितेश राजु राऊलकर
Ritesh Raju Raulkar
जन्म तारीख/DOB: 28/09/1991
पुरुष/ MALE

5735 9132 5154
VID : 9116 1228 4358 5586

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

अमित सुरेशकांत तारेकर
Amit Sureshkant Tarekar
जन्म तारीख/DOB: 03/12/1985
पुरुष/ MALE
Mobile No: 8087438284

3935 5151 4541
VID : 9142 1329 3668 8964

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHUPM4287A

नाम/ Name
SOSAMMA MATHAI

पिता का नाम/ Father's Name
VARKEY VARKEY PARAPALLIL

जन्म की तारीख/ Date of Birth

हस्ताक्षर/ Signature

18122017

AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O राजु राऊलकर, गल्ली नं.११, प्लॉट नं. ४९, जोगी नगर, रामेश्वरी रिंग रोड, सन राईस कॉन्व्हेंट जवळ, पार्वती नगर स.ओ., नागपूर, महाराष्ट्र - 440027

Address :
S/O Raju Raulkar, galli no.11, plot no. 49, Jogi nagar, Rameshwari ring road, near sun rise convhent, Parvati Nagar S.O, Nagpur, Maharashtra - 440027



5735 9132 5154
VID : 9116 1228 4358 5586

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
६७, तारेकर भवन, सी. ए. रोड, तिडके भवन के पास, गंजीपेठ पोस्ट ऑफिस, महात्मा फुले बझार स.ओ, नागपूर, महाराष्ट्र - 440018

Address :
67, Tarekar Bhawan, C. A. Road, Near Tidke Bhawan, Ganjipeth Post Office, Mahatma Fule Bazar S.O, Nagpur, Maharashtra - 440018



3935 5151 4541
VID : 9142 1329 3668 8964

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

आधार भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: संजय गोडे, नाईक रोड, गजानन मंदिर जवळ, झेंडा चौक, महाल, नागपूर, महाल, महाराष्ट्र, 440032

Address: S/O: Sanjay Gode, naik road, near gajanan mandir, zenda chowk, Mahal, Nagpur, Mahal, Maharashtra, 440032

6562 3205 6849

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

Permanent Account Number Card
AAICD0036E

DHAN CONSTRUCTIONS PRIVATE LIMITED

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADNPM7658L



नाम /NAME
KATTOORMALAIL EDICHERIAN MATHAI

पिता का नाम /FATHER'S NAME
KATTOORMALAIL MATHAI CHERIAN

जन्म तिथि /DATE OF BIRTH
10-06-1945

हस्ताक्षर /SIGNATURE
Mathai KE

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX , VIDARBH

नगन-४
७०२ / २०२२
२८/३०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

21/01/2022 3 28:23 PM

दस्त गोषवारा भाग-2

नगन4 30-30
दस्त क्रमांक:702/2022

दस्त क्रमांक :नगन4/702/2022
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सोमम्मा मथाई के.ई मथाई . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ए/1-5 एन.एस.के. हाऊसिंग सोसायटी, टेंपल रोड, सिव्हील लाईन्स, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AHUPM4287A Sosamma Mathai	लिहून देणार वय :-71 स्वाक्षरी:-		
2	नाव:धुनी कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक क्र. 1 स्वप्निल मंजय गोडे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: गोडे भवन, झेंडा चौक, नाईक रोड, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AAICD0030E	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:धुनी कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक क्र. 2 अमित सुरेशराव तारेकर . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 67, तारेकर भवन, सी.ए. रोड, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AAICD0030E	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 01 / 2022 03 : 27 : 38 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:के.ई. मथई . . वय:76 पत्ता:ए/1-5, एन.एस.के., हाऊसिंग सोसायटी, टेंम्पल रोड, सिव्हील लाईन्स, नागपूर पिन कोड:440001 स्वाक्षरी		
2	नाव:रितेश राजु राऊलकर . . वय:29 पत्ता:पार्वती नगर, नागपूर पिन कोड:440027 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:21 / 01 / 2022 03 : 28 : 13 PM

शिक्का क्र.5 ची वेळ:21 / 01 / 2022 03 : 28 : 18 PM नोंदणी पुस्तक 1 मध्ये

९ नंबराचे बुकाचे ६०२ नंबरी नोंदला

प्रमाणित करण्यात येत कि. या दस्तास्वजात एकुण ..... 30 ..... पाने आहेत

सह दुय्यम निबंधक, वर्ग-२ नागपूर शहर क्र. ४

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४, दि. 21 माहे 1 सन २०२२

NGP4

सह दुय्यम निबंधक वर्ग-२ नागपूर शहर क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHUNI CONSTRUCTIONS PRIVATE LIMITED	eChallan	00040572022012053164	MH011931374202122E	600000.00	SD	0005773491202122	21/01/2022
2	DHUNI CONSTRUCTIONS PRIVATE LIMITED	eChallan		MH011931374202122E	30000	RF	0005773491202122	21/01/2022
3		DHC		2101202209263	600	RF	2101202209263D	21/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

702 /2022

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com