

270/4250

Thursday, May 04, 2023

1:29 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5089 दिनांक: 04/05/2023

मात्राचे नाव: पिपळा

दस्तावेजाचा अनुक्रमांक: नगन7-4250-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: डीव्हीएन कॉन्स्ट्रो व्हॅन्वर्स एलएलपी तर्फे भागीदार श्री. पराग अनंतराव सराफ

सोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, धवनेल प्रिंट, सूची-२ अंदाजे

1:48 PM ह्या वेळेस मिळेल.

सह-मुख्य निबंधक, वर्ग-३,
नागपूर ग्रामिण क्र. ७,

वाजारा मूल्य: रु. 71953200/-

मोबदला रु. 70000000/-

भरलेले मुद्रांक शुल्क: रु. 4317300/-

1) देयकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/घनादेश/वे ऑर्डर क्रमांक: 0405202304574 दिनांक: 04/05/2023

विक्रीचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/वे ऑर्डर क्रमांक: MH001543571202324E दिनांक: 04/05/2023

विक्रीचे नाव व पत्ता:

②४१



CHALLAN
MTR Form Number-6



GRN	MH001543571202324E	BARCODE	[Barcode]		Date	03/05/2023-14:10:43		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)							
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		BVN CONSTRO VENTURES LLP					
Location NAGPUR					Flat/Block No.							
Year 2023-2024 One Time					Premises/Building							
Account Head Details				Amount In Rs.		Road/Street		MOUZA PIPLA				
0030046401 Stamp Duty				4317300.00		Area/Locality		NAGPUR				
0030063301 Registration Fee				30000.00		Town/City/District						
						PIN		4 4 0 0 3 4				
						Remarks (If Any)						
						SecondPartyName=KAMLESH SAMPATRAO BHEDE-						
						Amount In		Forty Three Lakh Forty Seven Thousand Three Hundre				
Total				43,47,300.00		Words		d Rupees Only				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		69103332023050315114		2806349308	
Cheque/DD No.					Bank Date		RBI Date		03/05/2023-14:11:55		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

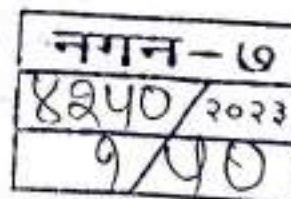
Department ID :

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

सदर चालन केवल दुरुस्त निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करवयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Mobile No. :

9765584888



लगन-७
४२५०/२०२३
२/५०



SALE DEED FOR RS. 7,00,00,000.00 ONLY**(RUPEES SEVEN CRORES ONLY)****VALUATION AS PER ANNUAL STATEMENT OF RATES****(ASR) RS. 7,19,54,000.00 ONLY)**

Zone/Item No. 12.4.3 Page 1247 @ Rs. 2,760/- PSM (ASR 2023-24)

THIS DEED OF SALE is made on this 30 Day of MAY 2023 BETWEEN:

(1) SHRI. KAMLESH S/o SAMPATRAO BHEDE, Aged about 40 Years, Occupation – Agriculturist, PAN AIGPB7432H, AADHAR UID 2953 0471 9574, Resident of Flat No. 04, Shree Niwas Apartments, Plot No. 167, behind Siddheshwar Vidyalaya, Ulhas Nagar, Manewada Road, Parvati Nagar, Nagpur-440027, Tahsil and District – NAGPUR;

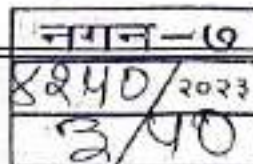
(2-A) SMT. ARCHANA W/o LATE SHRI. SUNIL BHEDE, Aged about 47 Years, Occupation – Agriculturist & Housewife, PAN APLPB2419Q, AADHAR UID 7732 6213 5629 Mobile No. 9822465379;

(2-B) SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE, Aged 24 Years, Occupation - Student, PAN CFIPB0935A, AADHAR UID 8868 3461 1371;

(2-C) SHRI. SHANTANU S/o LATE SHRI. SUNIL BHEDE, Aged 21 Years, Occupation - Student, Income Tax PAN DWGPB7966R, AADHAR UID 7831 7042 1637, the aforesaid 2-A to 2-C all Resident of Shri Niwas Apartments, Plot No. 167, Manewada Ring Road, Ulhas Nagar, Nagpur, Pin Code No. 440027, Tahsil and District – NAGPUR;

(3) SHRI. AKASH S/o VITTHALRAO BHEDE, Aged 39 Years, Occupation – Agriculturist, PAN APAPB7292N, AADHAR UID 5008 5146 6924, Resident of Plot No. 16, Ulhas Nagar, Manewada Road, Nagpur-440027, Tahsil and District – NAGPUR; AND

(4) SHRI. ROHAN S/o RAMESH BHEDE, Aged 36 years, Occupation – Agriculturist, PAN BJYPB0099L, AADHAR UID 7382 4358 5981, Resident of Plot No. 13, Ulhas Nagar, Manewada Road, Nagpur-440027, Tahsil and District – NAGPUR, hereinafter called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as their respective heirs, legal representatives, administrators, executors, successors and assigns of the ONE PART,

AND

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BVN CONSTRO VENTURES LLP, having LLP Identification No. ACA-7797 (PAN ABBFB1120A), a Limited Liability Partnership Firm, having its Registered Office at F. No MI 1102, Yashodhan Enclave, Prashant Nagar, Jag Layout, Ajani, Nagpur - 440015, Maharashtra and acting through its Designated Partners

(1) **SHRI. PARAG S/o ANANTRAO SARAF**, Aged 44 Years, Occupation - Agriculturist, Resident of Ganesh Nagar, Malkapur, District - BULDHANA - 443101 (AADHAR UID NO 4623 8013 2535) Cell No. 9765584888;

(2) **SHRI. BHARAT S/o SWAROOPCHAND CHAWARE**, Aged 55 Years, Occupation - Business, Resident of Vrindavan Nagar, Malkapur, District - BULDHANA - 443101 (AADHAR UID NO 6377 4799 0101) Cell No. 9372687100;

(3) **SHRI. AKASH S/o VITTHALRAO BHEDE**, Aged 39 Years, Occupation - Agriculturist, PAN APAPB7292N, AADHAR UID 5008 5146 6924, Resident of Plot No. 16, Ulhas Nagar, Manewada Road, Nagpur-440027, Tahsil and District - NAGPUR;

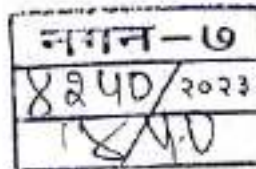
(4) **SHRI. KAMLESH S/o SAMPATRAO BHEDE**, Aged about 40 Years, Occupation - Agriculturist, PAN AIGPB7432H, AADHAR UID 2053 0471 9574, Resident of Flat No. 04, Shree Niwas Apartments, Plot No. 167, behind Siddhoshwar Vidyalaya, Ulhas Nagar, Manewada Road, Parvati Nagar, Nagpur-440027, Tahsil and District - NAGPUR;

(5) **SHRI. SANKET S/o LATE SHRI. SUNIL BHEDE**, Aged 24 Years, Occupation - Student, PAN CFIPB0935A, AADHAR UID 8868 3461 1371, Resident of Shri Niwas Apartments, Plot No. 167, Manewada Ring Road, Ulhas Nagar, Nagpur, Pin Code No. 440027, Tahsil and District - NAGPUR; AND

(6) **SHRI. ROHAN S/o RAMESH BHEDE**, Aged 36 years, Occupation - Agriculturist, PAN BJYPB6099L, AADHAR UID 7382 4358 5981, Resident of Plot No. 13, Ulhas Nagar, Manewada Road, Nagpur-440027, 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 **LIMITED LIABILITY PARTNERSHIP FIRM** and its **PARTNERS**, as well as their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Vendors named hereinabove own and possess the property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khassra / Gul Nos. 168/2, 169/1B, 169/3 and 169/4 of MOUZA - PIPLA, P.S.K. 38, having an area of 1.21 Hectares, 1.22 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rental Rs. 6.90, Rs. 3.74, Rs. 2.50 and Rs. 2.50 Yearly, respectively, all held in Occupancy Class - 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other essemmentary rights appurtenant and belonging thereto, situated at Village - Pipra in Tahsil - Nagpur (Rural) and District - NAGPUR, hereinafter referred to as "the said Property"; AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khassra / Gul Nos. 168/1 and 168/2 of MOUZA - PIPLA, P.S.K. 38, having an area of 1.22 Hectares and 1.21 Hectares respectively thus totaling 2.43 Hectares, both held in



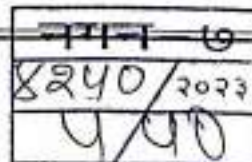
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Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR. Originally belonged to Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhende, being their separate property; AND

WHEREAS the aforesaid Shri. Dilip Ganpatrao Bhede and Shri. Kamlesh Sampatrao Bhende have transferred/sol ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 168/1 and 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.22 Hectares and 1.21 Hectares respectively thus totaling 2.43 Hectares, both held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Akash Vitthalrao Bhede, Shri. Achalkumar Madhavrao Pullarwar, Shri. Shivanand Nikanthraoji Bolanke, Shri. Sunil keshavrao Kukse, Shri. Nikhil Chandrakant Bhede, Shri. Rohan Ramesh Bhede, Shri. Sanjay Wasudevrao Bhusari, by a Sale Deed Dated 21-05-2005, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3528 on even date; AND

WHEREAS the aforesaid Shri. Akash Vitthalrao Bhede, Shri. Achalkumar Madhavrao Pullarwar, Shri. Shivanand Nikanthraoji Bolanke, Shri. Sunil keshavrao Kukse, Shri. Nikhil Chandrakant Bhede, Shri. Rohan Ramesh Bhede, Shri. Sanjay Wasudevrao Bhusari later on in their turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.21 Hectares being the Eastern Portion of Khasra No. 168 or 168/1 & 168/2, now bearing Survey / Khasra / Gut No. 168/2 of MOUZA – PIPLA, P.S.K. 38, held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Kamlesh Sampatrao Bhede, the Vendor No. 1 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7517 on 17-11-2008. As a result therefore the Vendor No. 1 Shri. Kamlesh Sampatrao Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 168/2 of Mouza – Pipla with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 372 dated 22-07-2002; AND

WHEREAS ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 169/1, 169/2, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.04 Hectares, 0.82 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rs. 6.25 Yearly, Rs. 2.50 Yearly, Rs. 2.50 Yearly and Rs. 2.50 Yearly respectively, all held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage,



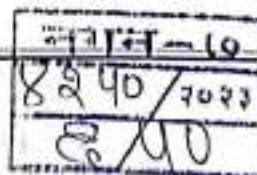
Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipra in Tehsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Sunil Sampatrao Bhede, Shri. Chandrakant Ganapatrao Bhede, Shri. Vilhal Ganapatrao Bhede and Shri. Ramesh Ganapatrao Bhede, as a recorded Co-owners thereof being their separate property; AND

WHEREAS Shri. Sunil Sampatrao Bhede, Shri. Chandrakant Ganapatrao Bhede, Shri. Vilhal Ganapatrao Bhede and Shri. Ramesh Ganapatrao Bhede later on transferred/sold the property comprising ALL THOSE Places and Parcels of Agricultural lands bearing Survey / Khasta / Gut Nos. 100/1, 100/2, 100/3 and 100/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 2.04 Hectares, 0.82 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rs. 0.25 Yearly, Rs. 2.50 Yearly, Rs. 2.50 Yearly and Rs. 2.50 Yearly respectively, all held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipra in Tehsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikagrasad Awasthi (v) Shri. Sharadhbau Rangadevi Lajawar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorno Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilani Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande, by a Sale Deed, which is duly registered at the Office of the Sub Registrar, Nagpur-10 in Book No. 1 at Serial No. 3529/2005 on even date and same is accordingly recorded in the Revenue Record vide Farar Entry No. 609 Dated 06-07-2005; AND

WHEREAS, accordingly by an Agreement of Development dated 21-05-2005 the aforesaid Shri. Rambhau Natthuji Kuthe and others have agreed to develop the aforesaid property through the said M/s. Ram Developers and Contractors upon the several terms and conditions. By the aforesaid Agreement the said Shri. Rambhau Natthuji Kuthe and others has further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the said M/s. Ram Developers and Contractors or the nominee(s) appointed by them. The said Agreement of Development is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3796 on 04-06-2005; AND

WHEREAS the aforesaid Shri. Rambhau Natthuji Kuthe and others have executed a General Power of Attorney in favour of Shri. Vilhal Ganapatrao Bhede and Shri. Abhiji Bapurao Dudhane, Partners of M/s. Ram Developers and Contractors, on 21-05-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 4 at Sr. No. 3797 on 04-06-2005; AND

WHEREAS the aforesaid M/s. Ram Developers and Contractors has dropped the idea of developing the said property and the said Land Owners Shri. Rambhau Natthuji Kuthe and others and M/s. Ram Developers and Contractors mutually cancelled the Development Agreement and the Power of Attorney and the Cancellation Deed of the



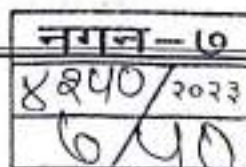
said documents are Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. Nos. 2449 and 2544 on 08-05-2008 and 30-04-2008 respectively; AND

WHEREAS the aforesaid Shri. Rambhau Natthuji Kuthe and 10 others lateron executed a General Power of Attorney relating to the said property in favour of Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede, on 08-05-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 on Book No. 4 at Sr. No. 2545 on even date; AND

WHEREAS the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprased Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 2.04 Hectares being the Western Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/1 of MOUZA – PIPLA, P.S.K. 38, Rental Rs. 6.25 Yearly, held in Occupancy Class – 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipal in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Sunil Sampatrao Bhede, by a Sale Deed Dated 17-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7513 on even date; AND

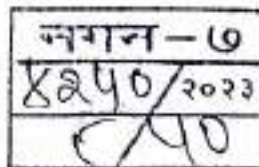
WHEREAS the aforesaid Shri. Sunil Sampatrao Bhede left of heavenly abode on 24-12-2018 leaving behind him, his widow Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede, the Vendor Nos. 2-A to 2-C named hereinabove, as his only legal heirs of the deceased. As a result therefore the Vendor Nos. 2-A to 2-C have now become the Joint/Co-owners of the aforesaid property comprising Khasra / Gut No. 169/1, of MOUZA – PIPLA with heritable and transferable rights therein and the same is also accordingly mutated in their name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003; AND

WHEREAS the aforesaid Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede lateron transferred the NORTHERN PORTION of the said Kh. No. 169/1 admeasuring 0.81 Hectares by way of Sale to Pooja Infrastructure. Thus the said Vendor Nos. (2-A) to (2-C) Smt. Archana Sunil Bhede and 2 sons namely Shri. Sanket Sunil Bhede and Shri. Shantanu Sunil Bhede remained the Joint Owners of the SOUTHERN PORTION of said Kh. No. 169/1 admeasuring 1.22 Hectares, which is now renumbered as Kh. No. 169/1/B; AND



WHEREAS the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprased Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.82 Hectares being the Eastern Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/3 of MOUZA - PIPLA, P.S.K. 38, Rental Rs. 2.50 Yearly, held in Occupancy Class - 1 Rights, Khate No. 790 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pipa in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Akash Vitthalrao Bhede, the Owner No. 3 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7515 on 17-11-2010. As a result therefore the Vendor No. 3 Shri. Akash Vitthalrao Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 169/3 of Mouza - Pipa with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003; AND

WHEREAS the aforesaid (i) Shri. Rambhau Natthuji Kuthe (ii) Shri. Subhashsingh Bhagwansingh Sisode (iii) Shri. Ravindra Keshavraoji Joge (iv) Shri. Ashwin Ambikaprased Awasthi (v) Shri. Sharadbhau Rangadevi Lajewar (vi) Shri. Vinod Ramaji Bhede (vii) Shri. Nagorao Pandurangji Lanjewar (viii) Shri. Rajesh Manoharraoji Hiwase (ix) Smt. Sushilbai Sampatraoji Bhede (x) Shri. Kamlesh Sampatraoji Bhede and (xi) Shri. Ram Wamanrao Deshpande through their Power of Attorney Shri. Ramesh Ganpatrao Bhede and Shri. Sunil Sampatrao Bhede lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.82 Hectares, being the Western Portion of Khasra No. 169 or 169/1, 169/2, 169/3 & 169/4, now bearing Survey / Khasra / Gut No. 169/4 of MOUZA - PIPLA, P.S.K. 38, Rental Rs. 2.50 Yearly, held in Occupancy Class - 1 Rights, Khate No. 781 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pipa in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Rohan Ramesh Bhede, the Vendor No. 4 named hereinabove, by a Sale Deed Dated 15-11-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7514 on 17-11-2008. As a result therefore the Vendor No. 4 Shri. Rohan Ramesh Bhede has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 169/4 of Mouza - Pipa with heritable and transferable rights therein and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 434 dated 26-03-2003. As a result therefore the Vendors have now become an exclusive, absolute



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and full owners of their respective properties with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in 7/12 Extract; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell the aforesaid properties to any interested buyer and to utilise the sale proceeds thereof in her best interest and for the benefits of her family members; AND

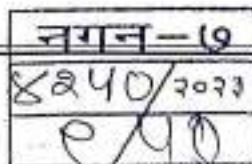
WHEREAS the Vendors being thus desirous of selling the aforesaid properties and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors have agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 7,00,00,000/- (Rupees Seven Crore) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 7,00,00,000/- (Rupees Seven Crore) Only paid by the Purchaser to the Vendors in the manner appearing herein below, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khassa / Gut Nos. 168/2, 169/1/8, 169/3 and 169/4 of MOUZA – PIPLA, P.S.K. 38, having an area of 1.21 Hectares, 1.22 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rental Rs. 6.90, Rs. 3.74, Rs. 2.50 and Rs. 2.50 Yearly, respectively, all held in Occupancy Class – 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipal in Tehsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the schedule hereunder written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Agricultural Assessment, Taxes, Cesses, outstanding Dues/Penalties and all other outgoings etc. levied thereon and payable by the Vendors upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT :-

Rs. 6,93,00,000=00 (Rupees Six Crore Ninety Three Lakh) Only paid / adjusted by the Vendors by way of book entry in the capital account, being the Partners of the LLP (the Purchaser named above), the receipt whereof is hereby acknowledged by the Vendor,



RS. 7,00,000=00 (Rupees Seven Lakh) Only deducted by the Purchaser from the Sale Consideration payable to Vendor towards Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department.

RS. 7,00,00,000=00 (TOTAL RUPEES SEVEN CRORE ONLY).

(2) THAT the VENDORS do hereby covenant with the PURCHASER as follows:-

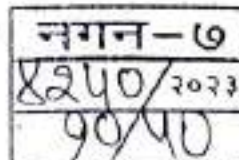
i) THAT the Vendors undertake and assures the Purchaser that they have good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

ii) THAT the Vendors do hereby assure the Purchaser that the property hereby sold to the Purchaser is separate property belonging to them alone respectively and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendors undertake, agree and assure that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for the Vendors and without any lawful interruption or disturbance by any other person who-so-ever.

v) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any way or whereby the Vendors are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.



vi) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and legal heirs, legal representatives, executors, successors and assigns etc. of the Purchaser as may reasonably be required.

vii) THAT the Vendors have paid upto this date all dues with respect to Agricultural Assessment, Taxes, Cesses, charges, rents, demands, claims, revenue, penalties and all other outgoings etc. levied on the property hereby sold/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertake to pay the same and keep the Purchaser always indemnified against such payments.

viii) THAT the Vendors hereby declares that they are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendors have this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

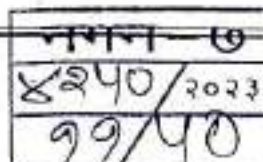
ix) THAT the Vendors have delivered all the available Original documents relating to the property hereby sold/transferred to the Purchaser at the time of Registration of this Sale Deed.

x) THAT the Vendors will support any application made by the Purchaser for mutation of its name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

xi) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

xii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge on the same to which this sale is not subject, the Vendors will keep and hold the Purchaser indemnified.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.



- (4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.
- (5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khazra / Gut Nos. 168/2, 169/1/B, 169/3 and 169/4 of MOUZA - PIPLA, P.S.K. 38, having an area of 1.21 Hectares, 1.22 Hectares, 0.82 Hectares and 0.82 Hectares respectively, Rental Rs. 6.90, Rs. 3.74, Rs. 2.50 and Rs. 2.50 Yearly, respectively, all held in Occupancy Class - 1 Rights, Khate No. 248 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Pipra in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :-

ON THE EAST	-	BY KH. NO. 171, 169/2/A, 169/2.
ON THE WEST	-	BY KH. NO. 168/1,
ON THE NORTH	-	BY KH. NO. 167 & 170,
ON THE SOUTH	-	BY NALAH,

AND, the individual boundaries are as under :

KH. NO. 168/2

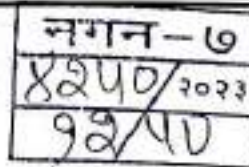
ON THE EAST	-	BY KH. NO. 169/1,
ON THE WEST	-	BY KH. NO. 168/1,
ON THE NORTH	-	BY KH. NO. 167,
ON THE SOUTH	-	BY NALAH.

KH. NO. 169/1/B

ON THE EAST	-	BY KH. NO. 169/4, 169/3, 169/2/A, 169/2,
ON THE WEST	-	BY KH. NO. 168/2,
ON THE NORTH	-	BY KH. NO. 169/1/A & 167 & 170,
ON THE SOUTH	-	BY NALAH,

KH. NO. 169/3

ON THE EAST	-	BY KH. NO. 171,
ON THE WEST	-	BY KH. NO. 169/1,
ON THE NORTH	-	BY KH. NO. 169/2/A,
ON THE SOUTH	-	BY KH. NO. 169/4,

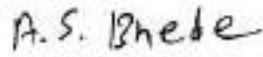


KH. NO. 169/4

ON THE EAST - BY KH. NO. 171,
 ON THE WEST - BY KH. NO. 169/1,
 ON THE NORTH - BY KH. NO. 169/3,
 ON THE SOUTH - BY NALAH,

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (KAMLESH SAMPATRAO BHEDE)
02			2)  (SMT. ARCHANA SUNIL BHEDE)
03			3)  (SANKET SUNIL BHEDE)

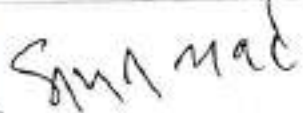


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Contd.

04			4)  (SHANTANU SUNIL BHEDE)
05			5)  (AKASH VITTHALRAO BHEDE)
06			6)  (ROHAN RAMESH BHEDE) <u>VENDORS</u>
07			FOR BVN CONSTRO VENTURES LLP 1)  (PARAG ANANTRAO SARAF) Partner
08			2)  (BHARAT SWAROOPCHAND CHAWARE) Partner
09			3)  (AKASH VITTHALRAO BHEDE) Partner

नगन-७
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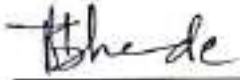


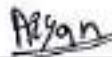
10   4) 
(KAMLESH SAMPATRAO BHEDE)
Partner

11   5) 
(SANKET SUNIL BHEDE)
Partner

12   6) 
(ROHAN RAMESH BHEDE)
Partner
PURCHASER

WITNESSES :

I   
WITNESS NO. 1

II   
WITNESS NO. 2

नगन-७
४२५०/२०२३
१५/५०



