(34)

10. 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, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

11. THAT the SELLERS has delivered all the relevant original Title Deeds, documents and papers related to the property hereby sold to the PURCHASER at the time of execution of this Sale Deed.

12. That the SELLERS covenant with the PURCHASER that the property hereby sold is not under any acquisition, requisition of any scheme of the Government nor any court cases are pending in any Civil/Revenue court.

13. 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 SELLERS or any encumbrance or charge on the same to which this sale is not subject, the SELLERS / CONSENTOR will indemnify the PURCHASER in all respects.

14. The CONSENTOR do hereby declare that it has transferred and assigned it's rights to obtain the Sale Deed of the said property from the SELLERS here-in-above in favour of the PURCHASER here-in-above. The CONSENTOR declares that the amount of consideration already paid by it to the SELLERS in respect of the said property is received by it from the PURCHASER and therefore it hereby accord it's consent to this transaction of sale of the said property in favour of PURCHASER and hence has signed this Sale Deed as CONSENTOR.

15. That the entire Stamp Duty amounting to Rs. 21,80,000/- is paid on the Agreement to Sell dt. 20.12.2009 in the Evasion Case No. 727/09-10 under the provisions of the Bombay Stamp Act, 1958 and hence this Deed of Sale is executed on Stamp Paper of Rs. 100/- only as per provisions of the Bombay Stamp Act, 1958.

नगन - ७
२०२० / २०१०
७ / ४४

(33)

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Agricultural land bearing Field Survey No. 155/1, admeasuring about 2.55 Hectares, i.e. 6.30 Acres, Land Revenue Rs. 4.93, and Field Survey No. 156/1-C, admeasuring about 0.99 Hectares, i.e. 2.44 Acres, Land Revenue Rs. 1.80, both lands jointly admeasuring about 3.54 Hectares i.e. 8.747 Acres, with Occupant Class I Bhumiswami rights, situated at P. H. No. 42, Mauza : JAMTHA, Tahsil : NAGPUR (Gramin), District : NAGPUR along-with standing crops, trees and any thing and every thing standing thereon together with all easement rights like Road, Dhura etc. and the same is bounded as under:

ON THE NORTH	:	PART OF KH NO. 156/3 AND 155/3
ON THE EAST	:	KH. NO. 138
ON THE WEST	:	KH NO. 151 AND 156/3
ON THE SOUTH	:	KH NO. 155/2 AND 156/2

IN WITNESES WHEREOF THE SELLERS, THE PURCHASER AND THE CONSENTER hereto have signed this DEED OF SALE at Nagpur after understanding the contents here-in, in presence of attesting witnesses, signing as such on the day first hereinabove written.

01.

ADDRESS :

02.

ADDRESS :

(SHRI MANOJ B. AGRAWAL)
Power of Attorney Holder
SELLERS

FOR SANDESH INFRASTRUCTURES PVT. LTD.

(SHRI DILIP P. AGRAWAL)
AUTHORISED DIRECTOR
PURCHASER

FOR BHOLEBABA ROADWAYS PVT. LTD.

(SHRI MANOJ B. AGRAWAL)
AUTHORISED SIGNATORY
CONSENTOR

नगल - 6
3020/2020

(32)

DECLARATION

I/We, Rakesh Rameshkumar Pande, Resident of Pratap Nagar, Nagpur, do hereby declare, the document of Deed of Sale is presented for registration before the Sub Registrar Nagpur - 7 on this day which has been executed by me/us in the capacity as Agent of Shri Manoj Bhojraj Agrawal, who has/have given me/us the Power Of Attorney and on that basis I am/are signing/executing/ and presenting/admitting it for registration.

I/we further declare that the said Power of Attorney is neither cancelled and/or revoked by the executants of it.

I/we further declare that the Power of Attorney is still valid and it is not cancelled by any reasons whatsoever and I/we am competent and have full authority to act as per the powers entrusted to me/us under the said Power of Attorney.

That the aforesaid statement is true and I/We am/are also aware that, if any mis-statement is found I/We shall be held punishable under the provisions of section 82 of Registration Act, 1908.

Nagpur
Date : 20.05.2010

X
Shri Rakesh R. Pande
DECLARANT
Power Of Attorney Holder
Constituted Attorney

नगर - ७
3020/2010
9/89

(31)

गा. न. क्र. ७, ७ अ व १२

गांव ...... तालुका .....

भूमिपान क्रमांक	७५५/१	धारणा प्रकार	गा. नं. क्र. ७	खाते क्रमांक १४
भूमिपान क्रमांकाचे स्थानिक नांव		भोगवटादार	मालकाचे नांव सुधा अनुसया जोशी विनोद जोशीराम प्रभुदेव जोशीराम श्यामदेवी जोशीराम	कुळाचे नांव

लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंठे आर
जिरायत	२	५५
बागायत		
भात शेती		
एकूण	२	५५
वर्ग (अ) ...		
वर्ग (ब) ...		
एकूण ...		
	रूपये	पैसे
आकार	४	९३
जुडी किंवा विशेष यांच्या बाबत आकार		
एकूण	४	९३

इतर अधिकृत ...

वर्ष	जमीन करणाराचे नांव	रीत	हंगाम	पिकाखालील क्षेत्र									पडीत पिकास निरूपयोगी अशा जमिनीचा तपशील		पाणी पुरवठा साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकांतील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र						
				मिश्र पिकांचा सर्वेक्रांक	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

नगर - ७
2020/2090
80/88

(30)

भूकरमापक क्रमांकाचा उपविभाग	भूधारणा पद्धती
१५६ १क	मे. इ.

भोगवटादाराचे नाव

शुल्क
गोविंदराम भारोदी
आ० जामसा
गोपालपाडाई कल्याण
विनोद कल्याण
शुल्क कल्याण
गणपतेश्वर कोरडीया

खाते क्रमांक १४

कब्जाचे नाव

	हेक्टर	आर
लागवडीयोग्य क्षेत्र	०	६१
पडपा	०	६१
पडीत योग्य जमीन		
एकूण		
	रुपये	पैसे
पाणी आकारणी	१	८०
	२	८०

उतर अधिकार
[illegible]

सीमा आणि भमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सांभाळणे) नियम, १९७९ तावील नियम २५)

पिकाखालील क्षेत्राचा तपशील													
मिश्र पिकाखालील क्षेत्र					निव्वळ पिकाखालील क्षेत्र			लागवडीखाली उपलब्ध नसलेली जमीन		अन्य सिंचनाचे साधन	जमीन कमी आणल्याचा तपशील		
भिन्नाक्षर संकेत क्रमांक	कोरडवाहू सिंचित	बागायत सिंचित	पडीत पाणथळ व इतरांचा खालील क्षेत्र			पिकाचे नाव	कायम सिंचित	अवेळ सिंचित	स्वरूप	क्षेत्र			
			निसर्गत:	कृत्रिम	एकूण सिंचित								
४	५	६	८	९	८	१०	११	१२	१३	१४	१५	१६	
	हे. आ.	हे. आ.	हे. आ.		हे. आ.		हे. आ.	हे. आ.		हे. आ.			
1	-	०५०	-		८८५	-	-	-	चराऊ	८८६	पिहिर	२४०१	
					०५०				पिहिर	००१			
					८९५					८९७			

नगाव - ७
३०२० / २०१०
४१ / ४१

SUB REGISTRAR CLASS-II NANDED

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated: 4th December, 2008

NOTIFICATION

The Maharashtra Regional and Town Planning Act, 1966

No.TPS-2408/231/CR-329/08/UD-9: Whereas the Regional Plan of Nagpur Region (hereinafter referred to as "the said Regional Plan") has been sanctioned by Government in Urban Development Department's Notification issued under section 15(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") vide notification No. TPS 2496/1506/CR-273/96/UD-9, dated 6th May, 2000 and which came into force with effect from 15th July, 2000;

And whereas the lands bearing Survey Nos. 137, 138/1,2,3, 139, 151/1, 151/2, 154, 155/1, 155/2, 155/3, 156/1C, 156/2, 156/3, 158, 159, 161, 167, 168, 186/1 to 5, 188/1, 188/2, 189/1, 189/2, 189/3, 191 and 225 of village Jamtha, Tal Nagpur Gramin area admeasuring approximately 72.10 Hectare (hereinafter referred to as "the said Land") are shown in Agricultural Zone in the said Regional Plan ;

And whereas the Government of Maharashtra is of the opinion that the said Land should be deleted from Agricultural Zone and to be included in Residential zone subject to following conditions (hereinafter referred to as "the said Modification"), as provided in sub-section (2) of section 20 of the said Act -

Conditions:-

1) Zone Plan of the lands under modification showing proper road network should be prepared by Dy. Director of Town Planning, Nagpur Division, Nagpur in consultation with Director of Town Planning, Pune expeditiously.

2) The development of the land under modification should be as per zone plan above and apart from 10% compulsory open space, 10% additional amenity space should be proposed while developing the land under modification and this amenity space should be developed by the concerned land owner / developer.

And whereas the notice for the said Modification under the power conferred by section 20(3) of the said Act, was published inviting suggestion / objections from concerned, and the Dy. Director of Town Planning, Nagpur Division, Nagpur was appointed as an officer by Government vide Urban Development Department's Notice No. TPS-2408/231/CR-129/08/UD-9, dated 13th August, 2008 to hear suggestions / objections received within stipulated period and submit his report to Government (hereinafter referred to as "the said Officer");

Jamtha 20(3)



And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune on the report submitted by the said Officer, Government is of the opinion that the use of the said land should be changed from "Agricultural Zone" to "Residential Zone"

Now, therefore, in exercise of the powers conferred under sub-section (4) of section 20 of the said Act, Government hereby sanctions the said Modification in respect of the said Land subject to conditions and for that purpose amends the above referred Notification dated 6th May, 2000 as follows-

In the Schedule of Modification appended to Notification sanctioning the said Regional Plan, following new entry shall be added after last entry -

ENTRY

"The lands bearing Survey Nos. 137, 138/1,2,3, 139, 151/1, 151/2, 154, 155/1, 155/2, 155/3, 156/1C, 156/2, 156/3, 158, 159, 161, 167, 168, 186/1 to 5, 188/1, 188/2, 189/1, 189/2, 189/3, 191 and 225 of village Jamtha, Tal Nagpur Gramin area admeasuring approximately 72.10 Hectare are deleted from Agricultural Zone and included in Residential Zone as shown on plan subject to conditions specified below -

Conditions:-

1) Zone Plan of the lands under modification showing proper road network should be prepared by Dy. Director of Town Planning, Nagpur Division, Nagpur in consultation with Director of Town Planning, Pune expeditiously.

2) The development of the land under modification should be as per zone plan above and apart from 10% compulsory open space, 10% additional amenity space should be proposed while developing the land under modification and this amenity space should be developed by the concerned land owner / developer

Note : A) The plans showing the said modification is kept open for inspection by the public during office hours on all working days at the following offices.

1) The Collector, Nagpur District, Nagpur.
2) The Dy. Director of Town Planning, Nagpur Division, Nagpur
3) Assistant Director of Town Planning, Nagpur Branch, Nagpur

B) This notification is also published on Government web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(Pradeep Gohil)
Section Officer

नगन - ७
3090/2090
53/88

Jamtha 20(3)

(27)

UMIYA URBAN CO-OP. BANK HYDT. NAGPUR, 194, SHREE AMBE BUILDING, C.A.ROAD, WARDHAMAN NAGAR, NAGPUR-440 008. D-5/5[illegible] 579 TO 582

भारत 45891 178382 SPECIAL ADHESIVE महाराष्ट्र MAY 20 2010 12:31 Rs.0000300/- PB5161 INDIA STAMP DUTY MAHARASHTRA

M. M. Thanker

शपथपत्र व बंधपत्र

मी/आम्ही श्रीमती अनुसयाबाई कोठीरामजी गुवे आणि इतर तर्फे आम मुखत्यार श्री. मनोज भोजराज अग्रवाल, वय : ३२ वर्षे, धंदा : शेती/व्यापार, रा. श्री नगर, रिंग रोड, नागपुर सत्य प्रतिज्ञेवर कथन करतो की, मौजा : जामठा, प. ह. न. ४२, तह. नागपुर ग्रामीण, जिल्हा - नागपूर, स.न. १५५/१ क्षेत्र २.५५ हे.आर व १५६/१-क आराजी ०.९९ हे आर/चौ.मी. ही मिळकत माझ्या/आमच्या मालकी हक्काची असून, सदरचे क्षेत्र पूर्वी लागू असलेल्या नागरी जमीन कमाल धारणा अधिनियम १९७६ नुसार नागपूर नागरी समुहात येत असल्याने मी/आम्ही नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत कलम ६(१)अन्वये विवरणपत्र सक्षम प्राधिकारी यांचे कडेस दाखल केलेले नव्हते. सदर जागेवर कोणतेही अतिरीक्त क्षेत्र नाजकधा अधिनियमतांर्गत घोषित केले नाही. प्रस्तुतचे क्षेत्र आता आम्हास विक्री करावयाचे/विकसीत करावयाचे असून, सदरचे क्षेत्र नागरी जमीन (कमाल धारणा व विनियमन) अधिनीयम १९७६ अतंर्गत अनुज्ञेय/अतिरीक्त घोषित क्षेत्रापैकी आहे. या अनुषंगाने मी खालीलप्रमाणे वस्तुस्थिती शपतेवर जाहीर आहे.

१) प्रस्तुत अतिरीक्त घोषित क्षेत्रावर ना.ज.क.धा. कलम २०/२१ अन्वये, योजना मंजूर आहे/नाही. औदयोगिक प्रयोजनार्थ / अशंतः अतिरीक्त / ओपन टू स्काय/गृहनिर्माण संस्थांना सभासदांच्या गृहबांधनीसाठी / रक्कम भरण्याच्या अधिनतेने सूट देण्याबाबद दिलेली इरादापत्र /अन्य प्रयोजनार्थ कलम २० अन्वये सूट देण्यात आली नाही.

२) प्रस्तूत अतिरीक्त क्षेत्राबाबद ना.ज.क.धा. अधिनीयम १९७६ अन्वये, कलम १०(३) व १०(५) खालील कार्यवाही झाली नाही.

३) प्रस्तुत जमिनीबाबद कलम ३४ अन्वये, शासनाने कोणतेही आदेश परत केले नाहीत/परत केलेल्या आदेशाप्रमाणे दंडाची रक्कम भरली असून, त्या अनुषंगाने कोणताही सक्षम प्राधिकारी यांच्याकडून या मिळकतासंदर्भात कोणतेही स्थगिती आदेश दिलेले नाहीत.

नगल-७ 3020 2010 98 88

या शपथपत्र व बंधपत्रातील मजकूर हा खरा व बरोबर असून, तो खोटा निघाल्यास अथवा भविष्यात कोणताही वाद निर्माण झाल्यास, सदर जागेचे केलेले खरेदी-विक्री व्यवहार/विकसन परवानंगी रद्द करण्यास पात्र राहतील. मी/आम्ही भा.दं.वि. संहिता १८६० च्या तरतुदीनुसार होणाऱ्या शिक्षेस पात्र राहीन/राहू. सदर गुन्हा हा फौजदारी स्वरूपाचा आहे. याची मला/आम्हाला जाणीव आहे. तसेच दिवाणी प्रक्रिया संहिता १९०८ व अन्य प्रचलित कायदयातील तरतुदीनुसार शासनाच्या होणाऱ्या नुकसानीची भरपाई करण्यास मी व्यक्तिशः जबाबदार राहील, याची हमी या शपथपत्र व बंधपत्रावदारे देत आहे. हे शपथपत्र व बंधपत्र आज, दि. २७.०३.२०१० रोजी लिहून दिले आहे.

NOTARIAL Reg. ENTRY No. 4343 Date 20/05/2010

SWORM SOLEMNLY AFIRMED BY Manoj Agrawal WHO IS PERSONALLY KNOWN TO ME/IDENTIFIED BY Self BEFORE ME THIS THE 20 DAY OF May 2010 AT NAGPUR 20/05/2010 NOTARY NAGPUR (M.S.) INDIA.

श्री. मनोज भोजराज अग्रवाल
आम मुखत्यारपत्र धारक
(शपथपत्र व बंधपत्र करुन देणार)

Sub Registrar Sr. No. 45891 Date 20/5/2010
Name & Add. of Purchaser Anusayabai Kothiramji Gube Nagpur
By whom Vishal Bulwani
Witness 1) 2)

UMIYA URBAN CO-OP. BANK LTD. Nagpur

CANCELLED CANCELLED

NOTARIAL RUPEES FIVE

(26)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA BV 096317

8 OCT 2009

सतिश एच. पाटील
मुद्रांक विक्रेता
ना.नं. 16/89
जिल्हा कोर्ट नागपूर(शहर)

दि. 23 दि. 21/12/2009
नांव आदेश इंफ्रास्ट्रक्चर, नागपूर
पार्टीत...

AGREEMENT TO SELL

THIS AGREEMENT is executed at Nagpur on this 20TH day of DECEMBER 2009 BY AND BETWEEN :

01. **SHRI ANUSAYABAI WD/O KOTHIRAMJI GUBE,** aged about 58 years,

02. **SHRI VINOD S/O KOTHIRAMJI GUBE,** aged about 30 years,

03. **SHRI PRAFULLA S/O KOTHIRAMJI GUBE,** aged about 26 years,

04. **KU. SHYAMDEVI D/O KOTHIRAMJI GUBE,** aged about 36 years,

नगल - 9
3020/2009
24/83

BEAT OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR NAGAR NO.1