SALE DEED

SELLER : SANDESH INFRASTRUCTURE PRIVATE LIMITED

PURCHASER : AMPLE MERCANTILE PRIVATE LIMITED

REGISTERED ON : 21/09/2020

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

270/4822 पावती Original/Duplicate
Monday,September 21 ,2020 नोंदणी क्रं. :39म
1:57 PM Regn.:39M

पावती क्रं.: 5786 दिनांक: 21/09/2020

गावाचे नाव: जामठा
दस्तऐवजाचा अनुक्रमांक: नगन7-4822-2020
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: ऍम्पल मर्केटाइल प्राईवेट लीमीटेड तर्फे संचालक रामदेव प्रल्हादराय अग्रवाल तर्फे कबुली जबाब देनार आकाश किसन निकोडे -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 30920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:16 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्रं. ७

NGP7

बाजार मुल्य: रु.79200000 /-
मोबदला रु.48381000/-
भरलेले मुद्रांक शुल्क : रु. 2376000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1809202008898 दिनांक: 21/09/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004509266202021E दिनांक: 21/09/2020
बँकेचे नाव व पत्ता:

DELINKED

CHALLAN

MTR Form Number-6

GRN	MH004509266202021E	BARCODE		Date	18/09/2020-14:50:32	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)	AAJCS2575A
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	SANDESH INFRASTRUCTURES PVT LTD
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	MZ JAMTHA
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	NAGPUR RURAL
0030046401 Stamp Duty	2376000.00	Area/Locality	NAGPUR
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	PAN2=AAHCA5646A~SecondPartyName=AMPLE MERCANTILE PVT LTD~
Total	24,06,000.00	Amount In Words	Twenty Four Lakh Six Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020091853224	CKN8646845
Cheque/DD No.		Bank Date	RBI Date	18/09/2020-14:24:51	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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO.7

Print Date 18-09-2020 02:51:15

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1809202008898	**Date**	18/09/2020
Received from SANDESH INFRASTRUCTURES PVT LTD , Mobile number 7122767995, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	18/09/2020
Bank CIN	10004152020091808033	**REF No.**	CHE4705914
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR NO. 7
सह दुय्यम निबंधक, वर्ग-२, नागपूर क्रमांक ७

SALE DEED

VALUED AT RS. 4,83,81,000/-
(RS. FOUR CRORE EIGHTY THREE LAKHS EIGHTY ONE THOUSAND)

Market Value for the purpose of Stamp Duty RS. 7,92,00,000/-
Market Value as on 09.03.2012 for purpose of Income-tax RS.

THIS DEED **OF SALE** is executed at Nagpur on this 21 day of SEPTEMBER 2020 BY AND BETWEEN:

01. **SANDESH INFRASTRUCTURES PRIVATE LIMITED,** a Company incorporated under the provisions of the Companies Act, 1956, having registered Office at Landmark, Wardha Road, Ramdaspeth, Nagpur - 440010, having incorporation No. U45200MH2005PTC155257 acting through authorised Director **SHRI DILIP S/O PRALHADRAI AGRAWAL**, aged about 46 years, here-in-after known and referred to as the **"SELLER"** which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLER as well as it's Directors, shareholders, Legal Representatives, Executors, Administrators, Successors and Assignees of the FIRST PART, AND; {PAN : AAJCS2575A}

02. **AMPLE MERCANTILE PRIVATE LIMITED,** a Company incorporated under the provisions of the Companies Act, 1956, having registered Office at 31, college row 2nd Floor Eastern Flat Kolkata Kolkata WB 700009, having incorporation No. U51909WB2008PTC131129 acting through authorised Directors **SHRI RAMDEO S/O PRALHADRAI AGRAWAL**, aged about 49 years, 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 it's Directors, shareholders, Legal Representatives, Executors, Administrators, Successors and Assignees of the SECOND PART, AND; {PAN : AAHCA5646A }

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR RURAL NO. 7

WHEREAS, the SELLER is the sole and exclusive owner of ALL THOSE pieces and parcels of Agricultural lands being (i) land bearing Kh. Survey No. 169, admeasuring about 1.00 Hectares, Land Revenue Assessments Rs. 1.15, (ii) land bearing Kh. Survey No. 173, admeasuring about 0.75 Hectares, Land Revenue Assessments Rs. 0.85, and (iii) land bearing Kh. Survey No. 175, admeasuring about 1.36 Hectares, Land Revenue Assessments Rs. 0.70, all lands jointly / together admeasuring about 3.11 Hectares, with occupant Class 1 Bhumiswami Rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the Schedule hereto, here-in-after known and referred to as "the said Properties", AND;

WHEREAS, originally the land being old Survey No. 169/3, admeasuring about 1.75 Hectares was owned by Shri Daulat Raghu Japurkar as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954, AND;

WHEREAS, Shri Daulat Raghu Japurkar expired in the year 1978 and on his death his legal heirs Sons Shri Sitaram Daulat Jaipurkar, Shri Lakshman Daulat Jaipurkar, Shri Suryabhan Daulat Jaipurkar Widow Smt. Jankubai Daulat Jaipurkar daughters Smt. Sayatra Tukaram Dahake, Smt. Kisani Ankush Ashtankar, Smt. Kalabaii Narayan Sontakke and Smt. Saraswati Ramhari Sawarkar and their names were mutated in revenue records as the co-owners of the said land, AND;

WHEREAS, under the re-survey and re-measurement of the lands carried out by the Govt. in year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey Number 169/3 have been given / changed as New Survey No. 169 admeasuring about 1.00 Hectares and Kh. No. 173, admeasuring about 0.75 Hectares, AND;

WHEREAS, Smt. Jankubai Daulat Jaipurkar, Smt. Kisani Ankush Ashtankar, Smt. Sayatra Tukaram Dahake, expired and on their death their legal heirs inherited their shares alongwith other co-owners of the said lands, AND;

WHEREAS, all the co-owners sold both the said lands to Shri Hussain Noorallah Ajani, Shri Bhupinder Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain jointly by a single Sale Deed dt. 07.01.2008 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 156 dt. 07.01.2008 and the name of Shri Hussain Noorallah Ajani, Shri Bhupinder Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain were mutated in revenue records as the co-owners of said lands, AND;

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WHEREAS, said co-owners Shri Hussain Noorallah Ajani, Shri Bhupinder Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain jointly sold both the lands of Kh. No. 169 and Kh. No. 173 to the SELLER here-in by a single Sale Deed dt. 22.10.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7101 dt. 22.10.2009 and the name of the SELLER here-in was mutated in revenue records as the sole and exclusive owner of the said lands, AND;

WHEREAS, originally the land bearing Kh No. 175, admeasuring about 1.36 Hectares was owned by Shri Pralhad Mahadeo Wath and the same having been purchased by Shri Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani jointly by Sale Deed dt. 20.12.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7230 dt. 20.12.2006 and the names of said Shri Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani were mutated in revenue records as the co-owners of the said land, AND;

WHEREAS, said Shri Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani jointly sold the land of Kh. No. 175 to the SELLER here-in by a single Sale Deed dt. 22.10.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7100 dt. 22.10.2009 and the name of the SELLER here-in was mutated in revenue records as the sole and exclusive owner of the said land, AND;

WHEREAS, the SELLER the said lands were not beneficial to the SELLER and decided to transfer the said lands and utilise the sale proceeds thereof for its best interest and accordingly took resolution to that effect and after negotiations agreed to sell the said lands alongwith other lands to the PURCHASER here-in on 08.03.2011, AND;

WHEREAS, the PURCHASER being interested in the said lands for carrying out its activities and the SELLER has agreed to sell the said lands to the PURCHASER for a pro-rata consideration of RS. 4,83,81,000/- (RS. FOUR CRORE EIGHTY THREE LAKHS EIGHTY ONE THOUSAND ONLY) in the year 2012 agreeing inter-alia that the SELLER will execute a Sale Deed relating to said Properties in favour of the PURCHASER and also received the major consideration but Sale Deed is remained to be executed, AND;

WHEREAS, as the PURCHASER has paid the entire agreed consideration to the SELLER, it has now become necessary for the SELLER to execute and register the Sale Deed of the said Properties in favour of the PURCHASER and transfer all rights, title and interest in the said Agricultural lands to the PURCHASER.

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NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

01. That in pursuance of the agreed terms and in consideration of sum of RS. 4,83,81,000/- (RS. FOUR CRORE EIGHTY THREE LAKHS EIGHTY ONE THOUSAND ONLY) paid by the PURCHASER to the SELLER by account payee Cheques / RTGS as stated in the Manner of Payment annexed here-with, the receipt whereof SELLER hereby acknowledges as beneficial owner thereof hereby grants, assigns, conveys and transfer by way of sale to PURCHASER the Properties being ALL THOSE pieces and parcels of Agricultural lands being (i) land bearing Kh. Survey No. 169, admeasuring about 1.00 Hectares, Land Revenue Assessments Rs. 1.15, (ii) land bearing Kh. Survey No. 173, admeasuring about 0.75 Hectares, Land Revenue Assessments Rs. 0.85, and (iii) land bearing Kh. Survey No. 175, admeasuring about 1.36 Hectares, Land Revenue Assessments Rs. 0.70, all lands jointly / together admeasuring about 3.11 Hectares, with occupant Class 1 Bhumiswami Rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (RURAL) and District : NAGPUR along-with standing crops, trees and anything and everything standing thereon together with all easement rights like Road, Dhura etc. and more particularly described in the Schedule hereto, TO HOLD THE SAME TO AND UNTO THE PURCHASER as owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, agricultural assessments, taxes, cesses etc. payable upto date.

02. THAT the SELLER does hereby covenant with the PURCHASER that it has good, valid and marketable title to the Properties hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever.

03. THAT the SELLER further assures the PURCHASER that the Properties hereby sold is its separate properties belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

04. That THE SELLER assures to the PURCHASER that it has done no act whereby the Properties hereby sold is/are encumbered in any way or whereby it is debarred from transferring the same by way of sale to THE PURCHASER.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR (RURAL) NO. 7

05. THAT the SELLER further assures to the PURCHASER that it has not transferred the said Properties by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to any body else till date nor the same has been given as security to any one.

06. THAT the Properties 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 SELLER or any person claiming through under or in trust for him and without any lawful disturbance or interruption by any other person whosoever.

07. THAT the SELLER 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 Properties to the PURCHASER and its assigns etc. as may reasonably be required.

08. THAT the SELLER has paid upto date of possession all dues with respect to agricultural assessments, Taxes, Cesses, and all other outgoings etc. levied on the Properties hereby sold and in the event if it is discovered that there remain any arrears to be paid, the SELLER undertakes to pay the same and keep the PURCHASER always indemnified against such payments.

09. THAT the SELLER has already delivered the actual physical possession of the Properties hereby sold to the PURCHASER in vacant condition on 09.03.2012 and the PURCHASER has taken over the same and since then enjoying the said properties.

10. THAT the SELLER has already delivered the relevant original Title Deeds, documents and papers related to the Properties hereby sold to the PURCHASER.

11. THAT the SELLER will support any application made by the PURCHASER for mutation of name on the Properties 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.



12. THAT the Properties hereby sold is/are 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.

13. THAT in case the PURCHASER is deprived of the whole or any part of the Properties hereby sold by reason of any defect found in the title of the SELLER or any encumbrance or charge on the same to which this sale is not subject, the SELLER will indemnify the PURCHASER in all respects.

14. That the SELLER covenants with the PURCHASER that the Properties hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.

15. THAT expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by PURCHASER.

SCHEDULE OF THE PROPERTIES

ALL THOSE pieces and parcels of Agricultural lands being (i) land bearing Kh. Survey No. 169, admeasuring about 1.00 Hectares, Land Revenue Assessments Rs. 1.15, (ii) land bearing Kh. Survey No. 173, admeasuring about 0.75 Hectares, Land Revenue Assessments Rs. 0.85, and (iii) land bearing Kh. Survey No. 175, admeasuring about 1.36 Hectares, Land Revenue Assessments Rs. 0.70, all lands jointly / together admeasuring about 3.11 Hectares, with occupant Class 1 Bhumiswami Rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (RURAL) and District : NAGPUR along-with standing crops, trees and anything and everything standing thereon together with all easement rights like Road, Dhura etc. and the same are jointly bounded as under:

ON THE NORTH	:	ROAD/PANDHAN
ON THE EAST	:	KH. SURVEY NO. 168
ON THE WEST	:	KH. SURVEY NOS. 170, 172, 175
ON THE SOUTH	:	KH. SURVEY NO.83

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II, NAGPUR (RURAL) NO.1