

274/9673

Friday, November 06, 2020

8:37 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11645 दिनांक: 06/11/2020

मावाचे नाव: भोकरा

दस्तऐवजाचा अनुक्रमांक: नगन(पा)-9673-2020

दस्तऐवजाचा प्रकार : विक्रीपत्र

सावर करपाच्या नाव: आपोसीस कंपनीटल प्रा. लि. तर्फे अधिकृत संचालक श्री. महेश चंद्रमान किनरानी . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

मुद्रांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त ,पॅबनेल प्रिंट,सजी-२ संवादी

6:55 PM ह्या वेळेस मिळेल.

DELIVERED

NGR10

बाजार मुल्य: रु.28687500/-

मोबदला रु.29300000/-

मरलेले मुद्रांक शुल्क : रु. 879000/-

1) देवळाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006482268202021P दिनांक: 06/11/2020

बँकेचे नाव व पत्ता:

2) देवळाचा प्रकार: DHC रकम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0611202001581 दिनांक: 06/11/2020

बँकेचे नाव व पत्ता:



9448

9542



CHALLAN
MTR Form Number-6



G/RN	MH006482268202021P	BARCODE			Date	03/11/2020-11:32:45		Form ID							
Department Inspector General Of Registration					Payer Details										
Stamp Duty					TAXID / TAN (If Any)										
Type of Payment Registration Fee					PAN No.(If Applicable)		AIPCSS13C								
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		IGSIS CAPITAL PRIVATE LIMITED DIRECTOR								
Location NAGPUR							SHRI MAHESH C KONDRAI								
Year 2020-2021 One Time					Flat/Block No.		135/1 AND 135/2								
Account Head Details				Amount In Rs.	Premises/Building										
C30C048401 Stamp Duty				275000.00	Road/Street		MOUSA BORHARA FOR 12-A KHATE NO 330								
C30C063301 Registration Fee				30000.00	Area/Locality		NAGPUR RURAL								
					Town/City/District										
					PIN				4	4	1	1	1	1	
					Remarks (If Any)										
					PANQ=AABCU9712E--SecondPartyName=JPK SONS CONSTRUCTIONS										
					PRIVATE LIMITED-GA-29300000-Marketval=21667500										
					Amount In		Nine Lakh Nine Thousand Rupees Only								
Total				9,05,000.00	Words										
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK										
Cheque/DD Details					Bank CIN		Ref. No.		10000502020110300019			9912056608903			
Cheque/DD No.					Bank Code		RBI Code		03/11/2020-11:33:05			Not Verified with RBI			
Name of Bank					Bank Branch		STATE BANK OF INDIA								
Name of Branch					Sortd No. , Date		Not Verified with Sortd								

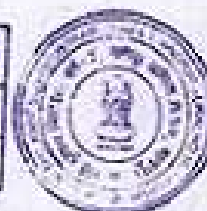
References

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

Mobile No. : 9371495577

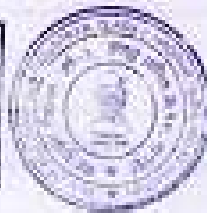
जुलै २०२१ केसट दूरस्थ शिक्षण कर्मचारियों को अपनी कर्मस्थानों पर वापस लाने, तोलेरी न कर्मस्थानों पर वापस लाने का फैसला किया।

नगन-ग्रा-१०
६६७३/२०२०
१/६०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 8911202001521	Date 05/11/2020
Received from: ICSSS CAPITAL PRIVATE LIMITED, Mistle number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.	
Payment Details	
Bank Name COB	Date 05/11/2020
Bank A/C 19004152003110001430	RSP No. 2543347990
This is computer generated receipt, hence no signature is required.	

नगल-ग्रा-१०
२६/०३/२०२०
२/४०



०५-११-२०
२५/११/२०२०
२५

SALE DEED

VALUED AT RS. 2,93,00,000/-

AS PER GOVERNMENT R.R. VALUED AT RS. 2,86,87,500/-

STAMP DUTY OF RS. 8,79,000/- PAID HEREWITH

Khasra Nos. 135/1 & 135/2, ITEM NO. 3.4.2.1 PAGE NO.
1222,

RATE 1,250/-Per Sq.Mtrs. Bulk Land OF MOUZA - BHOKARA,
P.S.K. 12-A,

Khate No. 330, TAHSIL NAGPUR

THIS DEED OF SALE is made and executed at NAGPUR on this
06th Day of November, 2020 BETWEEN :

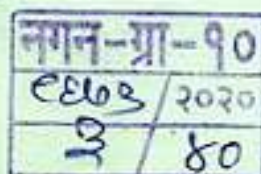
M/s. JPK SONS CONSTRUCTIONS PRIVATE LIMITED
(PAN AABCJ9712E)

(Formerly known as M/s. JP & Sons Constructions Pvt. Ltd.), a
Company duly incorporated under the Companies Act, 1956 bearing
Incorporation Certificate No. U45400MH2008PTC179792, having its
Registered Office at Plot No. 48, Near Raj Bhawan Residency Road, Sadar,
Nagpur, Maharashtra - 440 001 and acting through its Director

SHRI. JAIPRAKASH S/o LATE SHRI. GURDASMAL KHUSHALANI
PAN ACUPK9214C, AADHAR UID 347715873144

Aged about 54 Years, Occupation - Business, Resident of 9th Floor of JP
Exotica, Gondwana Square, Byramji Town, Nagpur-440013
(Maharashtra), hereinafter called the **VENDOR**, 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, administrators, successors and assigns of the
ONE PART.

AND



IOSIS CAPITAL PRIVATE LIMITED

(PAN AAFCI5513C)

Having its office at 'The Primus', Plot No.6, Ward no.1, Near Axis Bank, Amravati Road, Wadi, Nagpur - 440 023. A company registered under the Indian Companies Act, 1956, through its Director,

SHRI MAHESH S/O. CHANDRABHAN KINGRANI

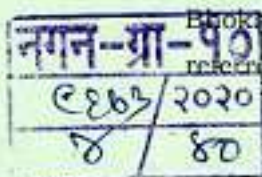
(PAN: ABFPK3058G & AADHAR NO. 4460 2040 8784)

Aged about 59 Years, Occupation - Business,
R/o. Plot No. 103, Mangalam Park Apartment, Flat. No. 402, Opp. Shivaji Park, Shivaji Nagar, Dharampeth Extension, Nagpur - 440 010 (Maharashtra)

Hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

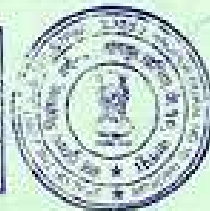
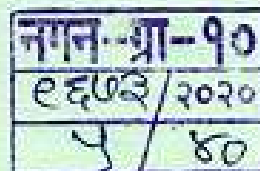
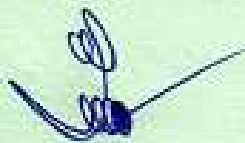
WHEREAS the **Vendor** Company named hereinabove is full and absolute Owner in possession of the property comprising ALL THOSE Pieces and Parcel of Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1 & 135/2, having an area of 1.77 Hectares & 2.00 Hectares respectively, thus total area of 3.77 Hectares (i.e. 9.315 acres), Rental Rs. 4.18 & Rs. 4.80 yearly respectively, both held in Bhogwatdar Class-1 Rights of Mouza - BHOKARA, P.S.K. 12-A, Khate No. 330, including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at Village - Bhokara, within the limits of Grampanchayat - Bhokara in Taluk - Nagpur (Rural) and District - NAGPUR, hereinafter referred to as 'Said Property'; AND



WHEREAS ALL THOSE Pieces and Parcel of Agricultural lands bearing Khasra/Survey/Gut Nos. 135/1 & 150/1 having an area of 1.77 Hectares and 1.67 Hectares respectively, Land Revenue Rs. 4.17 & Rs. 5.97 respectively, Yearly, both held in Bhogwatdar Class-1 Rights of Mouza - BHOKARA, P.S.K. 12-A, Khate No. 185, both situated at Village - Bhokara, within the limits of the Grampanchayat - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to (i) Shri Laxman Sampatrao Dukre (Mahajan), (ii) Shri Umrao Sampatrao Dukre (Mahajan), (iii) Shri Manik Sampatrao Dukre (Mahajan), (iv) Shri Dhanraj Sampatrao Dukre (Mahajan) and (v) Shri Vinayak Sampatrao Dukre (Mahajan), being their ancestral property and the same were also accordingly mutated in their joint names in all relevant records and also in 7/12 Extract; AND

WHEREAS in the like manner ALL THOSE Pieces and Parcel of Agricultural lands bearing Khasra/Survey/Gut Nos. 135/2 & 150/2 having an area of 2.00 Hectares and 1.27 Hectares respectively, Land Revenue Rs. 4.80 & Rs. 5.97 respectively Yearly, both held in Bhogwatdar Class-1 Rights of Mouza - BHOKARA, P.S.K. 12-A, Khate No. 72, both situated at Village - Bhokara, within the limits of the Grampanchayat - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to (i) Shri Dadarao Jagannathrao Dukre (Mahajan), (ii) Shri Shyamraoji Jagannathrao Dukre (Mahajan), (iii) Shri Omprakash Jagannathrao Dukre (Mahajan), (iv) Shri Omdeo Jagannathrao Dukre (Mahajan), (v) Shri Rajesh Jagannathrao Dukre (Mahajan) and (vi) Smt. Deokabai Jagannathrao Dukre (Mahajan), being their ancestral property and the same were also accordingly mutated in their joint names in all relevant records and also in 7/12 Extract; AND

WHEREAS the aforesaid (i) Shri Laxman Sampatrao Dukre (Mahajan), (ii) Shri Umrao Sampatrao Dukre (Mahajan), (iii) Shri Manik Sampatrao Dukre (Mahajan), (iv) Shri Dhanraj Sampatrao Dukre (Mahajan) and (v) Shri Vinayak Sampatrao Dukre (Mahajan) lateron jointly transferred/sold the aforesaid Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1 and 150/1 both situated at Village - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to M/s. Om Developers, a Partnership Firm having its Office at Nagpur

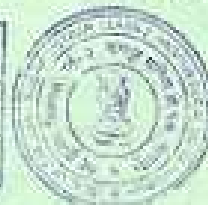
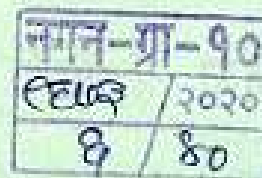


acting through its Partners (1) Shri Manohar Vyankatrao Katole and (2) Shri Hitesh Hariram Nathani, by a Sale Deed Dated 30-08-2006, which is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 4484 on even date; AND

WHEREAS in the like manner the aforesaid (i) Shri Dadarao Jagannathrao Dukre (Mahajan), (ii) Shri Shyamraoji Jagannathrao Dukre (Mahajan), (iii) Shri Omprakash Jagannathrao Dukre (Mahajan), (iv) Shri Omdeo Jagannathrao Dukre (Mahajan), (v) Shri Rajesh Jagannathrao Dukre (Mahajan) and (vi) Smt. Deekabai Jagannathrao Dukre (Mahajan) lateron jointly transferred/sold the aforesaid Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/2 and 150/2 both situated at Village - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to the aforesaid M/s. Om Developers, acting through its Partners (1) Shri Manohar Vyankatrao Katole and (2) Shri Hitesh Hariram Nathani, by a Sale Deed Dated 07-10-2006, which is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 5509 on even date; AND

WHEREAS the aforesaid M/s. Om Developers acting through its Partners (1) Shri Manohar Vyankatrao Katole and (2) Shri Hitesh Hariram Nathani further in its turn transferred/sold all the aforesaid Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1, 150/1, 135/2 & 150/2 having an area of 1.77 Hectares, 1.67 Hectares, 2.00 Hectares and 1.27 Hectares, all situated at Village - Bhokara, within the limits of the Grampanchayat - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR jointly by way of sale to Shri Y.V.S.S. Raju, Resident of Leela House, Plot No. 41-A, North Ambazari Road, Nagpur, by a Sale Deed Dated 25-08-2008, which is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 5328 on even date and its name were also accordingly mutated in 7/12 Extract; AND

WHEREAS the aforesaid Shri Y.V.S.S. Rajulateron in his turn transferred/sold the aforesaid Agricultural Lands bearing Khasra/Survey/ Gut Nos. 135/1, 150/1, 135/2 & 150/2 having an area of 1.77 Hectares, 1.67 Hectares, 2.00 Hectares and 1.27 Hectares, all situated at Village - Bhokara, within the limits of the Grampanchayat - Bhokara in

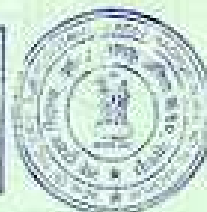
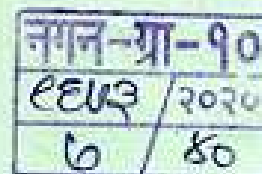


Tahsil - Nagpur (Rural) and District - NAGPUR jointly by way of sale to JP & SONS CONSTRUCTIONS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its Registered Office at 48, Residency Road, Sadar, Nagpur acting through its Director Shri Jaiprakash Gurdasmal Khushalani, by a Sale Deed Dated 07-12-2011, which is duly registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr. No. 5412 on even date; AND

WHEREAS during the course of time the aforesaid M/s. JP & Sons Constructions Private Limited has changed the Title/Banner of its Company as JPK Sons Constructions Private Limited by incorporating necessary changes in a Company incorporated under Companies Act, 1956 bearing Incorporation Certificate No. U45400MH2008PTC179792 and also transferred all the Assets and liabilities of the previous Company in favour of JPK Sons Constructions Private Limited, the Vendor Company herein above named. As a result, therefore the Vendor Company herein above named has become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records and also in 7/12 Extract; AND

WHEREAS for various cogent reasons and good causes the Vendor Company has now decided to sell the aforesaid property bearing Khassra/ Survey/ Gut Nos. 135/1 & 135/2, having an area of 1.77 Hectares & 2.00 Hectares respectively, thus total area of 3.77 Hectares (i.e. 9.31 acres) of Mouza - BHOKARA, P.S.K. 12-A, both situated at Village - Bhokara, within the limits of Grampanchayat - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR; AND

WHEREAS accordingly the Vendor Company has passed a Resolution in its General Body Meeting of its Board of Directors held on 06th January 2020 at 11.00 A.M. at its Registered Office at Plot No. 48, Near Raj Bhawan, Residency Road, Sadar, Nagpur, Maharashtra - 440 001 and thereby decided to sell the aforesaid property to the Purchaser herein above named; AND

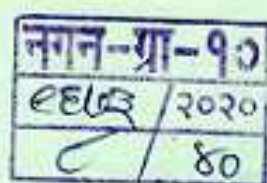


WHEREAS the Vendor Company being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed their desire and willingness to purchase the same for a fairly good price, the Vendor Company after detailed negotiations has now agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 2,93,00,000/- (Rupees Two Crores Ninety Three Lacs Only) upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

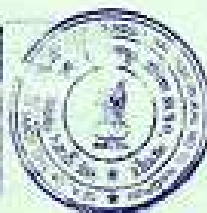
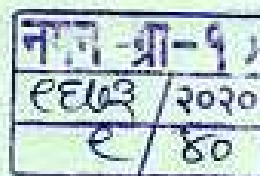
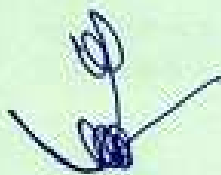
(1) THAT, the VENDOR has sold and transferred and the PURCHASER has purchased and acquired all and singular the said Property comprising ALL those Pieces and Parcel of the Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1 & 135/2, having an area of 1.77 Hectares & 2.00 Hectares respectively, thus total area of 3.77 Hectares (i.e. 9.31 Acres), Rental Rs. 4.18 & Rs. 4.80 yearly respectively, both held in Bhogwatdar Class-I Rights of Mouza - BHOKARA, P.S.K. 12-A, Khate No. 330, including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at Village - Bhokara, within the limits of Grampanchayat - Bhokara in Tahsil - 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 Owners thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Grampanchayat Taxes, Cesses, outstanding Dues / Penalties and all other outgoings etc. levied thereon and payable by the Vendor Company upto the date of this Sale Deed.

THAT, the total valuable consideration amount of Rs. 2,93,00,000/- (Rupees Two Crores Ninety Three Lacs Only) is paid by the PURCHASER has paid to the VENDOR in the following manner -

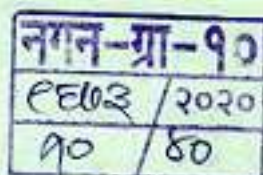


MANNER OF PAYMENT

Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 20 th February 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 20 th February 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 25 th February 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 26 th February 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 27 th February 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 03 rd March 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 15,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 26 th May 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.



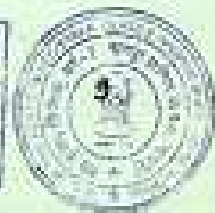
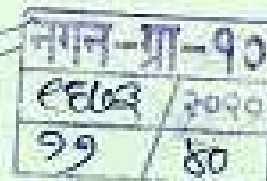
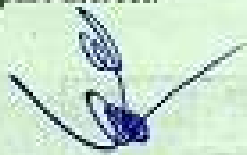
Rs. 20,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 26 th May 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 22,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 26 th May 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 24 th June 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 25,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 14 th July 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 6,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 21 st July 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 10,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 18 th Aug 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 10,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 26 th Aug 2020 deposited in Bank of Baroda account No. 04650200001022 in favour of M/s. JPK SONS CONSTRUCTIONS PRIVATE LTD.
Rs. 10,00,000=00	Paid by way of RTGS through HDFC Bank, Shankar Nagar Branch, Nagpur dated 28 th Aug 2020 deposited in Bank of


Baroda account No. 04650200001022 in favour of M/s.
JFK SONS CONSTRUCTIONS PRIVATE LTD.

Total Rs. 2,93,00,000/- (Rupees Two Crores Ninety Three Lacs Only)

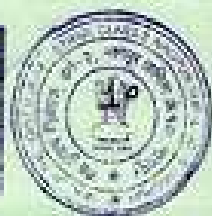
- 1) THAT, the TDS will be deducted @ 0.75%, the VENDOR, at his own cost shall get measurement of the said land through concerned government department, clear taxes, dues, charges etc. The VENDOR shall also obtain all the necessary Permissions/Consent Letters/ Documents/Papers as required by the PURCHASER from various Government and Semi Government Departments and Offices exclusively from and out of their own costs and expenses and shall produce the same in Original and shall comply with such necessary formalities and documents as may be required by the PURCHASER or his nominees.
- 2) THAT, the VENDOR hereby confirms and assures that the VENDOR has a good, valid and marketable title to the above said Property hereby sold and he has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever and it is free from all kinds of encumbrances, charges, liens, mortgages, agreements, gifts etc. and the said property is not under any acquisition, requisition scheme and it is not subject to any litigation or legal proceedings.
- 3) THAT, the VENDOR further assures the PURCHASER that the above said Land/Property hereby sold is separate and belonging to him alone detailed above and that none except him have any manner of right, title and/or interest of any kind whatsoever in respect of the same.
- 4) THAT, the VENDOR undertake, agree and assures that the VENDOR has done no act of omission or commission whereby any third party right or interest is created over the said property or any part thereof.



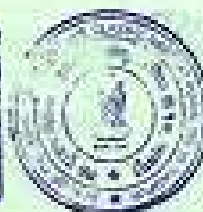
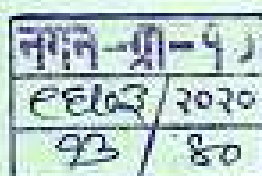
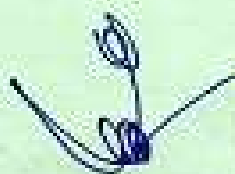
- 5) THAT, the VENDOR undertake, agree and assures that prior to the execution of this instrument the VENDOR has not transacted the sale of the said property with any third party.
- 6) THAT, the VENDOR undertake, agree and assures that there is no legal/revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).
- 7) THAT, the VENDOR is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property; also with this deed of sale, the VENDOR has given peaceful and vacant possession of the said Property to the PURCHASER.
- 8) THAT, upon execution of this deed of Sale, the PURCHASER shall have unfettered right on the said Property along with all the rights as mentioned herein above without any hindrance of any kind from the VENDOR or any authority and the PURCHASER shall be entitled to such unfettered ingress and egress, without any interruption from the VENDOR in any manner whatsoever;
- 9) THAT, the VENDOR shall not do or cause to be done any acts or deeds causing any harm to the PURCHASER or adversely affecting the rights & interest of the PURCHASER in the said property in any manner whatsoever. The VENDOR commits and assures that they as well as their legal heirs, legal representatives, successors, assigns, etc. shall execute all such deeds or documents and do such other acts as may be desired by the PURCHASER for better enjoyment of the said property at any time in future as and when required by them. It is further agreed by and between the parties that in case of any change in area or numbering position of property, error, omission, in the description of the property for any reasons whatsoever, the same shall not annul this transaction but this transaction shall be applicable with such changes, modifications as may occur.



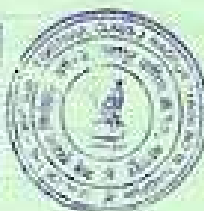
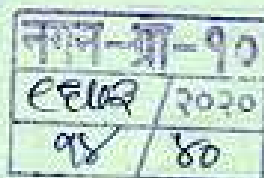
नमल-ग्रा-१०	
८६०३	२०२०
१२	४०



- 10) THAT, the VENDOR has the power to enter into and perform this Sale Deed and upon execution, this Sale Deed would constitute legal, valid and binding obligations of the VENDOR;
- 11) THAT, the entry into and performance of this Sale Deed would not conflict with any applicable law as of the date hereof or any agreement or document to which the VENDOR is a party and would not be against any court order, judgment or decree, applicable to the VENDOR;
- 12) THAT, the VENDOR has not received any notice of violation of any law or municipal ordinance, order or requirement having jurisdiction or affecting the said Property;
- 13) THAT, the VENDOR further assure and undertake that in the event of PURCHASER suffering any loss or damages or deprived of use, beneficial enjoyment of the said property fully or partly due to any defect in the rights, title, and authority of the VENDOR over the said property, the VENDOR shall be responsible to indemnify and compensate the PURCHASER and keep the PURCHASER free from harm in all respects,
- 14) THAT, the VENDOR will execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its representatives, heirs, successors and assignees etc, as may reasonable be required,
- 15) THAT, with the execution of this Sale Deed, the VENDOR has handed over the original title deeds relating to the said Property to the PURCHASER.
- 16) THAT, the VENDOR shall provide the PURCHASER with all such representations and warranties as the PURCHASER require in this Sale Deed.



- 17) THAT, this deed of sale shall be binding and applicable to the parties hereto as well as their respective heirs, legal representatives, successors, executors, assigns etc.
- 18) THAT the aforesaid property hereby sold is not belongs to Adiwasi Community, nor are the Purchaser from Adiwasi Community. The Vendor Company hereby further assures the Purchasers that the said land or any part thereof is not acquired by Government Authority, nor the same is under any litigation/acquisition proceedings of any Government Scheme at present.
- 19) THAT, the Vendor/Party no. 1 will support any application made by the Purchaser for mutation of its name on the above said property hereby sold and will not only render all assistance but also undertakes to obtain the mutation in respect thereof in favour of the Purchaser/s in all the relevant records i.e.7/12, Property Card, etc.
- 20) THAT the Vendor Company has paid upto this date all dues with respect to Land Revenue, Grampanchayat Taxes, Cesses, charges, rents, demands, claims, revenue, cesses, 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 Vendor Company undertakes to pay the same and keep the Purchaser always indemnified against such payments and the Vendor Company shall continue to pay the same till handing over the possession of the said Property to the Purchaser.
- 21) 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 misstatement, error or omission will always be subject to correction by the parties hereto.



- 22) THAT in case the Purchaser are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor Company or of any encumbrance or charge on the same to which this sale is not subject, the Vendor Company will keep and hold the Purchaser indemnified.
- 23) 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.
- 24) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply.

SCHEDULE REFERRED TO ABOVE

ALL THOSE Pieces and Parcel of Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1 & 135/2, having an area of 1.77 Hectares & 2.00 Hectares respectively, thus total area of 3.77 Hectares (i.e. 9.31 Acres), Rental Rs. 4.18 & Rs. 4.80 Yearly respectively, both held in Bhogwatdar Class1 Rights of Mouza - BHOKARA, P.S.K. 12-A, Khate No. 330, including all kinds of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at Village - Bhokara, within the limits of Grampanchayat - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under :

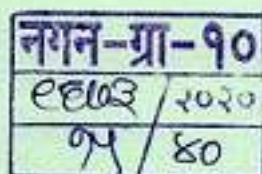
KHASRA NO. 135/1:

ON THE EAST FIELD KHASRA NO. 135/2 BELONGS TO SHRI DUKRE AND OTHERS,

ON THE WEST RAILWAY LINE,

ON THE NORTH FIELD KHASRA NOS. 150/1, 150/2 AND 149,

ON THE SOUTH PANDHAN.



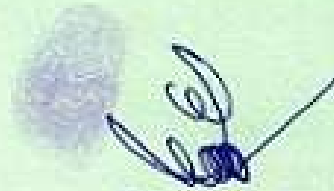
KHASRA NO.135/2:

ON THE EAST FIELD KHASRA NOS. 113, 132 AND 133,
ON THE WEST FIELD KHASRA NO. 135/1,
ON THE NORTH FIELD KHASRA NO. 157,
ON THE SOUTH GOVERNMENT PANDHAN ANDRAILWAY LINE.

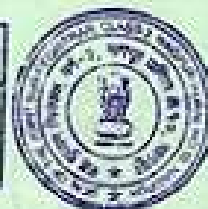
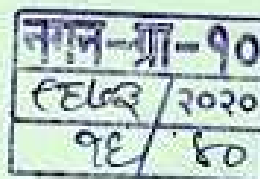
IN WITNESS WHEREOF the VENDOR COMPANY and the PURCHASERS hereinabove named have fully examined and read over this Deed of Sale before execution and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL.NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
--------	------------------------------	-----------------------------	-----------------------

01



FOR M/s. JPK
SONS CONSTRUCTIONS
PRIVATE LIMITED
(JAIPRAKASH
GURDASMAL KHUSHALANI)
Authorised Director
VENDOR COMPANY



02



**IOSIS CAPITAL PRIVATE
LIMITED**
Through its Director
(MAHESH CHANDRABHAN
KINGRANI)

WITNESSES: The Executants hereto have read the terms and contents of this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

01



GOPAL NIZAM BAGADE

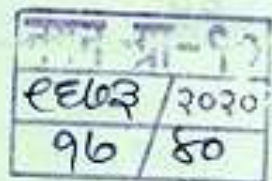
WITNESS NO. 1

02



PIYUSH VINOD CHOURIA

WITNESS NO. 2



नगल-ग्रा-१०
१६०३ / २०२०
११ / ८०

PEM3/2020

$$91 \overline{) 80}$$
