

SALE DEED

SELLER : SMT. NANDA S. MISHRIKOTKAR

PURCHASER : TAGSURE HOSPITALITY LLP

REGISTERED ON : 14/03/2023

d.k

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR - 440 008.

PH. NO. 2767995, FAX 0712-2762645

email: msdkadvocates@gmail.com

268/1648

पावती

Original/Duplicate

Tuesday, March 14, 2023

नोंदणी क्र.: 39म

4:47 PM

Regn.: 39M

पावती क्र.: 2637 दिनांक: 14/03/2023

गावाचे नाव: लेंढरा

दस्तऐवजाचा अनुक्रमांक: नगन5-1648-2023

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: टॅंगसुर हॉस्पिटॅलीटी एल एल पी तर्फे भागीदार राहुल राशेनलाल चड्डा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

रु. 1040.00

बाजार मुल्य: रु.140743366 /-

मोबदला रु.250000000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह मुख्य निबंधक वग-२
नागपूर शहर क्र.५

1) देयकाचा प्रकार: DHC रकम: रु. 9

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1403282305222 दिनांक: 14/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016726508202223E दिनांक: 14/03/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1511-2023 Amt. 30000



3/14/2023

②



CHALLAN
MTR Form Number-6



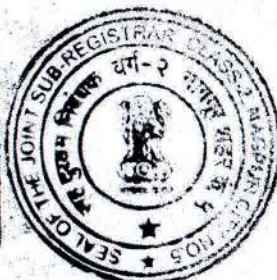
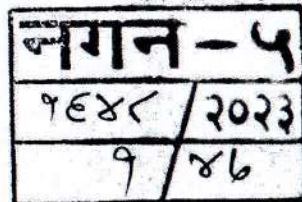
GRN MH01672650820223E		BARCODE		Date 14/03/2023-10:38:29		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGP5_JT NAGPUR NO 5 SUB REGISTRAR				Full Name		TAGSURE HOSPITALITY LLP	
Location NAGPUR							
Year 2022-2023 One Time				Flat/Block No.		MZ LENDRA	
Account Head Details			Amount In Rs.	Premises/Building			
0030046401 Stamp Duty			100.00	Road/Street		NAGPUR	
0030063301 Registration Fee			100.00	Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 0 2	
				Remarks (If Any)			
				SecondPartyName=SMT NANDA S MISHRIKOTKAR AND OTHERES~			
Total			200.00	Amount In		Two Hundred Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023031429234 CKW3900934	
Cheque/DD No.				Bank Date	RBI Date	14/03/2023-10:24:39 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 7122767995

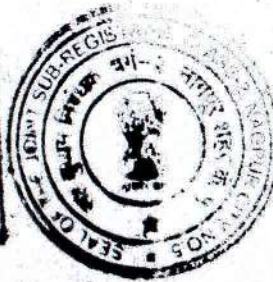
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1403202305222	Date 14/03/2023
Received from TAGSURE HOSPITALITY LLP, Mobile number 7875293682, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 14/03/2023
Bank CIN 10004152023031404882	REF No. CHM0092599
This is computer generated receipt, hence no signature is required.	

नगन-५
१६४८ / २०२३
२ / ४६



SALE DEED
VALUED AT RS. 25,00,00,000/-
(RS. TWENTY FIVE CRORES ONLY)
M.V. Rs. 14,07,43,366/-

The entire Stamp Duty amounting to Rs. 1,75,00,000/- and Registration Fees amounting to Rs. 30,000/- is paid on Agreement To Sell dt. 17.02.2023 registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 1511 dt. 17.02.2023 and hence this Deed of Sale is executed on Stamp of Rs. 100/- as per provisions of the Maharashtra Stamp Act, 1958.

THIS DEED OF SALE is executed at Nagpur on this 14th day of MARCH 2023 BY AND BETWEEN:

01. **SMT. NANDA WD/O SUBHASH MISHRIKOTKAR**, {PAN : ACIPM6771E} {UID : 9259 6262 6254}, aged about 72 years,

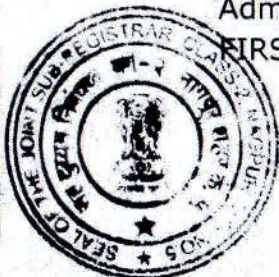
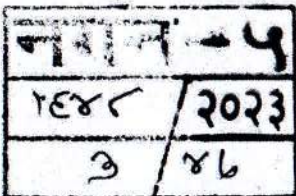
02. **SHRI TUSHAR S/O SUBHASH MISHRIKOTKAR**, {PAN : ACIPM6772H} {UID : 9219 0720 7591}, aged about 46 years,

Both Resident of Shri Ganesh Apartments, North Ambazari Road, Dharampeth, Nagpur - 440010,

03. **MISS SHWETA D/O SUBHASH MISHRIKOTKAR**, {PAN : AILPM7783K} {UID : 8749 8219 1450}, aged about 41 years, Resident of A-3, Paradise Apartments, S V Road, Vishnu Baug, 137, Opp. Rustomjee Ozone, Andheri (West), Mumbai - 400058

Sr. No. 01 and Sr. No. 03 acting through constituted attorney Sr. No. 02 SHRI TUSHAR S/O SUBHASH MISHRIKOTKAR {Power of Attorney dt. 17.02.2023 registered with Sub Registrar, Nagpur - 4 at Book No. 4 at Sr. No. 1513 dt. 17.02.2023}

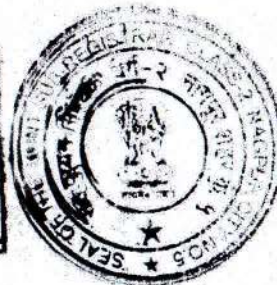
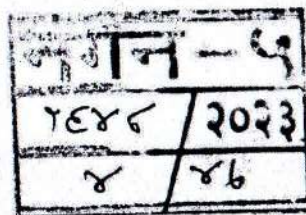
All here-in-after jointly known and referred to as the **"SELLERS"** which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLERS as well as their heirs, Legal Representatives, Executors, Administrators, Successors and Assignees of the FIRST PART, AND;



04. **TAGSURE HOSPITALITY LLP**, {PAN : AATFT8580H}, a limited liability partnership having LLIPN No. ABZ-1895 having registered Office at 1101, Naniks Ashtavinayak Park Avenue, Sadar, Nagpur - 440001, acting through Designated Partner **SHRI RAHUL S/O ROSHANLAL CHADDA**, {UID : 5841 1788 1066}, {PAN : ALMPC8027C}, aged about 33 years, Occupation : Business, Resident of B-30, Shastri Nagar, Near Radhakrishna Mandir, Mul Road, Chandrapur - 442401, here-in-after known and referred to as the **"PURCHASER"** which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASER as well as its Partners, their Heirs, Legal Representatives, Executors, Administrators, Successors and Assigns of the SECOND PART, AND;

WHEREAS, the SELLERS are the co-owners of ALL THOSE pieces and parcels of lands (i) land bearing City Survey No. 185/1/1, Sheet No. 26/18, admeasuring about 342.00 Sq. Mtrs., alongwith old structure bearing Municipal House No. 420, and (ii) land bearing City Survey No. 185/8, Sheet No. 26/18, admeasuring about 1669.43 Sq. Mtrs., alongwith old construction bearing Municipal House No. 420/1, both lands jointly / together admeasuring about 2011.43 Sq. Mtrs., in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and more particularly described in the Schedule hereunder written, here-in-after known and referred to as the said Property/Land, AND;

WHEREAS, originally land admeasuring about 1.69 Acres alongwith construction was purchased by Raosaheb Mahipatrao Ramchandrarao Pandhe from Shri Daji Saheb Buty and sold to Rajeshri Motilalji Gulabsaoji Lad by Sale Deed dt. 05.12.1919 registered with Sub Registrar, Nagpur at Book No. I, Volume No. XVIII at pages 200 to 202 at Sr. No. 2969 dt. 17.12.1919, AND;



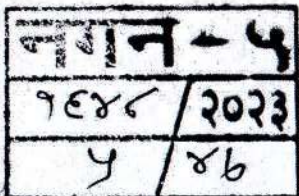
WHEREAS, partition took place between Shri Motilalji Gulabsaoji Lad and Smt. Mainabai Motilalji Lad on 07.04.1960 and the said partition was registered with Sub Registrar, Nagpur at Book No. I, Volume No. 321 at pages 275 to 294 at Sr. No. 558 dt. 15.06.1960 and under the said partition, the said property purchased from Raosaheb Mahipatrao Ramchandrarao Pandhe gone in the share of Smt. Mainabai Motilalji Lad, AND;

WHEREAS, said Shri Motilalji Gulabsaoji Lad adopted a son named as Manohar (Gulabchand) s/o Nemasaoji Khandare by Deed of Adoption dt. 11.05.1960 registered with Sub Registrar Nagpur in Book No. 4, Volume No. 117 at pages 128 to 132 dt. 21.02.1960 and the name of Manohar Khandare was changed to Gulabchand Lad by virtue of said Deed of Adoption, AND;

WHEREAS, the Urban land (Ceiling & Regulation) Act, 1976 came into existence and the owners submitted the returns / statement of holding of land under the provisions of the said Act before the competent authorities and the said cases bears Nos. ULC case no. 394/76, 916/76 and 32/88 and under the ULC proceedings the eastern portion of land admeasuring about 2732.78 Sq. Mtrs. was declared as surplus vacant land (which was given as City Survey No. 185/1) and land admeasuring about 4025.81 Sq. Mtrs. was declared as the Retainable land, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad executed her Last Will and Testament dt. 07.01.1987 registered with Sub Registrar Nagpur at Book No. 3 at Sr. No. 89 dt. 07.01.1987 which was revoked on 21.03.1992 and executed a Fresh Will, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad sold the portions of the lands alongwith construction standing thereon to different PURCHASER. Said Smt. Mainabai Motilalji Lad sold (i) the North-East Portion of land admeasuring about 716.30 Sq. Ft. to Shri Shankarrao Marotrao Udupurkar by Sale Deed dt. 19.12.1975 registered with Joint Sub Registrar, Nagpur - III at Book No. I at Sr. No. 5124 dt. 19.12.1975, (ii) sold portion of land admeasuring 876.30 Sq. ft. to Smt. Sushilabai Mahadeorao Udupurkar by Sale Deed dt. 10.01.1976 registered with Joint Sub Registrar, Nagpur - I at Book No. I at Sr. No. 110 dt. 10.01.1976 (iii) sold eastern portion admeasuring 139.35 Sq. Mtrs. jointly to Shri Mahadeorao Marotrao Udupurkar and Smt. Sushilabai Mahadeorao Udupurkar by Sale Deed dt. 23.02.1976 registered with Joint Sub Registrar, Nagpur - I at Book No. 1 at Sr. No. 660 dt. 23.02.1976 (iv) sold portion of land admeasuring 71.33 Sq.



Mtrs. to Shri Abahaykumar Shankarrao Udupurkar by Sale Deed dt. 09.07.1980 registered with Joint Sub Registrar, Nagpur at Book No. I at Sr. No. 3632 dt. 09.07.1980 and (v) sold portion of land admeasuring 118.12 Sq. Mtrs. to Shri Prakash Laxamanrao Udupurkar by Sale Deed dt. 09.11.1982 registered with Joint Sub Registrar, Nagpur at Book No. I at Sr. No. 287 dt. 09.11.1982 and the said lands were given as New City Survey No. 185/2, 185/3, 185/4, 185/5 and 185/6 under the measurement / Pot-hissa, AND;

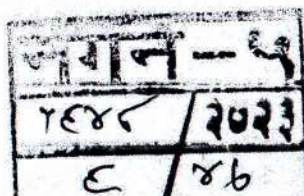
WHEREAS, said Smt. Mainabai Motilalji Lad also helped Shri Subhash Maganlal Mishrikotkar being close family relative who has allowed to stay at the property situated at Dharamapeth, bearing CTS No. 185, AND;

WHEREAS, said Smt. Mainabai Motilal Lad Gifted the said property of Mauza : LENDHRA admeasuring about 743.10 Sq. Mtrs. (7998.654 Sq. Ft.) to Shri Subhash Maganlalsaoji Mishrikotkar by Gift Deed dt. 07.06.1986 registered with Joint Sub Registrar, Nagpur - 2 at Book No. 1 at Sr. No. 1980 dt. 07.08.1986. (which was numbered as CTS NO. 185/7 Part), AND;

WHEREAS, the dispute arose between Mainabai, Gulabchand Lad and Subhash Mishrikotkar in respect of the said property and the Civil Suit bearing No. 1752/87 Mainabai Vs. Subhash was came to be filed with 5th Joint Civil Judge, Junior Division Nagpur and the said Civil Suit was dismissed on 24.02.1988, AND;

WHEREAS, the Civil Suit bearing No. 2091/87 with Civil Judge Senior Division, Nagpur was filed by Smt. Mainabai / Shri Gulabchand Lad for cancellation of Gift Deed dt. 07.08.1986 and after prolonged litigation, Compromise arrived at between the parties on 11.11.1997 and under the compromise it is agreed that Shri Subhash Mishrikotkar having received Gift of 7998.729 Sq. Ft. land shall became the owner of the said property and accordingly the Compromise Decree dt. 11.11.1997 was passed by 6th Joint Civil Judge, Nagpur, AND;

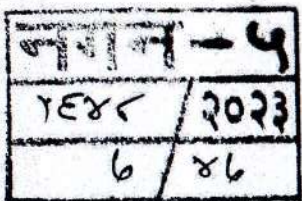
WHEREAS, another Civil Suit bearing No. 744 / 1987 was instituted by Smt. Mainabai / Gulabchand Lad against Shri Subhash Mishrikotkar with Civil Judge Senior Division, Nagpur for possession and Compromise arrived at between the parties on 11.11.1997 and under the compromise it is agreed that Shri Subhash Mishrikotkar shall be owner of land admeasuring about 17970.282 Sq. Ft. by virtue of Adverse Possession (which is having CTS No. 185/8), AND;



WHEREAS, earlier Smt. Mainabai Lad agreed to sell the portion of land admeasuring about 3096.44 Sq. Mtrs. (33317.71 Sq. Ft.) to Vishal Constructions, a Partnership concern having registered Office at Mainabai Lad Apartments, North Ambazari Road, Dharampeth, Nagpur by Agreement dt. 27.02.1990 and litigation arose between Vishal Constructions, and said Smt. Mainabai Lad and in the meantime Smt. Mainabai Lad Expired on 01.06.1992 and on her death her legal heirs i.e. Gulabchand Motilal Lad and others joined as the Defendants in the said Suit bearing No. 94/98 with 4th Joint Civil Judge, Senior Division, Nagpur wherein it has challenged the Compromise in case Nos. 744/87 and 2091/87 claiming (i) Property admeasuring 7998.728 Sq. Ft. received by Shri Subhash Maganlal Mishrikotkar under Gift Deed shall be given to Vishal Construction and (ii) Land admeasuring about 10802.00 Sq. Ft. owned by Lad family to be given to Vishal Construction. That amicable settlement arrived at between the parties out of Court and under the same, said M/s Vishal Construction has withdrawn the said Suit by Application dt. 27.07.2001 and accordingly by Order dt. 16.08.2001, the litigation was come to end, AND;

WHEREAS, as per Last Will of Smt. Mainabai Lad the land admeasuring about 342.00 Sq. Mtrs. which was bequeathed to Smt. Vipul Naresh Khedkar has been purchased by Shri Subhash Maganlal Mishrikotkar by Sale Deed dt. 07.02.2005 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 389 dt. 07.02.2005 (which is given CTS No. 185/1/1) , AND;

WHEREAS, as per compromise arrived at between the parties in Civil Suit No. 94/98, since Smt. Mainabai Lad agreed to sell the portion of land to M/s Vishal Constructions, said (i) Shri Gulabchand Lad family executed Sale Deed of portion of land admeasuring about 6817.71 Sq. Ft. in favour of M/s Vishal Constructions by Sale Deed dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 164 dt. 27.07.2001 (ii) Shri Gulabchand Lad family executed Sale Deed of portion of land admeasuring about 3984.29 Sq. Ft. in favour of M/s Vishal Constructions by Sale Deed dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 165 dt. 27.07.2001 (iii) Shri Subhash Maganlal Mishrikotkar executed Agreement To Sell dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 165 dt. 27.07.2001 agreed to sell land admeasuring about 7998.728 Sq. Ft. (743.10 Sq. Mtrs.) to M/s Vishal Constructions and thereafter executed Sale Deed dt. 31.01.2002 registered with Sub Registrar, Nagpur - 3



at Book No. 1 at Sr. No. 203 dt. 31.01.2002 and the said lands admeasuring about 6817.71 Sq. Ft. + 3984.29 Sq. Ft. + 7998.728 Sq. Ft. totally admeasuring about 18800.728 Sq. Ft. land was owned by M/s Vishal Constructions (which was given as CTS NO. 185/7), AND;

WHEREAS, by virtue of the aforesaid Shri Subhash Maganlal Mishrikotkar became the sole and exclusive owner of the lands (i) land admeasuring about 342.00 Sq. Mtrs. bearing City Survey No. 185/1/1 (having been purchased from Smt. Vipul Naresh Khedkar by Sale Deed dt. 07.02.2005 and (ii) land admeasuring about 1669.43 Sq. Mtrs. bearing City Survey No. 185/8 (having been received under the Compromise Decree in Civil Suit No. 744 / 1987 and order dt. 11.11.1997, AND;

WHEREAS, said Shri Subhash Maganlal Mishrikotkar expired on 12.05.2021 intestate and on his death the said both lands were inherited by his legal heirs son Shri Tushar Subhash Mishrikotkar, widow Smt. Nanda Subhash Mishrikotkar and daughter Miss Shweta Subhash Mishrikotkar, the SELLERS here-in and their names were mutated in revenue records as the co-owners of the said property, AND;

WHEREAS, the said land is not beneficial to the objects of the SELLERS and the SELLERS here-in being not interested in retaining the said land have decided to sell the said property on as is where is basis and as it is condition to the third party and utilise the sale proceeds thereof for the best interest of themselves or their family members and/or to invest the sale proceeds thereof for purchasing other property, AND;

WHEREAS, the PURCHASER hereinabove being interested to own piece of land, approached the SELLERS herein and also satisfied itself in respect of the title of the said entire property and SELLER'S authority to sell the said land to the prospective buyers, AND;

WHEREAS, the PURCHASER hereinabove being interested in purchasing the said land, approached the SELLERS here-in and offered mutually acceptable price for purchase of the said land and the SELLERS having conceded to the request of the PURCHASER, the SELLERS have decided to sell the said land to the PURCHASER here-in with all rights therein for a total consideration of RS. 25,00,00,000/- (RS. TWENTY FIVE CRORES ONLY) and they entered into Agreement To Sell dt. 17.02.2023 registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr.

