267/5059
Thursday,July 08 ,2021
4:25 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6367 दिनांक: 08/07/2021

गावाचे नाव: Chinchbhuvan
दस्तऐवजाचा अनुक्रमांक: नगन4-5059-2021
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: मे. अथर्व इंफ्रावेंचर्स तर्फे भागीदार सौ. शिवानी अंकित पोटुवार - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1400.00
पृष्ठांची संख्या: 70	
एकूण:	रु. 31400.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:44 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.37684000 /-
मोबदला रु.38000000/-
भरलेले मुद्रांक शुल्क : रु. 2280000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003385674202122E दिनांक: 08/07/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0807202109154 दिनांक: 08/07/2021
बँकेचे नाव व पत्ता:

Shivani.

CHALLAN

MTR Form Number-6

GRN	MH003385674202122E	BARCODE		Date	08/07/2021-13:23:38	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABVFA3208N
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ATHARVA INFRAVENTURES
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	Retainable Plot No. 37
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	CHICHBHUVAN
0030046401 Stamp Duty	2280000.00	Area/Locality	Chinchbhuvan, Nagpur
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 0 0 2 3
		Remarks (If Any)	PAN2=AABCJ5856B~SecondPartyName=JAGDAMBA INFRASTRUCTURE PRIVATE LIMITED~
Total	23,10,000.00	Amount In Words	Twenty Three Lakh Ten Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021070889095	CKQ8259933
Cheque/DD No.		Bank Date	RBI Date	08/07/2021-13:24:27	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9730414589

Department ID :

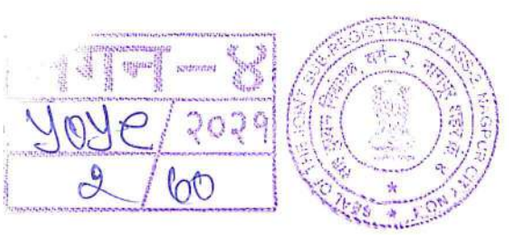
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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Joye २०२१
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THE JOINT SUB-REGISTRAR, CLASS-2, No. 4 NAGPUR
दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ४

Print Date 08-07-2021 01:27:44


बही नं-4
2029
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SALE DEED FOR RS. 3,80,00,000.00 ONLY
(RUPEES THREE CRORE EIGHTY LAC ONLY)
MARKET VALUE RS. 3,76,87,000.00 ONLY

Item No. 21.339/783B Page No. 586 Rate @ Rs. 10,810/- Per Sq. Mtr. (for Open Land)

THIS DEED OF SALE is made on this 08th Day of JULY, 2021 BETWEEN JAGDAMBA INFRASTRUCTURE PRIVATE LIMITED **(PAN AABCJ5856B)**, A Company duly Incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45200 MH2004 PTC147362 having its Registered Office at Kanakia Future City, CTS No 101, Behind Dr L. H. Hiranandani Hospital, Near Ayyappa Temple Tirandaz, Powai, Mumbai, Maharashtra -400076 and acting through its Authorised Director SHRI. RASESH S/o BABUBHAI KANAKIA, Aged 59 Years, Occupation - Business, Resident of Royal Manor, CTS No. 753, N.S. Road No. 9, JVPD Scheme, Laxmikant Chowk, Juhu, Mumbai-400056 **(PAN AABPK3454F & AADHAR 7784 7081 6342)**, hereinafter called the VENDOR, which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANY, as well as, its liquidators, administrators and assigns of the ONE PART.

AND

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

ATHARVA INFRAVENTURES **(PAN ABVFA3208N)**, A Partnership Firm having its Office at Apartment No. C-606, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur and acting through its Partners (1) SHRI. RAJU S/o BALAJI CHANNAWAR, Aged 54 Years, Occupation - Business, Resident of Apartment No. C-606, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur-440025, Tahsil and District – NAGPUR **(PAN ACYPC1511G & AADHAR 7264 0630 5060)**; (2) SHRI. VIJAY S/o PANDURANG POREDDIWAR, Aged 64 Years, Occupation - Business, Resident of House No. 32, Near Water Tank, Armori Road, Ward No. 8, Gadchiroli **(PAN AHUPP3610N & AADHAR 3716 2744 5743)**; (3) SHRI. PRATIK S/o CHANDRAKANT SURAMWAR, Aged 25 Years, Occupation - Business, Resident of Apartment No. D-708, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur-440025, Tahsil and District – NAGPUR **(PAN FSDPS0087K & AADHAR 5430 7545 7054)**; AND (4) MRS. SHIVANI W/o ANKIT POTUWAR, Aged 29 Years, Occupation – Business, Resident of Apartment No. D-708, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur-440025, Tahsil and District – NAGPUR **(PAN FSCPS9233Q & AADHAR 3551 5500 6080)**, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS ALL THOSE Agricultural lands bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – CHICHBHUWAN, having an area of 0.38 Hectors, 1.13 Hectors, 1.63 Hectors, 0.40 Hectors, 0.29 Hectors and 0.16 Hectors respectively thus totaling 3.99 Hectors, Rental Rs. 0.80/-, Rs. 2.50/-, Rs. 4.00/-, Re. 1.00/-, Rs. 0.65/- and Rs. 0.35/- respectively all held in Bhogwatdar Class-1 Rights, all situate at Chinchbhuwan, P.S.K. 43 in Tahsil and District – NAGPUR, Originally belonged to Shri. Keshao S/o Madhaorao Bobde, Shri. Jagdish S/o Madhaorao Bobde, Shri. Ishwar S/o Madhaorao Bobde, Shri. Ramchandra S/o Ramaji Bobde and Shri. Maroti S/o Ramaji Bobde, being their separate property; AND

WHEREAS the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri. Ramchandra S/o Ramaji Bobde and others had filed their Statements/Returns Under Section 6(i) of the said Act before the Additional Collector and Competent Authority U.L.C. Nagpur and on completion of his enquiry, the said authority declared 32,400 Sq. Mtrs. of land out of the aforesaid Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – Chichbhuwan as a surplus vacant land within the meaning of the said Act; AND

WHEREAS the said Shri. Ramchandra S/o Ramaji Bobde and others lateron applied to the Government of Maharashtra for exemption to the aforesaid surplus vacant land under Talegaon Dabhade Scheme; AND

WHEREAS considering their application the Government of Maharashtra through Competent Authority, (U.L.C.) Nagpur vide his Order Dated 31-1-2001 passed



in Case No. ATP/ULC/TD(201)/1336/2001 exempted 24229.43 Sq. Mtrs. of land out of the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by the Government Resolution, Housing and Special Assistance Department Mantralaya, Mumbai in Resolution No. CSC-ULC-1091/5(3977)/D-XIII Dated 15-1-1992 upon the several terms and conditions contained therein; AND

WHEREAS the aforesaid land comprising bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – Chichbhuwan is converted for Non-Agricultural Use by the Additional Collector, Nagpur vide his Order Dated 23-8-2001 passed in Revenue Case No. 130/NAP-34/2000-2001; AND

WHEREAS the Additional Collector and Competent Authority ULC Nagpur lateron passed 3 Corrigendums Dated 20-2-2002, 28-5-2003 and 10-11-2003 to his Original Order Dated 31-1-2001. As per the said Original Order and Corrigendums a Piece of land containing by admeasurement 12582.86 Sq. Mtrs. has been declared and shown as Plotable area out of total surplus land and 4354.01 Sq. Mtrs. of land as a retainable land; AND

WHEREAS by an Agreement Dated 2-7-2000 the said Shri. Ramchandra S/o Ramaji Bobde and others had jointly entrusted the entire work of Development of the said property comprising Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – Chichbhuwan to M/s. Shri. Sai Ganesh Construction Company, A Partnership Firm having its Office at Nagpur and acting through its Authorised Partner Shri. Kamlesh S/o Chandrashekhar Dadhe, upon the several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Ramchandra S/o Ramaji Bobde and others had also executed a General Power of Attorney regarding the development of the said property in favour of Shri. Kamlesh S/o Chandrashekhar Dadhe; AND

WHEREAS the said Shri. Sai Ganesh Construction Company lateron dropped the idea of development of the said property and by an Agreement Dated 22-11-2002 it had assigned all its rights of development accrued in its favour by the aforesaid Agreement Dated 2-7-2000 in favour of M/s. Jeevan Builders and Developers, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor Shri. Omprakash S/o Jagumal Sacchani, upon the several terms and conditions contained therein. The said Agreement Dated 22-11-2002 is duly consented by Shri. Ramchandra S/o Ramaji Bobde and others; AND

WHEREAS the said M/s. Jeevan Builders and Developers lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide his Order Dated 10-8-2015 passed in Case No. NMC/NRV/Final Order/06 in terms of Agreement Dated 7-8-2015; AND

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WHEREAS the said Shri. Ramchandra S/o Ramaji Bobde and others alongwith M/s. Jeevan Builders and Developers and M/s. Shri. Sai Ganesh Construction Company lateron jointly transferred the said Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – Chichbhuwan having a total area of 39900 Sq. Mtrs. by way of Sale to Jagdamba Infrastructure Private Limited, A Company duly Incorporated under the Companies Act, 1956 having its Registered Office at Nagpur acting through its Director Shri. Sanjay S/o Laxmanrao Kondawar by a Sale Deed Dated 9-7-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 1986 on even date; AND

WHEREAS in the mean time the shares of Jagdamba Infrastructure Private Limited have been taken over/purchased by Kanakia Spaces Realty Private Limited, Shri. Himanshu S/o Babubhai Kanakia and Shri. Rasesh S/o Babubhai Kanakia with effect from 13-6-2019 in terms of Share Purchase Agreement of even date; AND

WHEREAS the Assistant Director, Town Planning Department, Nagpur Municipal Corporation vide his Letter No. NMC/NRV/1270 Dated 4-10-2016 has Released a piece of land out of the said sanctioned layout bearing Retainable Plot No. 37. As per the said Release Letter Dated 4-10-2016, the area of the said Retainable Plot No. 37 is shown and declared as 3486.30 Sq. Mtrs.; AND

WHEREAS for cogent reasons and good causes the Vendor has now decided to sell the said Retainable Plot No. 37 to any interested buyer and to utilise the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations has agreed to sell the same to the Purchaser for a total consideration of Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lac) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lac) Only paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owner in possession thereof does hereby grant, convey, assign and transfer by way of SALE to the PURCHASER ALL THAT Piece and Parcel of land bearing Retainable Plot No. 37 admeasuring ½ (72.00 + 62.65) Mtrs. x 52.26 Mtrs. equal to 3518.40 Sq. Mtrs. (-) Less Tangent 32.10 Sq. Mtrs. = 3486.30 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – CHICHBHUVAN, P. S. K. 43 including all easementary rights appurtenant and belonging thereto, bearing City Survey

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No. 486 and Sheet No. 783 of Mouza - CHINCHBHUWAN, situate at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE 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 Non-Agricultural Assessment, Corporation Taxes, Cesses, Development Charges and all other outgoings etc. levied thereon and payable by the Vendor upto date.

MANNER OF PAYMENT :

Rs. 3,76,20,000.00 (Rupees Three Crore Seventy Six Lac Twenty Thousand) Only paid by the Purchaser to the Vendor through RTGS bearing UTR No. 107072065742 Dated 7-7-2021 from Nirmal Urban Co. op. Bank Ltd, Nandanwan Branch, Nagpur to HDFC Bank, Mumbai, at the time of Registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 3,80,000.00 (Rupees Three Lac Eighty Thousand) Only paid by the Purchaser towards TDS vide form No. 26QB of Income Tax Act, 1961.

Rs. 3,80,00,000.00 (TOTAL RUPEES THREE CRORE EIGHTY LAC ONLY).

The Vendor does hereby specifically declares that it has received the entire agreed sale consideration from the Purchaser and consequentially therefore it has now nothing to receive from the Purchaser against the instant transaction of sale.

(2) THAT the VENDOR does hereby covenant with the PURCHASER as follows :-

i) THAT the Vendor has good, valid and marketable title to the property hereby sold and that it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever. The Purchaser has satisfied as to the title of the said property.

ii) THAT the Vendor further assures the Purchaser that the property hereby sold is its separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through

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under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendor 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 its partners, as well as, their respective successors and assigns etc. as may reasonably be required.

v) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Corporation Taxes, Cesses, Development Charges and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendor has this day delivered the actual physical possession of the entire property hereby sold to the Purchaser in vacant condition at the time of Registration of this Sale Deed, without any reservations or limitations whatsoever. The Purchaser hereby confirms the receipt of vacant and peaceful possession of the said property from the Vendor.

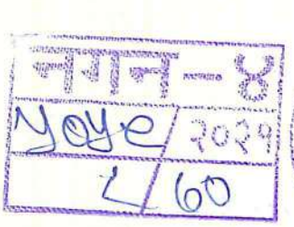
vii) THAT the Vendor will support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

viii) 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.

ix) THAT the Vendor upon request from Purchaser shall produce /disclose all the Original/Relevant documents relating to the property hereby sold and purchaser is aware that the original of the same shall always remain with Vendor herein ..

x) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any valid and legal defect found within 6 Months from the date hereof in the title of the Vendor then the Vendor will rectify such valid and legal defect in title of the said property at its own costs and expenses.

(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.



SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Retainable Plot No. 37 admeasuring ½ (72.00 + 62.65) Mtrs. x 52.26 Mtrs. equal to 3518.40 Sq. Mtrs. (-) Less Tangent 32.10 Sq. Mtrs. = 3486.30 Sq. Mtrs. (shown on the plan annexed herewith as Annexure A) being a portion of the entire land bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza – CHICHBHUVAN, P. S. K. 43 including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 486 and Sheet No. 783 of Mouza - CHINCHBHUWAN, situate at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**KH. NO. 314/2.**
ON THE WEST	-	**ROAD.**
ON THE NORTH	-	**ROAD.**
ON THE SOUTH	-	**AMALGAMATED PLOT NO. 38.**

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv - A-S. Lulay



WITNESSES :

(1) _____



(2) _____

FOR JAGDAMBA INFRASTRUCTURE PRIVATE LIMITED



(RASESH BABUBHAI KANAKIA)
Authorised Director
VENDOR

