



CHALLAN
MTR Form Number-6



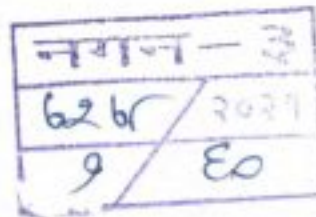
GRN	10894446202122U	BARCODE			Date	30/12/2021-09:14:39	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAICK9663J		
Office Name NGP3 JT NAGPUR NO 3 SUB REGISTRAR				Full Name		Kalindi Ventures Private Limited		
Location NAGPUR				Flat/Block No.		Corporation House No 3148/083 ward no 20		
Year 2021-2022 One Time				Premises/Building		Khasra no. 20, Plot 83/A		
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			500.00		Harpur Mouza Ramna Maroti			
0030063301 Registration Fee			100.00		Area/Locality			
					Nagpur			
					Town/City/District			
					PIN			
					4 4 0 0 0 9			
					Remarks (If Any)			
					PAN2-CXDPSS850E-SecondPartyName=Shakuntala			
					Subreg-CA-27500000-Marketval-11407000			
					Amount In			
					Six Hundred Rupees Only			
Total			600.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572021123062613		CPABHCUBS3
Cheque/DD No.				Bank Date	RBI Date	30/12/2021-09:24:16		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

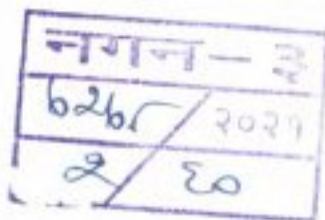
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुरयान निवाक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलान लागू नाही.

Mobile No. 7972267069



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3012202100883	Date 30/12/2021
Received from Kalindi Ventures Private Limited, Mobile number 7972267009, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.	
Payment Details	
Bank Name KKBK	Date 30/12/2021
Bank CIN 10004152022123000511	REF No. 0156319450
This is computer generated receipt, hence no signature is required.	



SALE DEED

(Valued at Rs. 2,75,00,000/-)

(Market Value Rs. 1,14,07,000/-, as per item No. 50.577/14, Page No. 1154-1155, City Survey No. 552 in Sheet No. 14 of Mouza : HARPUR, Plot Rate @ Rs. 15,440/- per Sq. Mtrs. and Construction Rate @ Rs. 26,620/- per Sq. Mtrs. as per Ready Reckoner)

STAMP DUTY OF RS. 16,50,000/- ALREADY AFFIXED WITH AGREEMENT FOR SALE DATED 24.08.2021, REGISTERED BEFORE SUB-REGISTRAR, NAGPUR-3 AT SR. NO. 4719 ON 24.08.2021 AND REGISTRATION FEES OF RS. 30,000/- WAS ALSO PAID WITH THE SAID INSTRUMENT.

STAMP DUTY OF RS. 500/- IS AFFIXED HEREWITH

THIS SALE DEED IS MADE & EXECUTED AT NAGPUR ON THIS 30TH DAY OF DECEMBER, 2021

BY AND BETWEEN ;

- (A) SOU. SHAKUNTALA W/O RAMBHAU SUTE, (11 %)
(PAN CXDPS 5850 E) (UID 9240 7713 0582) (M- 7122711544)

Aged about 64 Years, Occ.: Household,

R/o Plot No. 83/A, Near Ramana Maroti Mandir,

Ramana Maroti Nagar, Hanuman Nagar, Nagpur - 440009

- (B) SHRI AMOL S/O RAMBHAU SUTE, (43 %)
(PAN DCZPS 8134 K) (UID 2449 3181 5150) (M- 9960467724)

Aged about 44 Years, Occ.: Service,

R/o Plot No. 83/A, Near Ramana Maroti Mandir,

Ramana Maroti Nagar, Hanuman Nagar, Nagpur - 440009

- (C) SMT. VAISHALI W/O SANESH PATIL, (20 %)
(PAN FHHPP 7839 B) (UID 7819 5168 6618) (M- 9561515342)

Aged about 43 Years, Occ.: Household,

R/o Plot No. 102, Fulmati Layout,

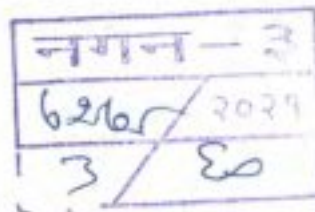
Omkar Nagar Road, Parvati Nagar, Nagpur - 440027

- (D) VANASHRI D/O RAMBHAU SUTE, (26 %)
(PAN EYSPS 2555 E) (UID 5718 6581 9029) (M- 9923714897)

Aged about 42 Years, Occ.: Service,

R/o Plot No. 83/A, Near Ramana Maroti Mandir,

Ramana Maroti Nagar, Hanuman Nagar, Nagpur - 440009



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(2)

All acting through their constituted power of attorney

KALINDI VENTURES PRIVATE LIMITED, a company registered under Companies Act, 1956 (PAN AAICK 9663 J, Corporate Identity Number U70109MH2021PTC 366091) (M-7972267009) Office at 1st Floor, Saikripa Apartment, Sharda Chowk, Jalalpura, Gandhibagh, Nagpur Acting through its Director SMT. PRITI W/O KISHAN VERMA, (PAN ABPPV 4687 A) (UID 539886181161) Aged about 47 Years, Occ.: Business, R/o Plot No. 173, Kalpana Bhawan, Quetta Colony, Lakadganj, Nagpur - 440008 (Irrevocable General Power of Attorney executed by the VENDORS on 24.08.2021 in favour of the EXECUTANT, registered before Sub-Registrar, Nagpur -3 at Sr. No. 4720 on even date)

Hereinafter called as the VENDORS which expression shall unless repugnant to the context or meaning thereof, always mean and include their successors, executors, administrators, and assigns of the FIRST PART.

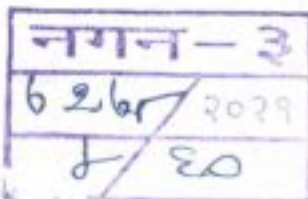
AND

KALINDI VENTURES PRIVATE LIMITED, a company registered under Companies Act, 1956 (PAN AAICK 9663 J, Corporate Identity Number U70109MH2021PTC 366091) (M-7972267009) Office at st Floor, Saikripa Apartment, Sharda Chowk, Jalalpura, Gandhibagh, Nagpur Acting through its Director SMT. PRITI W/O KISHAN VERMA, (PAN ABPPV 4687 A) (UID 539886181161) Aged about 47 Years, Occ.: Business, R/o Plot No. 173, Kalpana Bhawan, Quetta Colony, Lakadganj, Nagpur - 440008

Hereinafter called as the PURCHASER which expression shall unless repugnant to the context or meaning thereof, always mean and include its successors, executors, administrators, and assigns of the SECOND PART.

WHEREAS the party of the first part VENDORS are the joint and absolute owners of all that piece and parcel of land bearing Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e.371.612 Sq. Mtrs.) and having construction thereon admeasuring about 211.558 Sq. Mtrs. and bearing its P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza : HARPUR, more particularly described in the Schedule of Property written hereinunder (hereinafter referred to as the said property)

Contd...3...



(3)

WHEREAS originally the VENDOR (A) was the exclusive owner of the aforesaid property. The VENDOR (A) has acquired the said property by virtue of Sale Deed dated 05.04.1984 executed by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur acting through its Secreary Mohd. Ismail R. Pathan R/o Nagpur in favour of her, registered before Sub-Registrar, Nagpur- 1 in Addl. Book No. 1, Volume No. 663, Page No. 66 to 67 at Sr. No. 2107 (Chha.) on 05.04.1984.

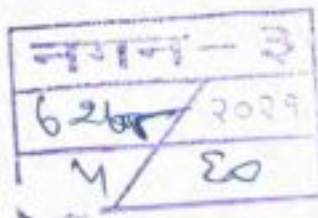
WHEREAS thereafter the VENDOR (A) has gifted her 89 % undivided share and interest in said property to the VENDOR (B), (C) and (D) by virtue of GIFT DEED dated 24.08.2021 executed by VENDOR (A) Smt. Shakuntala Rambhau Sute R/o Nagpur, registered in favour of VENDOR (B), (C) and (D) before Sub-Registrar, Nagpur- 3 at Sr. No. 4718/2021 on 24.08.2021.

WHEARAS the VENDORS are not interested to retain the said plot of land, the VENDORS being desirous of selling the said property approached the PURCHASER. The PURCHASER expressed its desire to purchase the same from the VENDOR. The VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property for valuable consideration of Rs. 2,75,00,000/- (Rs. Two Crore Seventy Five Lakh Only) Accordingly an Agreement For Sale was executed by the VENDORS on 24.08.2021 in favour of PURCHASER, registered before Sub-Registrar, Nagpur -3 at Sr. No. 4719 on 24.08.2021. Stamp Duty (e-challan) of Rs. 16,50,000/- was affixed with the said document and Registration Fees of Rs. 30,000/- was also paid with the said document.

WHEREAS it is necessary to execute this Deed of Sale in favour of the PURCHASER, the various terms and conditions are reduced into writing which are as under.

NOW, THIS DEED OF SALE WITNESETH AS UNDER :

(1) IN consideration of the total sum of Rs. 2,75,00,000/- (Rs. Two Crore Seventy Five Lakh Only) paid by the PURCHASER to the VENDORS by cheques in the manner written hereinunder and the receipt whereof the VENDORS hereby admit, confirm and acknowledge, the VENDORS as beneficial owners of the said property, do hereby grant, assign, convey and transfer by way of sale to the PURCHASER the said property with all rights, title and interest therein, to and unto the PURCHASER as the absolute owner thereof forever, free from all encumbrances of whatsoever kind and also free from payment of ground rent, corporation taxes, cess, levies and charges, etc. payable up-to-date.



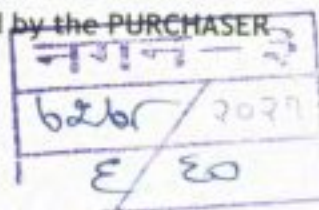
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MANNER OF PAYMENT :

- (i) Rs. 29,69,000/- Paid through RTGS through AXIS Bank Ltd., Gandhibagh Br., Nagpur to the VENDOR (B) vide UTR No. UTIBR52021083100359359 dated 31.08.2021
- (ii) Rs. 4,94,700/- Paid through RTGS through AXIS Bank Ltd., Gandhibagh Br., Nagpur to the VENDOR (C) vide UTR No. UTIBR52021083100359272 dated 31.08.2021
- (iii) Rs. 39,60,000/- Paid through RTGS through AXIS Bank Ltd., Gandhibagh Br., Nagpur to the VENDOR (C) vide UTR No. UTIBR52021083100359402 dated 31.08.2021
- (iv) Rs. 76,300/- Deposited by the PURCHASER in TDS A/c of the VENDORS as per provisions of the Income Tax Act
- (v) Rs. 86,673/- Paid and Adjusted towards the Corporation Tax, Stamp Duty paid on Gift Deed executed on 24.08.2021, registered before Sub-Registrar, Nagpur- 3 at Sr. 4718 and Advocate Fees
- (vi) Rs. 30,00,000/- Paid by Cheque bearing No. 256312 dated 01.05.2022 drawn on AIXS Bank Ltd., Gandhibagh Br., Nagpur in favour of VENDOR (B)
- (vii)Rs. 30,00,000/- Paid by Cheque bearing No. 256313 dated drawn on AIXS Bank Ltd., Gandhibagh Br., Nagpur in favour of VENDOR (B)
- (viii)Rs. 28,45,053/- Paid by Cheque bearing No. dated 01.05.2022 drawn on AXIS Bank Ltd., Gandhibagh Br., Nagpur in favour of VENDOR (B)
- (ix) Rs. 9,50,761/- Paid by Cheque bearing No. 256315 dated 01.05.2022 drawn on AIXS Bank Ltd., Gandhibagh Br., Nagpur in favour of VENDOR (C)
- (x) Rs. 20,00,000/- Paid by Cheque bearing No. 256310 dated 01.05.2022 drawn on AIXS Bank Ltd., Gandhibagh Br., Nagpur in favour of VENDOR (D)
- (xi) Rs. 19,78,379/- Paid by Cheque bearing No. 256311 dated drawn on AIXS Bank Ltd., Gandhibagh Br., Nagpur in favour of VENDOR (D)
- (xii) Rs. 1,39,134/- Agreed to be Deposited by the PURCHASER in TDS A/c of the VENDORS as per provisions of the Income Tax Act
- (xiii) Rs. 60,00,000/- Will be paid in mode of two apartments having Super built up area admeasuring about 67.9334 Sq. Mtrs. approx. each total admeasuring about 135.8668 Sq. Mtrs. approx.

Rs. 2,75,00,000/- Total Amount Paid by the PURCHASER

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THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

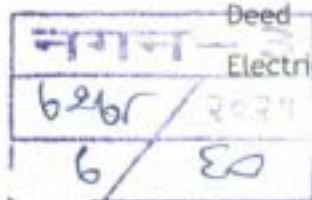
1. THAT the VENDORS have handed over the actual, vacant and physical possession of the said property to the PURCHASER on the date of execution of this Sale Deed and the PURCHASER has taken over the same and is free to deal with the same as full owner thereof without any hindrance or obstruction from anybody. The VENDORS hereby covenant with the PURCHASER that the said property shall be quietly possessed and enjoyed by the PURCHASER and all profits received thereon shall be received by the PURCHASER without any interruption or disturbances by the VENDORS or any other person claiming through, under or in trust for him and without any lawful disturbances or interruption by any person whomsoever. The VENDORS have good, valid and marketable title and full authority and absolute power to transfer the said property by way of sale to the PURCHASER absolutely forever.

2. THAT as per mutual consent and request of all VENDORS, the PURCHASER will provide Apartment No. 103 on First Floor covering Super Built up area admeasuring about 67.9334 Sq. Mtrs. to the VENDOR (D) VANASHRI SUTE within thirty two months from the date of this Sale Deed. And further as per mutual consent and request of all VENDORS, the PURCHASER will provide Apartment No. 203 on Second Floor covering Super Built up area admeasuring about 67.9334 Sq. Mtrs. to the uncle of VENDOR (B) to (D) DNYANESHWAR S/O ANANDRAO SUTE within thirty two months from the date of this Sale Deed.

3. THAT it is agreed in between parties that all expenses towards installation of Electric Meter, Water Meter and incidental charges shall be borne and paid by the VENDORS towards the Apartment No. 103 on First Floor and Apartment No. 203 on Second Floor. It is agreed between parties that Stamp Duty, Registration Fees, GST or any other tax leviable by the State or Central Government shall be borne and paid by the VENDORS for purchase of Apartment No. 103 on First Floor and Apartment No. 203 on Second Floor as referred hereinabove.

4. THAT the VENDORS will at the cost of person requiring the same, execute it and do every such assurance or things necessary for further and more perfectly assuring the title of the said property to the PURCHASER.

5. THAT the VENDORS have paid all the dues up to the date of execution and registration of Sale Deed with respect to property hereby sold. After the date of Sale Deed the PURCHASER will be responsible to pay directly to the revenue authority, Electricity Board, or any local authority concerned all rents, taxes, fees, charges or



(6)

land revenue, cesses, etc. as may be levied from time to time on the said property. The VENDORS shall indemnify the PURCHASER from any arrears in Electric and Corporation taxes, etc. till the date of execution and registration of the Sale Deed.

6. THAT the VENDORS will support any application made by the PURCHASER, for mutation of the name on the property hereby sold, and will render all assistance in obtaining the mutation thereof in favour of the PURCHASER in all relevant records.

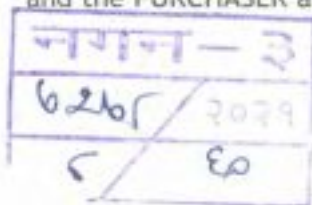
7. THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, nor shall any compensation be allowed in respect thereof to the PURCHASER, but all the same misstatement, error or omission will always be subject to correction by the parties hereto.

8. THAT the VENDORS have done no act whereby they are debarred from transferring the below referred property by way of sale to the PURCHASER.

9. THAT the PURCHASER has verified the documents of the said property and in case the PURCHASER is deprived of the whole or any part of the property hereby sold by reason of any defect in the title of the VENDORS or any encumbrances or charge on the same to which this sale is not subject, the VENDORS will pay to the PURCHASER by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole, as such part of the property shall bear to the whole property as the case may be.

10. THAT due to unavoidable circumstances the cheques given at the time of Agreement For Sale dated 24.08.2021 by the PURCHASER to VENDORS were not presented by the VENDORS and in lieu of the Cheques the PURCHASERS have paid the amount through RTGS to the VENDORS as referred hereinabove in Manner of Payment at No. (i), (ii) and (iv) .

11. THAT as per mutual consent it was decided by the VENDORS and the PURCHASER at the time of execution of Agreement for Sale dated 24.08.2021 as per Clause 6 at page No. 5/20 that the PURCHASER will provide one Apartment on First Floor having Super built up area admeasuring about 92.90 Sq. Mtrs. to the VENDOR (D) VANASHRI SUTE. And further as per mutual consent it was decided by the VENDORS and the PURCHASER at the time of execution of Agreement for Sale dated 24.08.2021



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(7)

as per Clause 6 at page No. 5/20 that the PURCHASER will provide one Apartment on Third Floor having Super built up area admeasuring about 92.90 Sq. Mtrs. to the uncle of VENDORS (B) to (D) SHRI DNYANESHWAR S/O ANANDRAO SUTE.

12. THAT now at present after changing circumstances, as per mutual consent and request of VENDORS and mutual understanding between parties, the PURCHASER will provide Apartment No. 103 on First Floor having Super built up area admeasuring about 67.9334 Sq. Mtrs. to the VENDOR (D) VANASHRI SUTE. And further as per mutual consent and request of the VENDORS and mutual understanding between parties, the PURCHASER will provide Apartment No. 203 on Second Floor having Super built up area admeasuring about 67.9334 Sq. Mtrs. to the uncle of VENDORS (B) to (D) SHRI DNYANESHWAR S/O ANANDRAO SUTE.

13. THAT after execution and registration of Agreement For Sale dated 24.08.2021 referred hereinabove, the Nagpur Improvement Trust, Nagpur had granted sanctioned to the drawings submitted by the VENDOR Sou. Shakuntala Rambhau Sute vide Building Permit No. BE(South)/Case No. GUN-P-058/Tracking No. 2021091762/148 dated 03.11.2021.

14. THAT all expenses on account of payment of Stamp Duty, Registration fees, etc. payable on this deed are borne and paid by the PURCHASER.

SCHEDULE OF PROPERTY

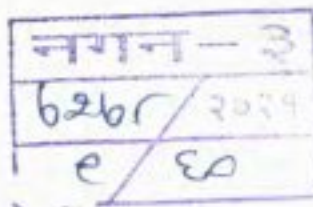
ALL THAT PIECE AND PARCEL OF land bearing Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e.371.612 Sq. Mtrs.) and having construction thereon admeasuring about 211.558 Sq. Mtrs. bearing P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza : HARPUR, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur. The said plot is bounded as under ;

To the East : By Plot No. 84,

To the West : By Plot No. 82,

To the North : By Plot No. 97 & 98,

To the South : By Road.



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(8)

IN WITNESSES WHEREOF THIS SALE DEED is signed and executed by the VENDORS and the PURCHASER on the day, month and year hereinabove mentioned of their free will and virtue after fully understanding the contents thereof in presence of witness who have signed this deed in token of having attested their signature.

WITNESSES :



1.

[Handwritten signature]



Priti Verma



SMT. PRITI W/O KISHAN VERMA
DIRECTOR OF
KALINDI VENTURES PRIVATE LIMITED
HOLDING POWER OF ATTORNEY ON BEHALF OF

(A) SOU. SHAKUNTALA W/O RAMBHAU SUTE
(B) SHRI AMOL S/O RAMBHAU SUTE
(C) SMT. VAISHALI W/O SANESH PATIL
(D) VANASHRI D/O RAMBHAU SUTE
VENDORS

2.



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Priti Verma



SMT. PRITI W/O KISHAN VERMA
DIRECTOR OF
KALINDI VENTURES PRIVATE LIMITED
PURCHASER

