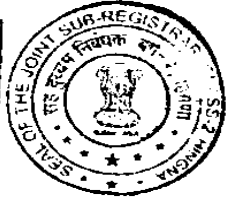


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923272321125	Date 27/09/2023
Received from DREAM WORLD, Mobile number 9422104261, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.	
Payment Details	
Bank Name sbiepay	Date 27/09/2023
Bank CIN 10004152023092719018	REF No. 202327091154402
This is computer generated receipt, hence no signature is required.	

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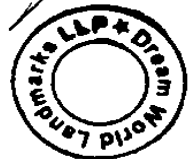


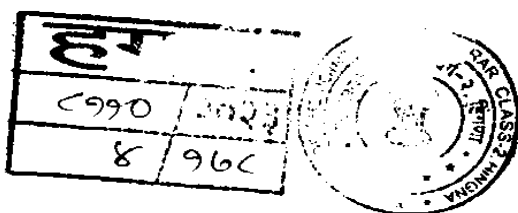
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE ("Deed") is made and executed at Nagpur on this 28 day of SEPTEMBER, 2023 by and between:

ROHIT IRON AND STEEL (INDIA) PRIVATE LIMITED (CIN U27100MH2004PTC146303) (PAN AACCR8951Q), a company incorporated under the provisions of the Companies Act, 1956 and now governed by the Companies Act, 2013 and having its registered office at 54, Small Factory Area, Bhandara Road, Bagadganj, Nagpur and hereinafter referred to as the "**VENDOR-1**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest) of the **FIRST PART**.

AND





SHRIVAN ESTATES LLP (LLPIN AAZ-6071) (PAN AEPFS0473N) a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 201, Vishwananak CHSL, Chakal Road, Opp Hindustan Lever, Andheri East, Mumbai hereinafter referred to as the **"VENDOR-2"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest) of the **SECOND PART**;

AND

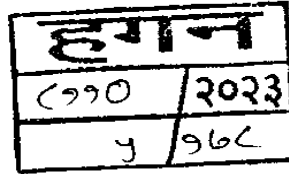
DREAM WORLD LANDMARKS LLP (LLPIN AAA-8207) (PAN AAIFD5398J), a limited liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai 400079, hereinafter referred to as the **"Purchaser"**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and assigns) of the **THIRD PART**.

The Vendor-1 and Vendor-2 are hereinafter referred to as the **"Vendors."** The Vendors and the Purchaser are hereinafter collectively referred to as **"Parties"** and individually as the **"Party"** as the context may require.

WHEREAS

- A. The Vendors, jointly and severally, represent, confirm, and declare as under:
- The Vendors are the sole and absolute owner/s and seized and possessed of and otherwise well sufficiently entitled to all those pieces and parcels of lands situate at Village Sumthana, Taluka Hingana, District Nagpur admeasuring in aggregate 44 Hectares 03.46 Ares equivalent to 440336.799 square meters more particularly described in **Schedule-I** hereunder written and delineated and hatched in red colour boundary lines on the plan annexed and marked hereto as **Annexure "A"** (hereinafter referred to as **"said Property"**) as per their respective ownership pattern as described in the Schedule I hereunder.
 - The said Property is Class I agricultural land (as per details set out in Schedule I) falling under the Residential Zone as per Applicable Laws.
 - The said Property does not fall within the purview of any improvement scheme under the Nagpur Improvement Trust Act, 1936 and development thereof can be carried under prevailing Unified Development Control & Promotion Regulation norms without any restrictions.
- B. The Vendors are desirous of selling, transferring, conveying and assigning unto the Purchaser all their respective rights, title, interest in the said Property with a clear and marketable title free from all encumbrances and the Purchaser relying on the representations, assurances and warranties of the Vendors herein is desirous of purchasing and acquiring the entire right, title and interest of the





Vendors in the said Property on ownership basis, along with all benefits, appurtenances incidental and/or ancillary to and/or associated with the said Property with a clear and marketable title, free from all encumbrances and claims, for the consideration and on such terms and conditions as mentioned in this Deed.

- C. Pursuant to the aforesaid, the Parties are entering into this Deed to effect immediate, absolute, unconditional and irrevocable sale, transfer and conveyance of the said Property (together with all rights, estates, easements, privileges, appurtenances and benefits thereto) from the Vendors to the Purchaser.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Recitals above, shall form an integral part of this Deed.

2. **DEFINITIONS**

For the purposes of this Deed, the following terms shall have the meanings set forth below unless otherwise specified.

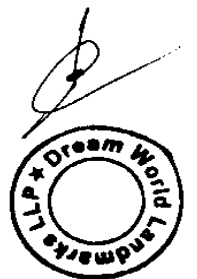
- 2.1 "Applicable Laws" shall mean all applicable laws, acts, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Government Authority or person acting under the authority of any Government Authority and/ or of any other statutory authority in India;

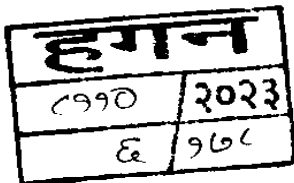
- 2.2 "Encumbrance" means any of the following relating to the said Property:

- a) encroachment, easement rights, acquisition, attachment (in the decree of the court or of the Income Tax Department or of the Goods and Service Tax ("GST") Department or any other departments of any Government Authority or of any other person or entity), lien, claims, mortgage, hypothecation, impediment, will, license, sub-license, exchange, partition, title defect, tenancy, sub-tenancy, gift, inheritance, trust, guarantee for recovery of loan etc. to any person or persons/banks/financial institutions or any other third party whereby the right of the Vendors to sell the said Property is affected; or
- b) memorandum of understanding, development agreement, joint venture agreement, title retention agreement, power of attorney, conducting agreement, plot allotment or sale documents or any other similar agreement/document of any nature whatsoever; or
- c) litigation, proceedings (by Income Tax and /or other taxes/Laws), disputes, legal or regulatory restrictions, default notice / claim by any person/ Government Authority of Applicable Laws or any rule, regulation or guidelines, mortgage, pledge, equitable interest,



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assignment by way of security/ guarantee, conditional sales contract, hypothecation, right of other persons, security interest, interest, option, charge, commitment, whatsoever, including restriction on use, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security) and includes any other security interest or registered or unregistered encumbrances of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same.

2.3 "Government Authority" shall mean any national, state, provincial, government or government department, any regulatory or administrative authority, branch, agency or instrumentality of any government, any statutory body or commission or any non-governmental regulatory or administrative authority including Real Estate Regulatory Authority, authorities, office of the collector, revenue authority, Maharashtra State Road Development Corporation Limited, NMRDA, Nagpur Improvement Trust, Municipal Corporation, local and municipal authorities, or any other body or organization in India or any court, tribunal, arbitral, judicial or quasi-judicial body, income-tax authorities, GST Authorities, direct/indirect tax authorities, custom/ excise authorities to the extent that the rules, regulations and standards, requirements, procedures or orders of such authority, body or other organization having the force of law.



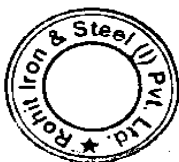
2.4 "Net Plottable Area" shall mean the total plottable area to be sold to purchasers/customers which shall be arrived by Purchaser, after deduction of cumulative area of amenities open space, layout open space, recreational ground, DP roads, internal roads, any buffer (arising out of setbacks on account of river, nalla, waterlog, electrical line), any other deductions, etc. from the area of said Property and as per applicable laws.

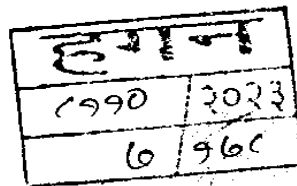
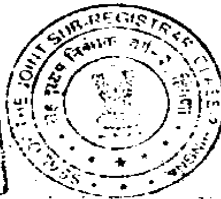
2.5 "Recital/s" shall mean the Recitals of this Deed.

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2.6 "Title Risk" shall mean (i) any breach of or any deficiency in adherence to or performance made by the Vendors of their representations, covenants or obligations with respect to the said Property and/or (ii) any defect / claim / dispute / Encumbrances over the said Property and/or rights, title, possession and/or interest of the Purchaser in respect of the said Property or the development project thereon and/or (iii) any impediments to the development, sale, construction, marketing, collection with respect to the said project and/or (iv) any action undertaken/ required to be undertaken to regularize/ rectify/ make good any approvals/

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compliance to be undertaken thereunder due to breach or non-observance of any terms stipulated therein which may have any adverse effect on the title of the Purchaser over the said Property and/or the ability to construct/develop the project;

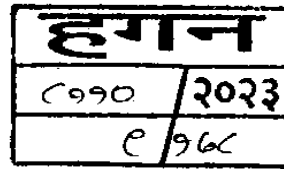
3. CONVEYANCE, TRANSFER AND SALE:

- 3.1 On the execution and registration hereof the Vendors do hereby absolutely and irrevocably grant, sell, convey, transfer and assure unto the Purchaser, free from all encumbrances whatsoever all their respective rights, title, interest, possession in the said Property as per ownership pattern described in Schedule I hereunder admeasuring in aggregate 44 Hectares 03.46 Ares equivalent to 440336.799 square meters situate lying and being at Village Sumthana, Taluka Hingana, District Nagpur (hereinafter referred to as "the said Property") more particularly described in the **Schedule I** hereunder written and delineated and hatched in red colour boundary lines on the plan annexed and marked hereto as **Annexure "A"** **TOGETHER WITH** fencing with RCC Poles and barbed wires, edifices, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, benefits, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Property or any part thereof **AND** all the estate, right, title, interest, claim, floor space index (present and future), transferrable development rights (present and future), entire development potential by whatever name called **AND TO HAVE AND TO HOLD** all and singular the said Property hereby granted, released, sold, transferred, conveyed and assured or intended or expressed so to be with their all rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, its successors or assigns absolutely forever **AND** the Vendors do hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendors made, done, committed, omitted, to be done or executed or knowingly or willingly suffered to the contrary **THE VENDORS** do now have in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure all their respective rights, title, interest in the said Property hereby granted, released, conveyed, transferred and assured in the manner stated herein or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to peacefully and quietly hold, enter upon, use, occupy, possess the said Property and to solely and absolutely own and enjoy all the right, title, interest in the said Property hereby granted released, conveyed, transferred and assured in the manner stated herein, with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without



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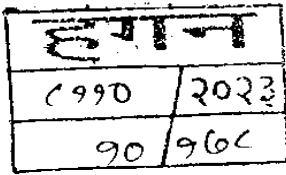




neither the Vendors nor the erstwhile owners have deposited the above referred originals of the title documents as a security with any bank/financial institution/person for any reason whatsoever. The Vendors have lodged the complaints on 15/06/2023 with Lakadganj Police Station, Nagpur City placing on record that the aforesaid originals have been lost/misplaced. In the event if any of the abovesaid original documents are located, found, appear to the Vendors and/or it comes to the knowledge of the Vendors that they are in the possession/custody of a certain person/entity, the Vendors undertake and covenant that they shall communicate the same to the Purchaser immediately and forthwith handover custody of such originals.

- 3.4 AND FURTHER THAT on and from the date of this Deed until subsistence of this Deed, the Vendors shall not do or omit to do or cause to be done or omitted, any act, deed, matter or thing which may prejudicially affect the right, title and interest of the Purchaser to the said Property or any part thereof.
- 3.5 AND FURTHER THAT simultaneously with the execution of this Deed, the Vendors have executed and registered a Power of Attorney in favour of the Purchaser inter alia for all purposes and to do all acts, deeds, matters and things as may be necessitated in respect of the said Property.
- 3.6 AND FURTHER THAT the Vendors hereby covenant and confirm that on execution hereof, the title to the said Property and all rights, easements, privileges, appurtenances and benefits thereto stand conveyed/ transferred to the Purchaser absolutely, irrevocably and forever, free from any Encumbrance or lien of the Vendors or any third party.
- 3.7 AND FURTHER THAT the Parties to this Deed, hereby confirm that the Consideration [as mentioned in Clause 4 hereunder] is adequate for their acts, obligations and representations, the sufficiency and validity of which it shall not challenge hereinafter.
- 3.8 AND FURTHER THAT the Vendors shall at their own costs and expenses including taxes, whenever required by the Purchaser to do so, from time to time and at all times hereafter, do, execute and sign and/or cause to be done, execute and sign all such acts, letters, forms, applications, deeds, writings, affidavits and documents as may be required under the Applicable Laws for more effectually transferring the said Property unto and to the use of the Purchaser forever and /or the future transferee for more effectually transferring the said Property unto and to the use of the Purchaser forever and /or the future transferee.





3.9 AND FURTHER THAT the Vendors hereby agree to sign all documents and writing for transferring the said Property in Purchaser's name in the records of Government or Gram panchayat / Municipal Authorities and other Public Authorities / competent authorities and shall do all other acts in connection therewith.

3.10 AND FURTHER THAT without prejudice to any other right or remedy available to the Purchaser, the Vendors shall forthwith rectify/resolve the Title Risks and / or Encumbrances and all third party liabilities (if applicable) etc. in respect to the events pertaining to the period prior to execution and registration of this Deed and bear all the costs, expenses and taxes related to resolution of the Title Risk and/or Encumbrances and all third party liabilities that may arise with respect to the said Property.

Notwithstanding anything contained in this Deed, in the event the Vendors delay or default in promptly rectifying/ resolving the Title Risk and / or Encumbrances in the said Property (if any) and/or any third party liabilities (if applicable) etc. in the manner set out in this Deed, the Purchaser shall have a right but not an obligation to step in to rectify/resolve the Title Risk, and / or Encumbrances and/or any third party liabilities (if applicable) etc., at the cost and consequence of the Vendors, without in any manner diluting or absolving the Vendors of their obligations under this Deed. In such an event, the Purchaser shall be entitled to recover and/ or adjust from the balance Consideration (as defined hereinafter) payable and/or to be provided to the Vendors and/or any of their other entitlements / benefits, any costs as such incurred by Purchaser for such rectification/ resolution of any Title Risk and/or Encumbrances and/or any third party liabilities (if applicable etc. alongwith interest @18% p.a. compounded annually and the Vendors shall not dispute the same.



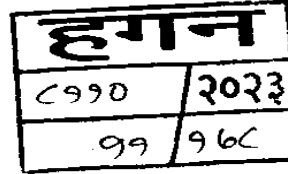
3.11 AND FURTHER THAT the Vendors shall bear and pay all outgoings related to the said Property including unpaid direct and/or indirect taxes, dues, municipal dues, penalties etc., related to the said Property, if any, payable for the period upto the date of execution and registration of this Deed.

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3.12 AND FURTHER THAT all outgoings, property taxes, levies, charges, assessments, Cess, taxes including N.A. assessments, other assessments, water charges, electricity charges or any other amount payable and all other government charges whatever name called to any authority/person in respect of the said Property pertaining to period up to the date of execution and registration of this Deed shall be borne and paid by the Vendors. The Purchaser shall be liable to bear and pay all outgoings, property taxes, levies, charges, assessments, cess, taxes payable and all other government charges

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whatever name called in respect of the said Property, for the period from the execution and registration hereof.

- 3.13 FURTHER THAT Vendors shall comply with conditions as mentioned in certificate u/s 281 of the Income-tax act, 1961 that no income tax litigation and/or attachment is pending affecting the said Property and submit documentary evidence with respect to the same to the Purchaser within the time limit as mentioned under such certificate.

4. CONSIDERATION

- 4.1 Subject to the compliance of the terms of Clause 4.2 of this Deed by the Vendors, the Purchaser agrees to pay to the Vendors an amount of Rs. 197,91,88,619/- (Rupees One Hundred Ninety Seven Crores Ninety One Lakh Eighty Eight Thousand Six Hundred Nineteen Only) (inclusive of all direct and indirect taxes, if any) towards the sale consideration for the said Property ("Monetary Consideration") (subject to deduction of taxes as per Applicable Laws) as per the details set out below, in the following tranches and in the manner as set out in clause 4.2 upon fulfillment of the following and other milestones as mutually agreed between the Parties, to the satisfaction of the Purchaser:

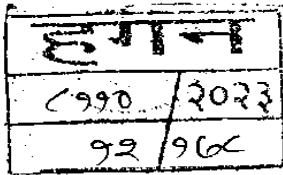
SR	VENDORS	Total Consideration
1.	Vendor-1	103,21,82,859/-
2.	Vendor-2	94,70,05,760/-
		197,91,88,619/-



- 4.2. The Purchaser shall make the payment of the Monetary Consideration in the following manner and upon fulfillment of the conditions setout herein-

- (i) **First Tranche:** on or before execution of this Deed, pursuant to complete pole and barbed wire fencing of the said Property and furnishing of zone certificate certifying the said Property is under residential zone as per Applicable Laws, the Purchaser has paid 60% of the Monetary Consideration which amounts to a sum of Rs. 118,75,13,172/- (Rupees One Hundred Eighteen Crores Seventy-Five Lakh Thirteen Thousand One Hundred Seventy-Two Only) to the Vendors (subject to deduction of





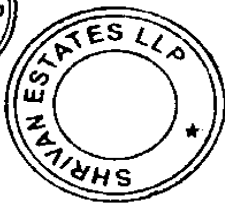
taxes as per Applicable Laws) ("First Tranche") in the manner set out in the table below (receipt whereof the Vendors doth hereby admit and acknowledge and every part thereof acquit, release and discharge the Purchaser forever)

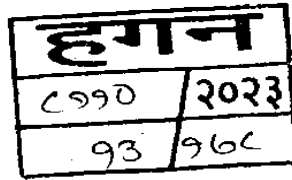
VENDOR/S	1 st Tranche (Part) (INR)	1% TDS deductible (on Total Consideration) (INR)	1 st Tranche (Part) Net Amount (INR)
Vendor-1	61,93,09,715/-	1,18,10,000/-	60,74,99,716/-
Vendor-2	56,82,03,456/-	1,08,35,410/-	55,73,68,046/-
TOTAL	118,75,13,172/-	2,26,45,410/-	1,16,48,67,761/-

(ii) **Second Tranche:** 20% of the total Monetary Consideration which amounts to a sum of Rs. 39,58,37,724/- (Rupees Thirty Nine Crores Fifty Eight Lakh Thirty Seven Thousand Seven Hundred Twenty Four Only) to the Vendors (subject to deduction of direct and indirect taxes, as per Applicable Laws) ("Second Tranche") shall be paid by the Purchaser to the Vendors in the manner set out in the table below within 15 (fifteen) days from 15th January 2024 subject to fulfillment of the following milestones:

- (a) Updation of all revenue records in respect of the said Property in the name of the Purchaser;
- (b) Completion of the concreting construction of the 24-meter-wide Maharashtra Airport Development Company Ltd (MADC) Road as per timelines mutually agreed between parties.
- (c) issuance of the sanctioned tentative layout plan approval by the Nagpur Metropolitan Region Development Authority ("NMRDA") / competent authority for the development of project in relation to the said Property as per design/layout plans of the Purchaser.

VENDOR/S	2 nd Tranche (INR)
Vendor-1	20,64,36,572





Vendor-2	18,94,01,152
TOTAL	39,58,37,724

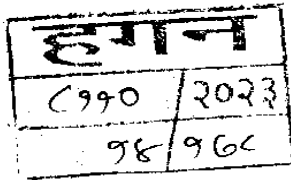
- (iii) **Third Tranche:** Subject to Clause 4.1, 4.2 (i), 4.2 (ii) and fulfillment of the milestones as set out therein, upon expiry of three months from receipt of final sanctioned layout plan approval from NMRDA as per the design/layout plans of the Purchaser or 15th April 2024, whichever is later, the Purchaser shall pay the balance 20% of the total Monetary Consideration which amounts to a sum of Rs. 39,58,37,724/- (Rupees Thirty Nine Crore Fifty Eight Lakh Thirty Seven Thousand Seven Hundred Twenty Four Only) to the Vendors (subject to deduction of taxes as per Applicable Laws) ("Third Tranche") in the manner set out hereinbelow:

VENDOR/S	3 rd Tranche (INR)
Vendor-1	20,64,36,572/-
Vendor-2	18,94,01,152/-
TOTAL	39,58,37,724/-

TDS certificates with respect to the tax deducted as above will be provided to the Vendors in due course of time.

4.3. It is agreed between the Parties that the Monetary Consideration in Clause 4.1 & 4.2 shall be computed/arrived on the basis of Rs.881.00/- (Rupees Eight Hundred Eighty One Only) per square feet on Net Plottable Area (which has been represented by the Vendors as 22,46,525 square feet). Accordingly, the Purchaser has agreed to purchase the said Property on the basis of the representation and assurance of the Vendors and with the premise that the Net Plottable Area, shall at all times, remain atleast 22,46,525 square feet as per the plans of the Purchaser basis which the final layout approval is granted by the relevant authorities. It is further clarified that the Consideration will be subject to downward variation/ adjustment in the event the Net Plottable Area, as per the final layout plan approved by NMRDA/competent authority, as per the plan of the Purchaser is less than the aforementioned area. It is hereby





further agreed between the Parties that the Consideration shall be proportionately increased or decreased on the basis of stringent assessment of the actual physical area of the said Property, actual TILR/K-Prat survey area conducted by the Vendors through the government surveyor and area as per ownership by following due process of law.

4.4. In addition to the aforementioned Monetary Consideration the Vendors shall subject to Clause 4.1 to 4.3 also be entitled to receive 10.25% of the Net Plottable Area ("Vendor Area Share") amounting to 230,269 square feet in the following manner:

Vendor	Area (in square feet)	Percentage of Net Plottable Area
Vendor-1	120,089	10.25%
Vendor-2	110,179	10.25%
TOTAL	230,269	10.25%



It is clarified that the area of the Vendor Area Share has been arrived at 10.25% of the Net Plottable Area which shall be proportionately and equitably distributed across the said Property and across the different sectors/phases/sizes/nature of roads which the Purchaser shall be entitled to earmark before payment of second Tranche. It is agreed between the Parties that the Vendor Area Share will be subject to proportionate downward variation / adjustment in the event the Net Plottable Area, as per the final layout plan approved by NMRDA/competent authority, as per the design plan of the Purchaser is less than, 22,46,525 square feet. This is to ensure that the Vendor Area Share is always 10.25% of the Net Plottable Area. Tax incidence, inclusive of all direct and indirect taxes, inter alia Income Tax, GST or any other Taxes with respect to the Vendor Area Share shall be borne solely by the respective Vendors, which shall be deducted from Tranche 3. Monetary Consideration and Vendor Area Share shall hereinafter collectively be referred to as "Consideration." The Consideration to the Vendors shall be subject to deduction of TDS/applicable taxes.

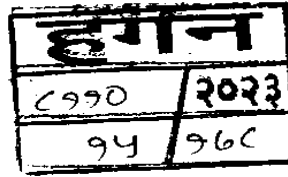
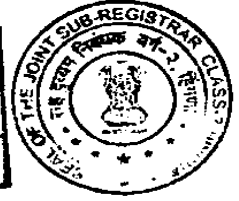
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4.5. It is further agreed that the Vendors shall not be entitled to deal with/dispose off, in any manner including dispose of, create any third-party rights of any nature, offer as security, alienate and/or encumber the Vendor Area Share howsoever save and except in following manner:

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- (i) The Vendors shall be entitled to deal with/dispose off 15% of Vendor Area Share only upon receipt of completion certification or any other equivalent document, by whichever name called as issued by the competent authority in respect of the development project on the said Property and





completion and handover of infrastructure to the competent authorities by the Purchaser as per Applicable Laws and further subject to the Vendor Area Share being handed over by the Purchaser to the Vendors in the manner mutually agreed between the Parties.

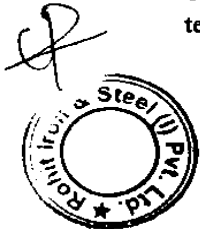
- (ii) The Vendors shall be entitled to deal with/dispose off upto 85% of the Vendor Area Share prior to receipt of completion certification or any other equivalent document, by whichever name called as issued by the competent authority in respect of the development project on the said Property and completion and handover of infrastructure to the competent authorities by the Purchaser as per Applicable Laws provided that such sale/ disposal is only through the Purchaser and which shall be at a price which is not lower than the Purchaser's sale price in relation to its plots.

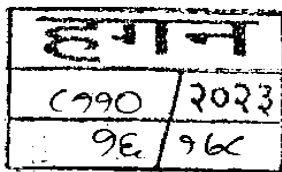
It is clarified that all costs and expenses of any nature whatsoever with respect of such sales in the manner as stipulated above shall be borne by the Vendors.



- 4.6. It is hereby agreed between the Parties that the Vendor Area Share shall be provided by the Purchaser to the Vendors in the form of plots and carved out in terms of the final layout approval granted by the competent authority as per design plans of the Purchaser. In the event as per final layout approval the whole number of plots commensurate with the exact agreed Vendor Area Share cannot be provided, it is hereby agreed between Parties that in such an event, any one of the Vendors, as mutually decided between the Parties shall purchase such additional area (over and above the Vendor Area Share) from the Purchaser required to reach the immediate next whole number of plots. The concerned Vendor purchasing additional area shall be liable to pay for such additional area within 30 (thirty) days of receipt of intimation by the Purchaser for such balance portion of the area of the plot. It is further agreed that the consideration for purchase of such additional area by the concerned Vendor purchasing additional area shall be computed basis the average rate of sale of the last 5 (five) similar plots of the Purchaser.

- 4.7. It is further clarified and agreed between the Parties that if 10% of the total area of the said Property is required to be earmarked for Amenity Open Space as defined under Applicable Laws and if the Vendor-1 is desirous of retaining/ acquiring any areas therefrom, the Vendor-1 shall make a formal request in writing to the Purchaser. The Purchaser shall, at its sole discretion consider such request of Vendor-1, and provide such area to the Vendor-1 subject to a maximum of 2.5% of the total area earmarked for such said Amenity Open Space. The same shall be subject to compliance of Applicable Laws and such terms and conditions that shall be imposed by the Purchaser. It is also agreed



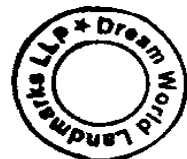


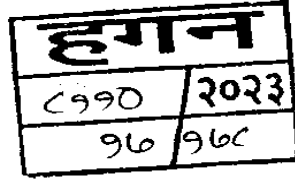
between the Parties that all the incidental expenses including stamp duty (if any) and registration charges, inter alia Income Tax , GST or any other applicable Taxes (if any) payable for the said 2.5% Amenity Open Space shall be borne by the Vendor-1 only. It is clarified that the Vendor-1 shall, at its own costs and expenses, be solely responsible for ensuring that said 2.5% area out of Amenity Open Space has separate independent access without any dependence and/or impacting the development of the project on the said Property.

4.8. Notwithstanding anything contained in this deed Vendors shall be jointly and severally liable for all representations, warranties, obligations, and undertakings in this Deed including the milestones hereunder and such other obligations mutually agreed between the Parties. Parties accordingly, agree that the obligation/ liability of the Purchaser to pay/provide Consideration to any of the Vendors as more particularly set out hereinabove, shall be subject to each of the Vendors being in compliance of all of its obligations, representations, and covenants under this Deed.

4.9. Notwithstanding anything contained in this Deed, in the event if on account of default and/or non-compliance (if any) of any of the obligations of the Vendors in this Deed and such default and/or non-compliance continues for a period of 15 (fifteen) days from the date on which such milestones and/or obligation was due to be performed then the Purchaser shall have a right but not an obligation to step in to complete/fulfill/rectify such default and/or non-compliance and/or obligations of the Vendors, at the cost and consequence of the Vendors, without in any manner diluting or absolving the Vendors of their obligations under this Deed. The Purchaser shall be entitled to recover and/or adjust from the Consideration and/or other benefits/entitlements of the Vendors including Vendor Area Share, if any, any costs as such incurred by Purchaser for completing/fulfilling/rectifying such default and/or non-compliance and the Vendors shall not dispute the same. Provided however if the default and/or non-compliance pertains to any Title Risks, the Vendors shall be liable to forthwith resolve/rectify the same and the cure period of 15 days set-out under this clause shall not apply. In such an event, the Vendors shall be liable to pay interest at the rate of 18% p.a. compounded annually to the Purchaser on the Consideration paid by the Purchaser to the Vendors till the time such default and/or non-compliance is resolved.

4.10. It is agreed between the Parties that in the event despite achievement of all milestones, the Vendors complying / fulfilling all their obligations and covenants to the satisfaction of the Purchaser, and Vendors' representations being true, accurate, complete, valid and subsisting as set out in this Deed, the Purchaser fails to make the payment of tranches due to the Vendors in the manner as set out in this Deed, the Vendors shall be entitled to an interest





@ 18% p.a. compounded annually on the tranche due until payment thereof by the Purchaser.

4.11. On execution of this Deed the vacant, quiet and peaceful possession of the said Property has been handed by the Vendors to the Purchaser.

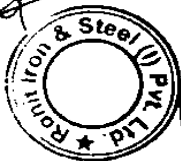
4.12. The Parties further agree that the conveyance of the said Property is absolute and the Purchaser's liability towards payment of unpaid Consideration shall not constitute a "Charge" and/or "Lien" over the said Property.

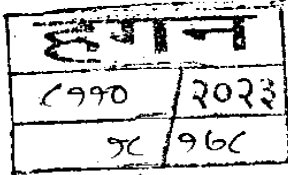
4.13. Notwithstanding anything contained under this Deed, it is hereby further agreed between the Parties that in the event any Title Risk and/or Encumbrance arises, then the obligation of the Purchaser to make any payments and/or provide any benefits/entitlements, if any, to the Vendors shall remain suspended till such time that the Vendors resolve such Title Risk and/or Encumbrance to the satisfaction of the Purchaser. In such an event, the Vendors shall be liable to pay interest at the rate of 18% p.a. compounded annually to the Purchaser on the Consideration received by the Vendors till such time the Vendors resolve the Title Risk and/or Encumbrance in the manner aforesaid.

5. REPRESENTATIONS AND WARRANTIES OF THE VENDORS:

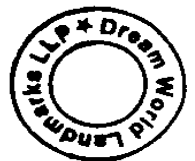
5.1 The Vendors hereby, jointly and severally, represent, warrant to the Purchaser that each of the following representations and warranties, is true, accurate, complete, valid, subsisting and not misleading in any manner and covenant as follows:

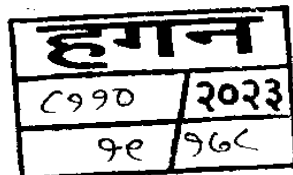
- i. The Vendors are the absolute owners of the said Property as per the ownership pattern more particularly set out in Schedule-I and as such are absolutely entitled to hold, use, enjoy, occupy and possess the said Property AND save and except the Vendors no other person or party has any share, right, title, interest, claim or demand into, over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, bequest, tenancy, possession, inheritance, caretaker, leave and license, lien or otherwise howsoever;
- ii. Notwithstanding any act, deed, matter or thing whatsoever done or omitted by the Vendors or any person or persons lawfully or equitably claiming by, from, through or in trust for the Vendors, the Vendors have full power and absolute authority in their own right to transfer the said Property and to relinquish and transfer all its right, title and interest therein in favour of the Purchaser;





- iii. The title and possession of the Vendors to the said Property is clear and marketable and free from all Encumbrances;
- iv. The Vendors nor any one on their behalf have committed or omitted any act, deed, matter or thing whereby its holding of the said Property and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Property and other rights and benefits in respect thereof have or may become or have or may be prejudicially affected or encumbered in any manner whatsoever;
- v. The Vendors have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Property and no other person or party has any right, title or interest, claim or demand into or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same is free from all encumbrances and there is no pending litigation of any kind whatsoever;
- vi. The Vendors have been in unfettered and continuous peaceful possession and enjoyment of the said Property and on execution hereof have handed over the quiet, vacant, and peaceful possession of the said Property to the Purchaser;
- vii. The said Property is Occupancy Class-I agricultural land and falls under Residential Zone and shall at all times continue to remain under Residential Zone as per Applicable Laws;
- viii. The Vendors have not received any notice of demand or acquisition or otherwise from any authorities and/or Government Authority whatsoever which is subsisting in respect of the said Property;
- ix. The said Property is not subject to any notice or notification or proceedings under Acquisition or Requisition laws or any other laws presently in force;
- x. The Vendors nor anyone on their behalf have entered into any Agreement with any other person for sale, tenancy nor created any third party rights nor have they or their predecessors-in-title deposited the originals of the title deeds with any persons or person or with any financial institution with intention to create any security or lien in respect of the said Property or entered into any agreement/arrangement of whatsoever nature concerning or affecting the said Property, which may affect the marketability or title of the said Property. The Vendors

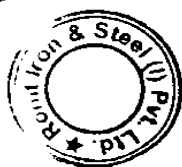
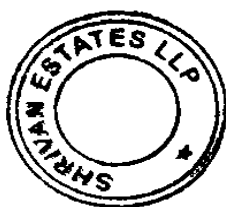


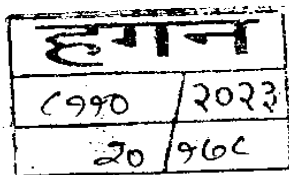


or anyone on their behalf has not stood or given any personal guarantee or surety to any bank, financial institution or to any person or persons which if invoked will affect the transaction herein or the Vendors' title to the said Property. The Vendors have not obtained any loans and/or advances from any person or persons, banks, financial institutions or any other third party by mortgaging the said Property and/or against collateral security thereof nor given any guarantee whereby the rights of the Vendors to the said Property are adversely or prejudicially affected in any manner whatsoever;

- xii. That no notices or proceedings under the Income Tax Act, 1961 or the Wealth Tax Act or Service tax or VAT or the Good and Service Tax Act and/or other statutory act/law and/or before Government Authority are either initiated and/or pending against the said Property and /or against the Vendors and there is no outstanding amount due nor has any notice, claim or demand in respect to the said Property or against the Vendors. In this regard, the Vendors have obtained unconditional clearance under section 281 of the Income-tax Act, 1961 and clearance as envisaged under section 81 of the Central Goods and Service Tax Act, 2017. The aforesaid clearances are valid as on the date of execution hereof;
- xiii. All rents, rates and assessments/outgoings including but not limited to any nazrana, premium, tax and all other charges and amount due or payable to the concerned authorities in respect of the said Property for the period upto the date of registration of this Deed have been duly paid. The Vendors hereby declare that there is no loan/charge outstanding against the said Property of whatsoever nature;
- xiv. There is no subsisting prohibitory or attachment order issued by any Court/s, any taxing and/or revenue authority or State or Central Government against the Vendors which jeopardise their rights in respect to the said Property and/or against the said Property and/or part thereof and there is no suit pending in any Court of Law wherein the title of the Vendors to the said Property is in dispute and/or prohibiting the Vendors from selling the said Property transferring the said Property or any part thereof and/or the right, title and interest therein;

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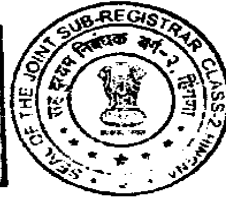




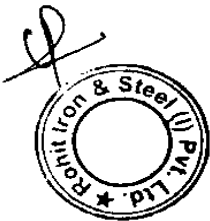
- xv. There is no pending or subsisting attachment or notice/s from the Central or State Government or any other local body or authority under any Municipal Act or any other Acts or any Schemes or Legislative Enactment, Collector or any lis-pendens or notice of lis-pendens against the Vendors, Government Ordinance, Order or Notification including Notice/ Proceedings for Acquisition/ Requisition and that the said Property or part thereof are not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Goods and Service Tax Act and other indirect taxes, Public Demands Recovery Act or any other Act or statute, law or regulation;
- xvi. The Vendors have full right and absolute authority to enter into this Deed to sell the said Property to the Purchaser;
- xvii. All information in relation to the transaction contemplated herein which would be material to the Purchaser for the purposes of consummating the said transaction has been made available and disclosed to the Purchaser and the same is not misleading in any manner. The Vendors have not omitted to disclose to the Purchaser any facts and documents in respect of the said Property. The Vendors are not in possession of any other document and do not have knowledge of any facts and/or information and/ or circumstances and/or documents in respect to the said Property, other than those disclosed herein;
- xviii. The said Property is reflected as capital asset in the books of accounts and statutory records of the Vendors;
- xix. The Vendors have not received any notice/claim nor they have any knowledge of such notice/claim from any third party, Government Authority which may prejudicially affect the right, title and interest of the Purchaser to the said Property or any part thereof;
- xx. The said Property or any part thereof is not affected by any reservations, notice for setback, notice of acquisition or requisition for any public purpose and there are no claims, demands and requisitions from Government Authority with respect to the said Property or any part thereof;
- xxi. The said Property is contiguous and is completely bounded/fenced and there are no disputes as regards the demarcation and boundary/ies of the said Property;



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- xxii. The said Property and/or any part thereof is not waterlogged and there are no water bodies on the said Property save and except the waterbodies as disclosed to the Purchaser;
- xxiii. The Said Property is clear and vacant land and there are no structures standing on the said Property including but not limited to any place/s of worship, religious structures, etc.;
- xxiv. The said Property is Class I agricultural land (as per details set out in Schedule I hereunder) falling under the Residential Zone and shall at all times continue to remain under Residential Zone;
- xxv. Save and except the D.P (Development Plan) road(s) as per sanctioned Development Plan of Nagpur Metropolitan Regional Development Authority dated 5th January 2018, there are no other restrictions/road network/proposed roads to be provided on the said Property.
- xxvi. The said Property is connected by motorable 24 mts. wide public access road (Maharashtra Airport Development Corporation Road) which further connects Mumbai – Kolkata highway road for accessing the said Property and the aforesaid is delineated and marked in blue color zebra lines in the layout plan and annexed at **Annexure "B"**
- xxvii. The said Property presently has a 36 meters wide proposed D.P (Development Plan) road as per sanctioned Development Plan of Nagpur Metropolitan Regional Development Authority dated 5th January 2018 as per plan hereto marked in black hatch and annexed at Annexure "B". The Purchaser alone shall be entitled to TDR benefit (if any) arising in lieu of surrender of the land forming part of 24 meters Road (as shown in blue color zebra lines on the plan at Annexure "B") whereas the TDR benefit arising in lieu of surrender of land forming part of 36 meters DP Road (as shown in in black hatch on the plan at Annexure "B") shall belong to the Purchaser and the Vendors in equal proportion.
- xxviii. The said Property is not being put to use for any manufacturing purposes. There are no hazardous chemicals, materials stored on the said Property or any part thereof which could affect the construction and development by the Purchaser;
- xxix. The said Property is not affected by provisions of The Maharashtra Agriculture Land (Ceiling on Holding) Act, 1961 and no proceedings are pending under the Maharashtra Agriculture Land (Ceiling on



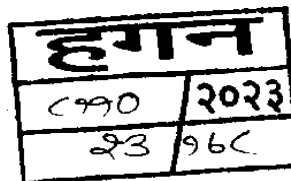
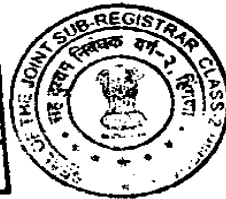
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Holding) Act, 1961 with respect to the said Property or any part thereof nor the Government Authorities have sought possession of any part of the said Property and no part of the said Property has been committed/handed over to the authorities under the said Act;

- xxx. There are no restrictions affecting the said Property which may prevent/affect/restrict development of the said Property including but not limited to any nallas, gas and/or water pipeline, quarries, High Tension Line/s, Low Tension Line, village road reservation etc;
- xxxi. Neither the said Property nor part thereof fall under zone of influence, wetlands, eco sensitive zone, forest area, conservation site, archaeological/historical site, etc.
- xxxii. There are no amounts/liabilities due and/or outstanding on Vendors towards Goods and Service Tax ("GST") and Income Tax. However, in case of any demand towards liability/interest/penalty (if applicable) arises in future (pertaining to period upto execution and registration hereof) or pertaining to any event or non-compliance upto the date of registration hereof) against the Vendors and/or against the said Property under GST Law then the Vendors shall bear and pay the same to the authorities and furnish return with respect to the same within prescribed timeline;
- xxxiii. There are no winding up notices against the Vendors which are pending to be settled no winding up petition is filed against the Vendors.
- xxxiv. Neither a provisional liquidator nor a court receiver has been appointed with respect to the said Property or any part thereof.
- xxxv. Neither any notice has been received by the Vendors nor any proceedings are pending under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of the said Property or any part thereof.
- xxxvi. The transaction as envisaged under this Deed is not ultra vires of the memorandum of association/ articles of association/LLP Deed/ constitutional documents of the respective Vendors;





xxxvii. The Vendors and all the predecessors-in-title, of the said Property (i) have obtained all the necessary permissions, orders and approvals as required under Applicable Laws for effectuating transfer of the said Property, (ii) have not breached any terms and conditions as stated under any orders/ approvals/ permissions, if any, in respect of the said Property, or any other law, and (iii) all transfers affecting the said Property by the predecessors in title of the said Property have been made in compliance with the Applicable Laws;

xxxviii. The Purchaser shall not be liable and / or required to pay to the Vendors or to any other person or persons claiming through or under them any sum or any compensation for any reason whatsoever except the Consideration to the Vendors as set out in this Deed and any claims from any person/s shall be dealt with by the Vendors at their sole costs;

xxxix. There are no past liabilities in respect of any transactions, chain-of-title instruments and/or any documents/writings in relation to devolution of title of the said Property whether by way of intestate succession, partition, dissolution or otherwise including but not limited to consideration payable in respect thereof, stamp duty, registration charges and/or any other amounts, statutory or otherwise, payable under any head to any person/authority and the Vendors further confirm that the aforementioned devolution of title has been valid and in accordance with law with no residuary title/ claim outstanding;

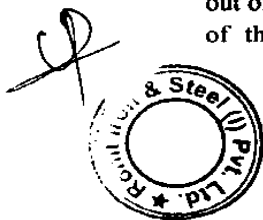
xl. The Purchaser confirms that sources of funds for acquisition of the said Property are genuine and legitimate.

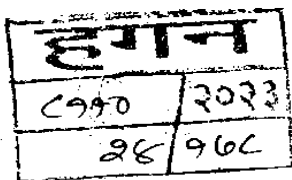
xli. The Vendors also confirm that sources of funds for acquisition of the said Property are genuine and legitimate.

5.2 The representations and warranties stated herein are true, accurate, complete, valid, subsisting and not misleading in any manner.

6. INDEMNITY

The Vendors , (referred to as "Indemnifying Party") hereby, jointly and severally, indemnify and agree to keep indemnified, defend and hold harmless the Purchaser, its officers, directors, partners, and agents for the time being and their successors ("Indemnified Party") from and against any and all losses, claims, damages, actions, assessments, taxes, costs and reasonable expenses, including interest, penalties, costs and disbursement in connection therewith suffered or incurred by the Indemnified Party, arising out of, resulting from, or may be payable by virtue of: (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the





Indemnifying Party under this Deed; and/or (ii) any of the representation or warranties provided by Indemnifying Party hereunder being untrue, wrong, inaccurate, or misleading; and/or (iii) any Title Risks, Encumbrances, defect, claims, demands, suits, litigation and proceedings of any nature arising in respect of title or possession or any matter connected with the said Property; and/or (iv) any false and/or non-disclosure by the Vendors of all known facts or documents affecting the title or the right of the Vendors to the said Property. (v) any impediment of the said Property, which hampers the development of the said Property including construction or sale/ marketing of the project on the said Property;

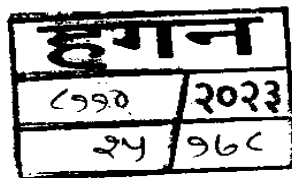
7. DISPUTE RESOLUTION AND ARBITRATION

In the case of any dispute, controversy or claim arising out of or in connection with this Deed including any questions regarding its existence, validity, interpretation, breach, between any of the Parties then such Parties shall attempt to first resolve such dispute or claim through discussions between managers or representatives of the disputing the Parties. If the dispute is not resolved through such discussions within 30 (thirty) days after one disputing Party has served a written notice on the other disputing Party requesting the commencement of discussions, such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof. The seat and venue of arbitration shall be at Mumbai and the language of the arbitration proceedings shall be English. The arbitral tribunal shall consist of 1 (one) Sole arbitrator, to be appointed by the Parties mutually in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the amendments made thereto from time to time as may be applicable. If the parties fail to appoint a Sole Arbitrator mutually then Sole Arbitrator shall be appointed by taking recourse to Section 11(6) of the Arbitration & Conciliation Act, 1996. Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Deed. The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal. Any decision of the arbitral tribunal shall be final and binding on the Parties.

8. NOTICES

Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Deed shall be given in writing by personal delivery or by sending the same by speed post/ registered post addressed to the Party concerned at the address stated below, or any other address subsequently notified to the other Party for the purposes of this





Clause, and, shall be deemed to be effective in the case of personal delivery or delivery by speed post/ registered post at the time of delivery:

If to the Vendors:

Name: Mr. Rohit Agarwal

Address: 54, Small Factory Area, Bhandara Road, Bagadganj, Nagpur

Email ID: rsa@rohitsteel.in

If to Purchaser:

Name: Mr. Chirag Akruwala

Address: Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai 400079

Email ID: notice@godrejproperties.com

9. SUPERSEDE

This Deed shall supersede all prior agreements and understandings between the Parties.

10. TAXES, STAMP DUTY AND REGISTRATION CHARGES

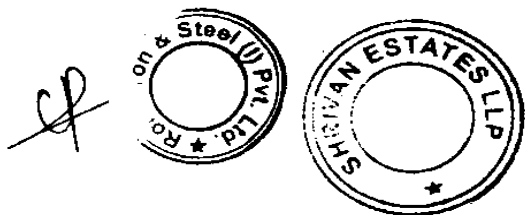
All incidental expenses including the stamp duty and registration charges, if any, on this Deed shall be borne and paid by the Purchaser save and except as agreed between the Parties.

Each Party shall be responsible for their respective direct & indirect tax liabilities, such as Income-tax and/or Capital Gains Tax and/or all other applicable statutory taxes, if any, arising out of or as a result of this Deed.

SCHEDULE I

(Description of the said Property)

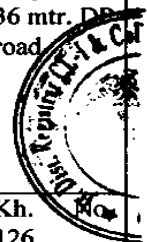
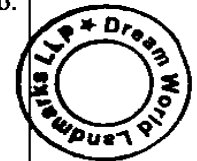
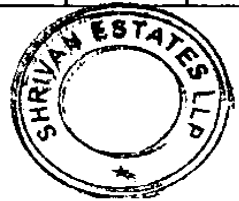
All that pieces and parcels of Occupant Class I/Bhumiswami agricultural lands admeasuring in the aggregate 44 Hectares 03.46Ares equivalent to 440336.799 square meters, or thereabout alongwith the development potential arising out of the said Property situate at Village Sumthana, Taluka Hingana, with Occupancy Class I/Bhumiswami Rights District Nagpur and more particularly described herein below:

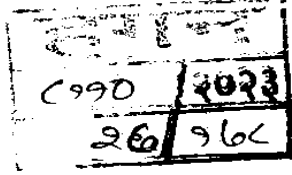


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Sr. No	Name of the Owner	Kh. Nos.	Area in Hectors	Area in Sq. mtrs.	Combined Khasra No.	East	West	North	South
1	Shrivan Estates LLP	120/1	1.30.00	12999.728	120/1, 120/2 & 120/3	24 mtr. Road	Veena River	Kh. No. 121	Kh. No. 116
2	Shrivan Estates LLP	120/2	1.25.00	12499.739					
3	Shrivan Estates LLP	120/3	1.25.00	12499.739					
4	Shrivan Estates LLP	121/1	3.11.30	31129.350	121/1 & 121/2	24 mtr. Road	Veena River	Kh. No. 123 & Kh. No. 126	Kh. No. 120
5	Shrivan Estates LLP	121/2	1.59.30	15929.667					
6	Shrivan Estates LLP	126/1	2.54.29	25428.469	126/1 & 126/2	24 mtr. Road	Veena River	Kh. No. 127	Proposed 36 mtr. DP road
7	Shrivan Estates LLP	126/2	1.82.00	18199.620					
8	Shrivan Estates LLP	127/1-A	0.30.00	2999.937	127/1-A, 127/2 & 127/3	Part of Kh. no. 127	Veena River	Kh. No. 128	Kh. No. 126
9	Shrivan Estates LLP	127/2	0.60.00	5999.875					
10	Shrivan Estates LLP	127/3	0.30.00	2999.937					
11	Shrivan Estates LLP	147/1	1.27.00	12699.735	147/1 & 147/2	Pandan	Kh. No. 148	Kh. No. 146/1	Kh. No. 150
12	Shrivan Estates LLP	147/2	1.28.00	12799.733					





13	Shrivan Estates LLP	150	1.38.88	13887.710	150	Pandan	Kh. No. 149 & Kh. No. 150	Kh. No. 147 & Kh. No. 148	Kh. No. 151 & Kh. No. 152
14	Shrivan Estates LLP	152	2.00.19	20018.582	152	Pandan	24 mtr. Road	Kh. No. 150 & Kh. No. 151	Kh. No. 153
15	Shrivan Estates LLP	153/1	0.98.94	9893.793	153/1 & 153/2	24 mtr. Road	Pandan	Kh. No. 152	Pandan
16	Shrivan Estates LLP	153/2	0.98.56	9855.794					
17	Rohit Iron & Steel (India) Pvt. Ltd.	93	2.36.00	23599.507	93	Kh. No. 94	Nalla	Nalla	Kh. No. 95
18	Rohit Iron & Steel (India) Pvt. Ltd.		3.96.00	39599.173	94	Shiv Pandan	Kh. No. 93	Nalla	Kh. No. 95
19	Rohit Iron & Steel (India) Pvt. Ltd.	95/1	0.78.00	7799.837	95/1, 95/2, 95/3, 95/4 & 95/5	Shiv Pandan	Nalla	Kh. No. 93 & Kh. No. 94	Kh. No. 96
20	Rohit Iron & Steel (India) Pvt. Ltd.	95/2	0.79.00	7899.835					

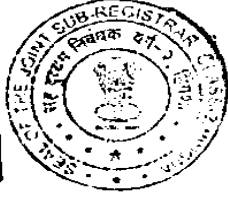
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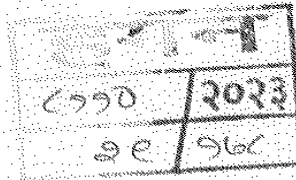


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21	Rohit Iron & Steel (India) Pvt. Ltd.	95/3	0.79.00	7899.835					
22	Rohit Iron & Steel (India) Pvt. Ltd.	95/4	0.79.00	7899.835					
23	Rohit Iron & Steel (India) Pvt. Ltd.	95/5	0.79.00	7899.835					
24	Rohit Iron & Steel (India) Pvt. Ltd.	96	3.33.00	33299.304	96	Nalla	Pandan	Kh. No. 95	Kh. No. 97
25	Rohit Iron & Steel (India) Pvt. Ltd.	161	3.43.00	34299.283	161	Nalla	24 mtr. Road & Kh. No. 152	Kh. No. 162	Kh. No. 160
26	Rohit Iron & Steel (India) Pvt. Ltd.	162/1	1.00.00	9999.791	162/1, 162/2, 162/3, 162/4 & 162/5	Nalla	Kh. No. 149, Kh. No. 150, Kh. No. 151 & Kh. No. 152	Kh. No. 163, Kh. No. 165 & Kh. No. 166	Kh. No. 161
27	Rohit Iron & Steel (India) Pvt. Ltd.	162/2	1.00.00	9999.791					

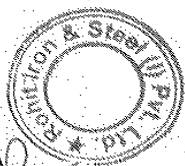




28	Rohit Iron & Steel (India) Pvt. Ltd.	162/3	1.01.00	10099.789					
29	Rohit Iron & Steel (India) Pvt. Ltd.	162/4	1.01.00	10099.789					
30	Rohit Iron & Steel (India) Pvt. Ltd.	162/5	1.01.00	10099.789					
Total			44.03.46	440336.799					

Together with all appurtenances attached thereto.

Signature page follows



IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS DEED
ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

SIGNED AND DELIVERED by

the within named Vendor-1

Rohit Iron and Steel (India) Pvt Ltd

through its Authorized Signatory

Mr. Vivek Ramteke

duly authorized by a resolution passed at the
meeting of the Board of Directors held on

13th Sept 2023

In the presence of:

1.

2.

For Rohit Iron & Steel (India) Pvt. Ltd.

Authorised Signatory



For SHRIVAN ESTATES LLP

SIGNED AND DELIVERED by

the within named Vendor-2

SHRIVAN ESTATES LLP

through its *Authorized Signatory*

Mr. Vivek Ramteke

duly authorized by a resolution passed at the
meeting of the Partners held on

09th Sept 2023

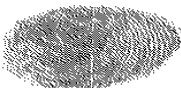
In the presence of:

1.

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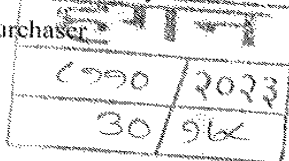
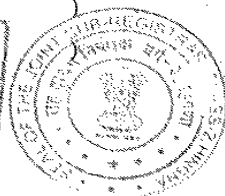
AUTHORISED PERSON / PARTNER

Authorised Signatory



SIGNED AND DELIVERED by

the within named Purchaser



Dream World Landmarks LLP

through its Authorized Signatory

Mr. Chirag Akruwala

duly authorized by a resolution passed at the
meeting of the Partners held on

12th September 2023

Dream World Landmarks LLP

) 
) Authorised Signatory



In the presence of:

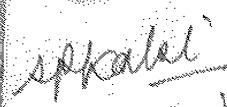
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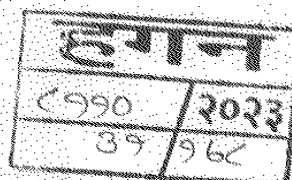
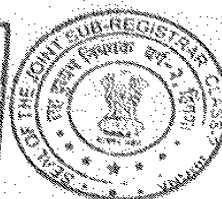
2.






(ASHWIN S A03)


(Sarabjeet Singh Kalsi)



RECEIPT

RECEIVED the day and year first, hereinabove written of and from the within named Purchaser, a total sum of Rs. 61,93,09,715/ (Rupees _Sixty One Crores Ninety Three Lakhs Nine Thousand Seven Hundred and Fifteen Only), including TDS deducted, being First Tranche payment towards the Consideration from the Purchaser to the Vendor-1 for the purchase of the said Property in the manner set out in Clause 4.1 (i) of this Deed.

WE SAY RECEIVED

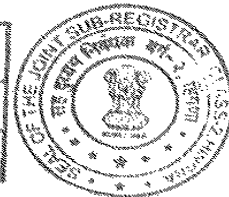
SIGNED AND DELIVERED by
the within named Vendor
Rohit Iron and Steel (India) Pvt Ltd
through its Authorized Signatory
Mr. Vivek Ramteke
duly authorized by a resolution passed at the
meeting of the Board of Directors held on
13th Sept. 2023

For Rohit Iron & Steel (I) Pvt. Ltd.
Authorized Signatory / Director

In the presence of:

1. [Signature]
2. [Signature]

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RECEIPT

RECEIVED the day and year first, hereinabove written of and from the within named Purchaser, a total sum of Rs. 56,82,03,456/- (Rupees Fifty Six Crores Eighty Two Lakhs Three Thousand Four Hundred and Fifty Six Only), including TDS deducted, being First Tranche payment towards the Consideration from the Purchaser to the Vendor-2 for the purchase of the said Property in the manner set out in Clause 4.1 (i) of this Deed.

WE SAY RECEIVED

SIGNED AND DELIVERED by)

the within named Vendor)

Shrivan Estates LLP)

through its *Authorized Signatory*)

Mr. Vivek Ramteke)

being authorized by a resolution passed at the)
meeting of the Partners held on)

09th Sept. 2023)

For SHRIVAN ESTATES LLP

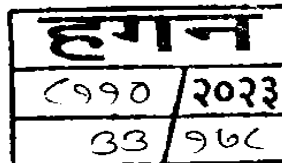
[Signature]
AUTHORISED PERSON / PARTNER



In the presence of:

[Signature]

2. *[Signature]*

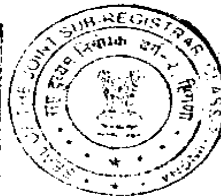


ANNEXURE “_A”
Copy of Plan showing the Said Property.

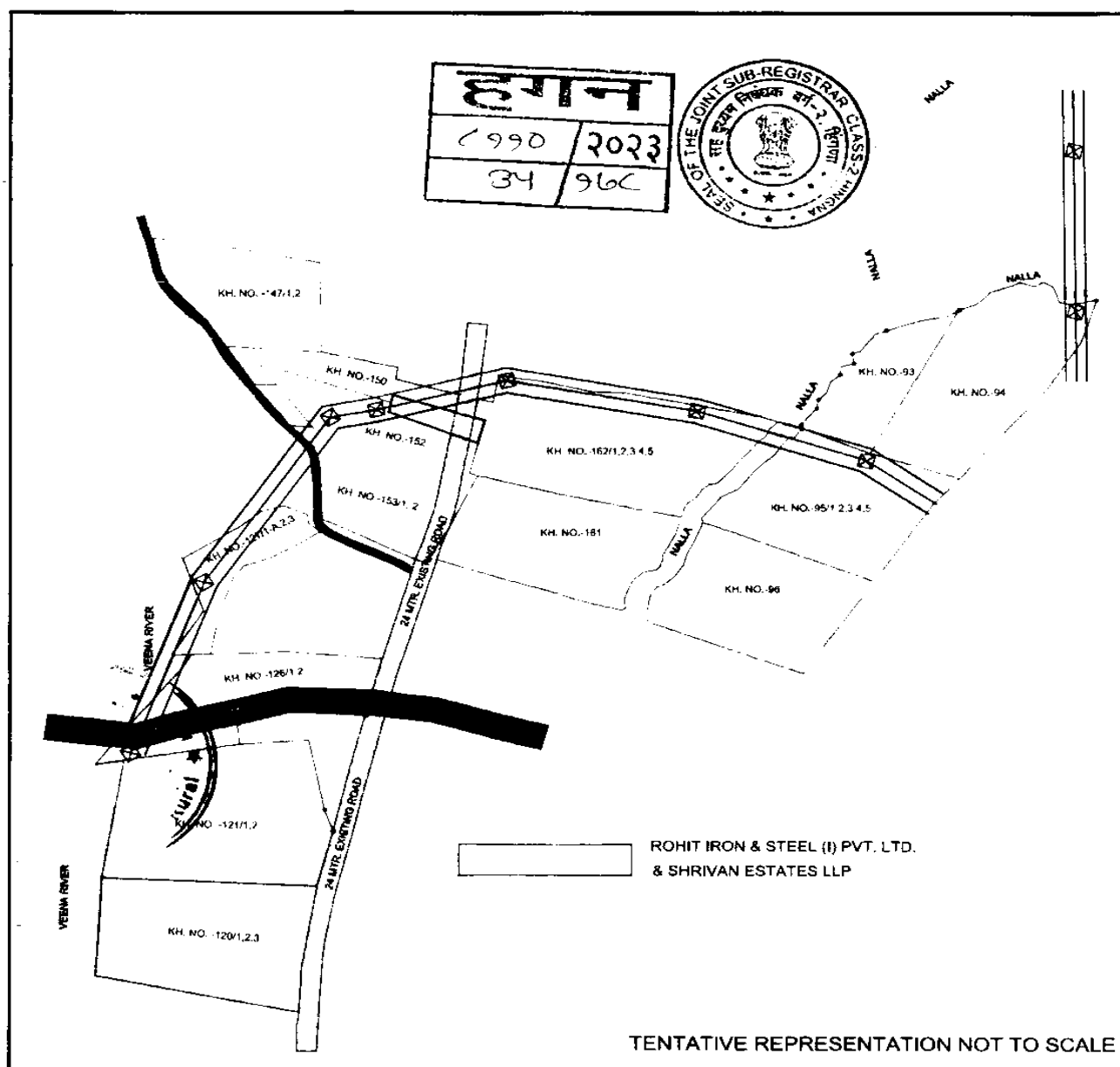
ANNEXURE “_B_”
Copy of Plan along with Road network of proposed 36 mtr. Dp Road and 24
mtr. Existing Road



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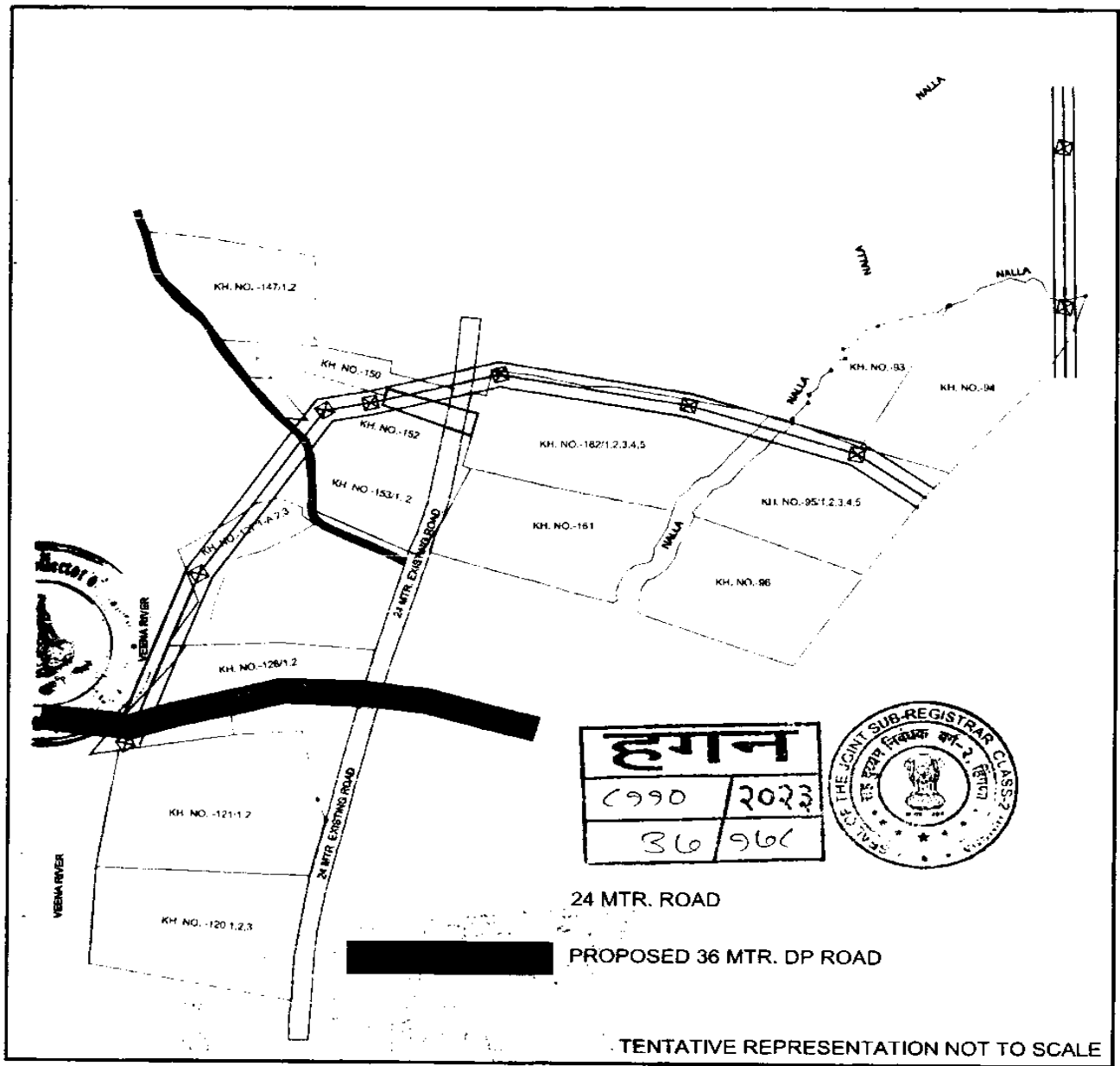
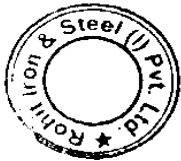




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ANNEXURE 'B'



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Office of the Collector of Stamp, NagpurGramin
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958

Received Acquisition Fee RS
100/- vide a Chalk GRN No
MH008022109202324E Dated
12-08-2023.

Case No. Adj1GR378/153/2023
Certificate Number: CER-NAG-ADJ-IGR378-153-2023
Market Value/Value (if any): Rs. 2284541000
Consideration Amount (if any): Rs. 1879168819

Received from DREAM WORLD LANDMARKS LLP Residing at 54, Small Factory Area, Bhandara Road, Bagedganj, Nagpur Stamp duty of Rs. 135872466/- (Rs. Thirteen Crore Fifty Eight Lakh Seventy Two Thousand Four Hundred and Sixty only). Vide a Chalk GRN No. MH008790465202324P, MH008701870202324P, MH008704514202324P, MH008707790202324P, MH0087389801202324E, MH008738486202324E, MH008737902202324E
Dated 28-8-2023 The delacement number is 0004585584202324,000458558418202324,0004585584202324,0004585584202324,0004585712202324,0004585768202324,0004585784202324

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of Rs. 135872466/- (Rs. Thirteen Crore Fifty Eight Lakh Seventy Two Thousand Four Hundred and Sixty only) with which this instrument is chargeable under Article 25-Conveyance of Schedule I of the said Act, has been paid.

This Certificate is subject to the provisions of section 53(A) of the said Act.

Collector of Stamp
NagpurGramin

हे प्रमाणपत्र महापदपत्र, शुद्ध, अविभाज्य
अपवाद विहित करले आहे. परंतु उक्त दस्त
महामहोदय महोदय अधिकाऱ्यासमोर दाखल
होवयास, तसेच अधिकाऱ्यास, या
प्रमाणपत्रास लागू अधिकारी दल
मोठ्याही करलेली आहेत.

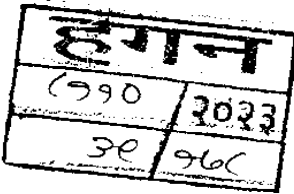
Collector of Stamp
NagpurGramin



Place: NagpurGramin
Date: 28/09/2023

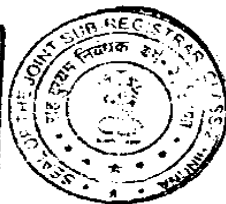


Collector of Stamp
NagpurGramin





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अभि. प्रकरण क्र.153/2023 (दि.14.09.2023)

सादर,

विषय : महाराष्ट्र मुद्रांक अधिनियमाचे, कलम 31 खाली दस्तऐवज अभिनिर्णित (Adjudication) करणेबाबत.

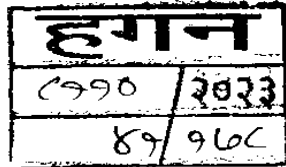
- क.लि. कडुन विषयांकित अभि. प्रकरण क्र.152/2023 मुल्यांकनाकरिता दि.14.09.2023 रोजी प्राप्त.

मौजा - सुमठाणा (प्रभाव क्षेत्र) तह- हिंगणा, जि.नागपूर

सर्व्हे क्र.120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 127/1-अ, 127/2, 127/3, 147/1, 147/2, 150, 152, 153/1, 153/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 161, 162/1, 162/2, 162/3, 162/4 व 162/5, क्षेत्रफळ अ.क्र.- 13000.00 चौ.मी., 12500.00 चौ.मी., 12500.00 चौ.मी., 31130.00 चौ.मी., 15930.00 चौ.मी., 24529.00 चौ.मी., 18200.00 चौ.मी., 3000.00 चौ.मी., 6000.00 चौ.मी., 3000.00 चौ.मी., 12700.00 चौ.मी., 12800.00 चौ.मी., 13888.00 चौ.मी., 20019.00 चौ.मी., 9894.00 चौ.मी., 9856.00 चौ.मी., 23600.00 चौ.मी., 39600.00 चौ.मी., 7800.00 चौ.मी., 7900.00 चौ.मी., 7900.00 चौ.मी., 7900.00 चौ.मी., 33300.00 चौ.मी., 34300.00 चौ.मी., 10000.00 चौ.मी., 10000.00 चौ.मी., 10100.00 चौ.मी., 10100.00 चौ.मी., व 10100.00 चौ.मी. एकूण क्षेत्रफळ - 440346.00 चौ.मी.

अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती :-

1. लिहून देणार :- रोहित आपरन अॅण्ड स्टिल (इंडिया) प्रायवेट लिमीटेड व इतर 1
2. लिहून घेणार :- Dream World Landmarks LLP
3. दुय्यम निर्बंधक कार्यक्षेत्राचे नाव :- हिंगणा
4. दस्ताचा प्रकार :- Deed of Conveyance
5. दस्त निष्पादित आहे / नाही :- नाही.
- असल्यास निष्पादनाचा दिनांक :- निरंक
6. दस्त मिळकतीचे वर्णन :- खाली जागा
7. जागेचे क्षेत्रफळ :- 440346.00 चौ.मी.
8. मोबदला :- रु.1,97,91,88,619/-
9. वर्ष 2022-23 ते 2023-24 चे बाजार मूल्यदर तक्ता नुसार, मूल्य विभाग क्र.6.3, मूल्य दर रु.8312500/-प्र.हे.आर., मूल्य विभाग क्र.6.4, मूल्य दर रु.8265000/- प्र.हे.आर., पृष्ठ क्र.1552
- स्थळ निरीक्षण अहवाल
10. स्थळ निरीक्षणाचा दिनांक :- 18.09.2023
11. स्थळ निरीक्षणाच्या वेळी उपस्थितांची नावे :
 1. श्री. एस. ए. तरासे (मुद्रांक जिल्हाधिकारी)
 2. कु. आर. के. राठोड (सहायक नगर रचनाकार)
 2. श्री. एस. जी. तारापूर (रचना सहायक)
 3. श्री. विवेक रामटेके (अर्जदार)

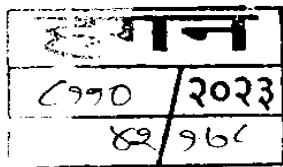
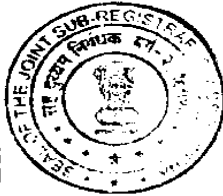


12. स्थळनिरीक्षणात आढळून आलेल्या ठळक बाबी -

प्रत्यक्ष स्थळनिरीक्षण केले असता, विषयांकित मिळकती पैकी सर्व्हे क्र.120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 150, 152, 153/1, 153/2, 161, 162/1, 162/2, 162/3, 162/4 व 162/5 ला अधिकृत पोचरस्ता उपलब्ध असून, रस्त्याची विद्यमान रुंदी सुमारे 24.00 मी. आहे. उर्वरित सर्व्हे क्र.127/1-अ, 127/2, 127/3, 147/1, 147/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5 व 96 ला कच्चा रस्ता उपलब्ध असून, सदर रस्त्याची रुंदी सुमारे 3.00 मी. आहे. जागेवर सद्यस्थितीत कोणतेही बांधकाम आढळून आलेले नाही. जागा पडीत स्वरूपाची असून, जागेच्या लगतच्या परिसरात काही भागात विकास झालेला आढळून येतो. आजुबाजुचा परिसरात औद्योगिक इमारती व शाळा असल्याचे निदर्शनास आले. सर्व्हे क्र.126/1, 126/2, 127/1-अ, 127/2, 127/3, 152, 95/1, 95/2, 95/3, 95/4, 95/5, 162/1, 162/2, 162/3, 162/4 व 162/5 मधून अति उच्चदाबाची वाहिनी जात आहे. सर्व्हे क्र.93, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 127/1-अ, 127/2 व 127/3 लगत नाला असल्याचे दिसून येते. मिळकत राज्य महामार्गापासून सुमारे 135.00 मी. अंतरावर आहे. सर्व्हे क्र.120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2 च्या पूर्व दिशेला 24.00 मी. रुंदीचा रस्ता असून, पश्चिम दिशेला नदी असून, उर्वरित दोन्ही दिशेला चराई पडीत जमिन आहे. सर्व्हे क्र. 127/1अ, 127/2, 127/3 च्या पश्चिम दिशेला नदी असून, उर्वरित तिन्ही दिशेला चराई पडीत जमिन आहे. सर्व्हे क्र.153/1 च्या पूर्व दिशेला 24.00 मी. रुंदीचा रस्ता असून, उर्वरित तिन्ही दिशेला चराई पडीत जमिन आहे. उपरोक्त जमिनीपैकी उर्वरित जमिनीच्या चारही दिशेला पडीत जमिनी असून जमिनीचे स्वरूप चराई पड आहे. स्थळनिरीक्षणाचे वेळी अर्जदार श्री. विवेक रामटेके उपस्थित होते. (स्थळनिरीक्षणाचे छायाचित्र (गुगल मॅपसहित) संलग्न एकुण 25).

13. विकास योजना / प्रादेशिक योजना प्रस्ताव, आजुबाजुचा अनुज्ञेय वापर, मंजूर विकास योजनेनुसार आरक्षण, बिनशेती / शेती अगर ना-विकास, महामार्गासन्मुख, Corner भुखंड / जमिन, 7/12 अभिलेख, दस्तात नमूद महत्वाच्या बाबी, मूल्यविभाग.

नागपूर महानगर प्रदेश विकास प्राधिकरण कार्यालयाच्या दि.13.09.2023 रोजीच्या झोन दाखल्या नुसार, सर्व्हे क्र.93, 95, 150, 152, 153 व 162 "Residential, power transmission line" मध्ये, सर्व्हे क्र.94, 96 व 161 "Residential" मध्ये व सर्व्हे क्र.120, 121, 126, 127 व 147 "Residential, Recreation open space" मध्ये समाविष्ट असल्याचे नमूद आहे. मंजूर विकास योजना भाग नकाशा नुसार विषयांकित सर्व्हे क्र. चा आजुबाजुचा अनुज्ञेय वापर हा "निवासी" आहे. महामार्गासन्मुख नाही. Corner जमिन नाही. 7/12 अभिलेख नुसार जमिन जिरायत दर्शवित असून, सर्व्हे क्र. 120/1, 120/2, 120/3, , 126/2, 127/1-अ, 127/2, 127/3, 147/1, 147/2, 153/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 161, 162/1, 162/2, 162/3, 162/4 व 162/5 या जमिनीचे स्वरूप चराई पड तसेच, सर्व्हे क्र.121/1, 121/2, 126/1, 150, 152 व 153/1 या जमिनीचे स्वरूप चराई पड आहे. ग्रामअधिकारी, साझा क्र.72, तालुका हिंगणा यांचे दि.14.09.2023 रोजीचे अहवालानुसार, "शेत जमिन अकृषक झालेली नाही. शेत जमिनीवर कोणत्याही प्रकारचा विकास झालेला नाही. तसेच नमूद शेत जमिनीवर कोणतेही बांधकाम झाल्याचे दिसून येत नाही." विषयांकित दस्ताच्या प्रारूपानुसार दस्त हा खुल्या जमिनीचे विकसन करून विकसित भुखंड क्षेत्र विभागणी प्रकारचा असून दस्तातील मुद्दा क्र.4.4 नुसार vendor 1 व vendor 2 ला मिळणारे एकुण क्षेत्र 21400.465 चौ.मी. आहे. जागा मालकाला विकसक 10.25 टक्के (निव्वळ क्षेत्राच्या) विकसित क्षेत्र व 2.5 टक्के अॅमेनिटी ओपन क्षेत्र



विकसित करून देत आहे. 7/12 नुसार एकूण क्षेत्र 440346.00 चौ.मी. असून मुल्यांकनासाठी विचारात घेण्यात आलेले आहे. सूचना क्र.33 टिप नुसार निव्वळ क्षेत्र हे एकूण क्षेत्राच्या 90% गृहित धरून मुल्यांकन करण्यात आलेले आहे. वार्षिक भुल्यदर तक्ते सन 2022-23 ते सन 2023-24 नुसार प्रभाव क्षेत्रात विषयांकित सर्व्हे क्र. मुल्यविभाग क्र.6.3 व 6.4 (जिरायत जमिनी) मध्ये समाविष्ट करण्यात आलेले असून, दस्तात नमुद मजकूरानुसार मुल्यांकन हे बिनशेती झालेल्या जमिनीसाठीचा मुल्यविभाग क्र.9.2 चे मुल्यदर रु.3820/- प्र.चौ.मी. ने करणे अपेक्षित आहे.

14. वार्षिक मुल्यदर तक्ता व त्यासोबतच्या अंमलबजावणी सूचना क्र.16(ब), 16(क) व 33 नुसार मुल्यांकन खालीलप्रमाणे :

क) जमिन मालकास मिळणाऱ्या हिश्याचे मोबदल्याचे मूल्य -

(जमिन मालकास मिळणारे विकसीत क्षेत्र - 90% of (440346.00 चौ.मी.चे 10.25%)=
40621.919 चौ.मी. व Amenity open space (ie. 10%) चे 2.5%=2.5% of
(440346.00 चौ.मी.चे 10%)=**1100.865 चौ.मी.** म्हणजेच **41,722.784 चौ.मी.** आहे.)

i. जमिन मालकाच्या हिश्याचे विकसीत क्षेत्राचे विकसीत दरानुसार येणारे मूल्य -
 $41722.784 \times 3820 = \text{रु.} 15,93,81,035/-$

ii. जमिन मालकास मिळणारा रोख मोबदला - **रु.197,91,88,619/-**

iii. जमिन मालकास मिळणारे विकसीत क्षेत्राचे इतर विकसन व अनुषंगिक खर्च-
 $((132,10,98,000 \times 41722.784) / 440346) = \text{रु.} 12,51,74,037/-$ (जमिन मालकास
मिळणारे विकसीत क्षेत्र - **41,722.784 चौ.मी.** आहे.)

iv. जमिन मालकास मिळणारे विकसित क्षेत्राचे विकास शुल्क (As per MRTD act section
124) - $41722.784 \times 3820 \times 0.5\% = \text{रु.} 7,96,905/-$

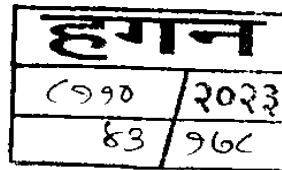
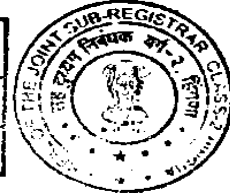
एकूण मुल्य=(i+ii+iii+iv)=**रु.226,45,40,596/- समजा, रु.226,45,41,000/-**

ख) विकसनकर्त्याला मिळणाऱ्या हिश्याचे मूल्य -

विकसनकर्त्याला विकसनासाठी मिळणाऱ्या हिश्याचे क्षेत्र

-(total area in sq.m. - owners area in sq m) = (440346.00-41,722.784=398623.216 चौ.मी.)

-500x3820x100%	=रु.19,10,000
-1500x3820x90%	=रु.51,57,000/-
-2000x3820x80%	=रु.61,12,000/-
-6000x3820x70%	=रु.1,60,44,000/-
-388623.216x3820x60%	=रु.89,07,24,412/-
एकूण=रु.91,99,47,412/-	



ग) दस्तात नमुद मूल्य- रु.197,91,88,619/-

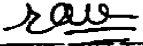
सबब, करारनाम्यात निश्चित होत असलेले एकुण मूल्य- रु.226,45,41,000/-
(क, ख, ग पैकी जास्तीचे)

15. मुल्यांकनातील फरकाचा तपशिल

- अ. बाजार मुल्यदर तक्तानुसार घेणारे मूल्यांकन रु.226,45,41,000/-
आ. अभिनिर्णयानंतर प्रस्तावित मूल्यांकन रु.226,45,41,000/-
इ. बाजार मुल्यदर तक्तानुसार मुल्यांकनातील फरक रु.0/- व टक्केवारी- 0%

16. अभिनिर्णय प्रकरणी सन 2022-23 ते 2023-24 चे बा.मु.द.त. दरामध्ये तफावत असल्याने मूल्यांकन मंजूरीसाठी पाठविणे आहे किंवा कसे?

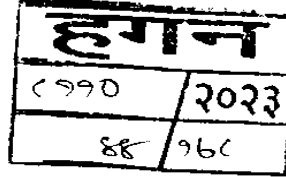
-बाजार मुल्यदर तक्तानुसार मुल्यांकनातील फरक 10% पेक्षा कमी असल्याने मा.मुद्रांक जिल्हाधिकारी ह्यांचे मान्यतेस सविनय सादर.


सहायक नगर रचनाकार


मुद्रांक जिल्हाधिकारी
नागपूर ग्रामीण



Date: 18/09/2023





CHALLAN
MTR Form Number-6



GRN	MH008700465202324P	BARCODE	Date		27/09/2023-15:49:32	Form ID
Department			Inspector General Of Registration			
Non-Judicial Stamps			Payer Details			
Type of Payment			Duty on doc Voluntarily brought for Adjud IGR RoM			
Office Name			NPJ2_JT DISTRICT REGI NAGPUR RURAL		Full Name	
Location			NAGPUR		DREAM WORLD LANDMARKS LLP	
Year			2023-2024 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0930051701 Amount of Tax			19000000.00		Road/Street	
					Area/Locality	
					MOUZA SUMTHANA	
					Town/City/District	
					PIN	
					4 4 1 1 1 0	
			Remarks (If Any)			
			ADJ. CASE NO. 153/2023 JT. DISTRICT REGISTRAR NAGPUR RURAL			
			Amount in			
			One Crore Ninety Lakh Rupees Only			
			Words			
			1,90,00,000.00			
Payment Details			SBIEPAY PAYMENT GATEWAY			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No.	10000502023092705758	1593306204423
Name of Bank			Bank Date	RBI Date	27/09/2023-15:49:59	Not Verified with RBI
Name of Branch			Bank Branch		SBIEPAY PAYMENT GATEWAY	
			Scroll No. . Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दफ्तरी नोंदणी कार्यालयात नोंदणी करवावयाच्या दस्तावाची लागू आहे. नोंदणी न करवावयाच्या दस्तावाची सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0004585594202324	28/09/2023-15:02:08	IGR378	19000000.00
Total Defacement Amount					1,90,00,000.00



CHALLAN
MTR Form Number-6

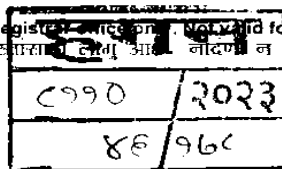
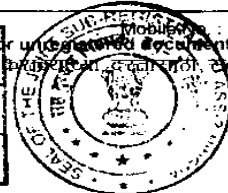


GRN	MH008701670202324P	BARCODE	27/09/2023-15:57:20		Form ID
Department Inspector General Of Registration			Payer Details		
Non-Judicial Stamps			TAX ID / TAN (If Any)		
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM			PAN No.(If Applicable)		
Office Name NPJ2_JT DISTRICT REGI NAGPUR RURAL			Full Name DREAM WORLD LANDMARKS LLP		
Location NAGPUR			Flat/Block No.		
Year 2023-2024 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030051701 Amount of Tax		19800000.00	Area/Locality MOUZA SUMTHANA		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			ADJ. CASE NO. 153/2023 JT. DISTRICT REGISTRAR NAGPUR RURAL		
			Amount In One Crore Ninety Eight Lakh Rupees Only		
		1,98,00,000.00	Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023092705931 3673274055029
Cheque/DD No.			Bank Date	RBI Date	27/09/2023-15:57:40 Not Verified with RBI
Name of Bank			Bank-Branch SBIEPAY PAYMENT GATEWAY		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID :

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

संदर्भ चालान केवल दस्तावेज निकाशक कार्यालयों में ही दर्ज कराया जा सकता है। अनियोजित निकाशक कार्यालयों में दर्ज चालान लागू नहीं।



9405714552

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004585619202324	28/09/2023-15:02:57	IGR378	19800000.00
Total Defacement Amount					1,98,00,000.00



CHALLAN
MTR Form Number-6



GRN	MH008707790202324P	BARCODE	27/09/2023-16:44:19		Form ID
Department Inspector General Of Registration			Payer Details		
Non-Judicial Stamps			TAX ID / TAN (If Any)		
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM			PAN No.(If Applicable)		
Office Name NPJ2_JT DISTRICT REGI NAGPUR RURAL			Full Name DREAM WORLD LANDMARKS LLP		
Location NAGPUR			Flat/Block No.		
Year 2023-2024 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030051701 Amount of Tax		19172460.00	Area/Locality MOUZA SUMTHANA		
			Town/City/District		
			PIN 4 4 1 0		
			Remarks (If Any)		
			REGISTRAR NAGPUR RURAL		
			Amount In One Crore Ninety One Lakh Seventy Two Thousand Four		
		1,91,72,460.00	Words r Hundred Sixty Rupees Only		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023092706822 8549333336139
Cheque/DD No.			Bank Date	RBI Date	27/09/2023-16:44:31 Not Verified with RBI
Name of Bank			Bank-Branch SBIEPAY PAYMENT GATEWAY		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID : Mobile No. : 9405714552
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयत नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावयाच्या दस्त्यासाठी सनद चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004585695202324	28/09/2023-15:05:45	IGR378	19172460.00
Total Defacement Amount					1,91,72,460.00



Ministry of Supply
Natural
DEFACED
₹ 19400000.0
DEFACED

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004585712202324	28/09/2023-15:06:39	IGR378	19400000.00
Total Defacement Amount					1,94,00,000.00

