273/7966 पावती Original/Duplicate

Monday,December 28 ,2020 नोंदणी क्रं. :39म

4:46 PM Regn.:39M

पावती क्रं.: 9421 दिनांक: 28/12/2020

गावाचे नाव: कोतेवाडा त.सा.क.72

दस्तऐवजाचा अनुक्रमांक: हगन-7966-2020

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मे. महालक्ष्मी इंफ्राकॉन तर्फे अधिकृत भागीदार राहुल जगदीश बोंदरे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 30600.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:08 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग-२ HGN
हिंगणा

बाजार मुल्य: रु.22750000 /-

मोबदला रु.34841100/-

भरलेले मुद्रांक शुल्क : रु. 1045300/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2812202004848 दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008930007202021M दिनांक: 28/12/2020

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH008930007202021M	**BARCODE**	**Date** 24/12/2020-10:30:12	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	**Full Name**	MS MAHALAXMI INFRACON
Location	NAGPUR		
Year	2020-2021 One Time	**Flat/Block No.**	KH NO 110
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	MOUZA KOTEWADA
0030046401 Stamp Duty	1045300.00	**Area/Locality**	NAGPUR
0030063301 Registration Fee	30000.00	**Town/City/District**	
		PIN	4 4 1 1 1 0
		Remarks (If Any)	SecondPartyName=MS DAFTARI AGRO BIOTECH PVT LIMITED~
Total	10,75,300.00	**Amount In Words**	Ten Lakh Seventy Five Thousand Three Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020122415411	691100907
Cheque/DD No.		Bank Date	RBI Date	24/12/2020-18:20:34	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
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. Mobile No. : 9850540601

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

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Print Date 28-12-2020 11:00:58

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2812202004848	**Date**	28/12/2020
Received from MAHALAXMI, Mobile number 9422104261, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.			
Payment Details			
Bank Name	sbiepay	**Date**	28/12/2020
Bank CIN	10004152021122804495	**REF No.**	202036381973510
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, HINGANA

SALE DEED FOR RS. 3,48,41,100=00 ONLY

(RUPEES THREE CRORE FORTY EIGHT LAKH FORTY ONE THOUSAND ONE HUNDRED ONLY)

READY RECKONER VALUE RS. 2,27,50,000=00 ONLY

THIS DEED OF SALE is made at NAGPUR on this 28th Day of DECEMBER, 2020 BETWEEN :-**M/s. DAFTARI AGRO BIOTECH PRIVATE LIMITED,** (Income Tax PAN AABCD2102Q) a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U01100MH1999PTC118293, having its Registered Office at 216, Jai Shrikrishna, Pataleshwar Mandir Road, Badkas Chowk, Mahal Nagpur - 440032, and acting through its Authorised Director SHRI. JAINENDRA S/o FULCHANDJI DAFTARI,(Cell No:- 9423119809) Aged about 65 Years, Occupation – Business, DIN 00252024, (Income Tax PAN ABYPD0805B), AADHAR UID 646509328888, Resident of Selu, Tahsil - Selu, District -Wardha-442104, hereinafter called the **VENDOR,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR,** as well as, its Directors, legal representatives, executors, administrators, Liquidators,successors and assigns of the **ONE PART.**

AND

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M/s. MAHALAXMI INFRACON, A Registered Partnership Firm, (PAN ABPFM2930H) having its Registered Office at N-103, Laxmi Vihar Apartments, behind Hotel Airport Centre Point, Wardha Road, Nagpur – 440 015 and acting through its Partners **(I) SHRI. ANISH S/o BHAWARILAL CHHAJED,** Aged about 54 Years, Occupation – Business and Agriculturist, Resident of Flat No. 303, Mangalam Apartments, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR; (Cell No. **9370970007**), AND **(II) SHRI. RAHUL S/o JAGDISH BONDRE,** Aged about 37 Years, Occupation – Business, Resident of Plot No. 17, Paradise Society, New Sonegaon, Khamla Road, Nagpur – 440 025, Tahsil and District – NAGPUR, (Cell No. **9850540601**), hereinafter called the **PURCHASER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM and its PARTNERS,** as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHERPART.**

WHEREAS the Vendor hereinabovenamed isabsolute ownerin possession of the property comprising ALL THAT Piece and Parcel of Land containing by admeasurement **1.41 Hectare** out of**Khasra No. 110** having total area of **1.52 Hectares**, Rental Rs. 11.00 Yearly, Khate No. 557 of MOUZA – **KOTEWADA,Tq-Hingna,Dist-Nagpur.** P.S.K. **72**, held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada, within the limits of the Grampanchayat Gumgaon in Tahsil – Hingna and District – NAGPUR and more particularly described **Schedule** hereunder written; AND

WHEREAS ALL THAT Piece and Parcel of Land bearing **Khasra No. 110 New, 61/4 Old** having total area of **1.52 Hectares**, Rental Rs. 11.00 Yearly, Khate No. 557 of MOUZA – **KOTEWADA,** P.S.K. **72**, held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada, within the limits of the Grampanchayat Gumgaon in Tahsil – Hingna and District – NAGPUR, originally belonged to Shri. Mukund Balaji Muley, the same being his separate property. Said Shri. Mukund Balaji Muley lateron mutually partitioned the said property sometime in the year 1955 and in terms of which said land bearing **Khasra No. 110 New, 61/4 Old** having total area of **1.52 Hectares**, came to be allotted to his son namely Shri. Bhaiyyaji Mukund Muley, and the same is recorded in Adhikar Abhilekh Panji on 29/05/1055; AND

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WHEREAS the aforesaid Shri. Bhaiyyaji Mukund Muley expired on 18/09/1994 and consequent upon his demise, said property devolved upon his two sons namely Shri Sanjay Bhaiyaji Muley and Shri Shrikant Bhaiyaji Muley being the only legal heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 29 Dated 16/05/1995; AND

WHEREAS a portion of the aforesaid land admeasuring 0.11 Hectare is acquired under the Road and thus available land at site is 1.41 Hectares only; AND

WHEREAS the aforesaid Shri Sanjay Bhaiyaji Muley and Shri Shrikant Bhaiyaji Muley lateron sold the said property ALL THAT Piece and Parcel of Land containing by admeasurement **1.41 Hectare**i.e., excluding an area admeasuring 0.11 Hectare acquired for Road, out of **Khasra No. 110** having total area of **1.52 Hectares**, Rental Rs. 11.00 Yearly of MOUZA – **KOTEWADA,** P.S.K. **72**, held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada, within the limits of the Grampanchayat Gumgaon in Tahsil – Hingna and District – NAGPUR,to M/s. DAFTARI AGRO BIOTECH PRIVATE LIMITED, the Vendor named hereinabove by a Sale Deeds dated 10/3/2006, which is duly registered in the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1527 on even date 20.12.2018. As result therefore the Vendor hereinabovenamed has now become an exclusive, absolute Owner of the aforesaid property having heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 126 Dated 05/01/2007; AND

WHEREAS for variety of reasons and other good causes, the Vendorhas now decided to sell the aforesaidpropertyto any interested buyer and to utilise the sale proceeds thereof in itsbest interests; AND

WHEREAS the Vendor being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendorhas agreed to sell the aforesaid property to the Purchaser for a valuable Consideration of **Rs. 3,48,41,100/- (Rupees Three Crore Forty Eight Lakh Forty One Thousand And One Hundred)** Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 3,48,41,100/- (Rupees Three Crore Forty Eight Lakh Forty One Thousand And One Hundred)** Only paid by the Purchaser to the Vendor in the

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manner appearing hereinbelow, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the full and absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and Parcel of Land containing by admeasurement **1.41 Hectare** out of **Khasra No. 110** having total area of **1.52 Hectares**, Rental Rs. 11.00 Yearly, Khate No. 557 of MOUZA – **KOTEWADA,** P.S.K. **72**, held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada, within the limits of the Grampanchayat Gumgaon in Tahsil – Hingna and District – NAGPUR and more particularly described in the schedule hereunder written TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land revenue, Grampanchayat Taxes, Cesses, and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

	AMOUNT	Ch. No.	BANK
Rs.	69,60,000/-	204375	IDBI BANK
Rs.	9293700	204376	IDBI BANK
Rs.	9293700	204377	IDBI BANK
Rs.	9293700	204378	IDBI BANK
Rs.	3,48,41,100/-	RUPEES THREE CRORE FORTY EIGHT LAKH FORTY ONE THOUSAND AND ONE HUNDRED ONLY	

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

i) THAT Vendor does hereby covenant that it has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

ii) THAT the Vendor further assures the Purchaser that the property hereby sold is the separate property belonging to italone and that none except it has

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acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for itand without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendorhas paid upto this date all dues with respects to Land Revenue, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendor undertake to pay the same to the Purchaser or to the Competent Revenue Authority empowered in this behalf and shall always indemnify the Purchaser.

v) THAT the Vendor shall at the cost of the person requiring the same, execute a deed and to do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition without any reservations and limitation and the Purchaser has taken over the possession of the same from the Vendor.

vii) THAT the Vendor shall support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records, subject to the realization of cheques as mention above in para-1.

viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor will indemnify the Purchaser.

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ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annual this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchaser has now become the exclusive, absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchased and the Purchaser has now full liberty to deal with the same in its absolute discretion.

xii) THAT the Vendor covenant with the Purchaser that the property hereby sold is not under any acquisition / requisitions or any scheme of Government, nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenants that they do not hold total agricultural land more than Ceiling Limits and nor she belongs to any Tribal Community.

xiii) THAT the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby he is debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchaser shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

XVI) That this sale deed is executed to day under above mentioned conditions subject to the realization of full payments of cheques mentioned above failing which this sale deed shall be deemed to be cancelled and the vendor will have absolute rights over this land property as before the execution of this sale deed, andthe purchaser is bound to hand over this land property to the vendor without the process of law.

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AND THIS INDENTURE FURTHER WITNESSETH that the Vendor hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that may be made by any person or party in respect of the said properties and /or from all losses, damages, costs, charges and expenses which the Purchaser may suffer, incurred or be put to by reason of any such claims and/or demands and from breach of any of the declarations, representations and warranties contained in this Deed of Conveyance/Sale and from all suits and/ or proceedings that may be filed and/ or initiated against the Purchaser in relation to the said properties or any portion thereof and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and /or proceedings filed and/ or initiated against the Purchaser.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

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

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Land containing by admeasurement **1.41 Hectare** out of **Khasra No. 110** having total area of **1.52 Hectares**, Rental Rs. 11.00 Yearly, Khate No. 557 of MOUZA – **KOTEWADA,** P.S.K. **72**, held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada, within the limits of the Grampanchayat Gumgaon in Tahsil – Hingna and District – NAGPUR and bounded as under :-

ON THE EAST	-	**KH. NO. 116 & ROAD,**
ON THE WEST	-	**KH. NO. 109 & 94,**
ON THE NORTH	-	**KH. NO. 111,112, 113 & 94,**
ON THE SOUTH	-	**KH. NO. 108 & 109**

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IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at HINGNA in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/s. DAFTARI AGRO BIOTECH PRIVATE LIMITED (JAINEDRA FULCHANDJI DAFTARI) Director VENDOR
02			FOR M/s. MAHALAXMI INFRACON 1) (ANISH BHAWARILAL CHHAJED)
03			(RAHUL JAGDISH BONDRE) Partners PURCHASER

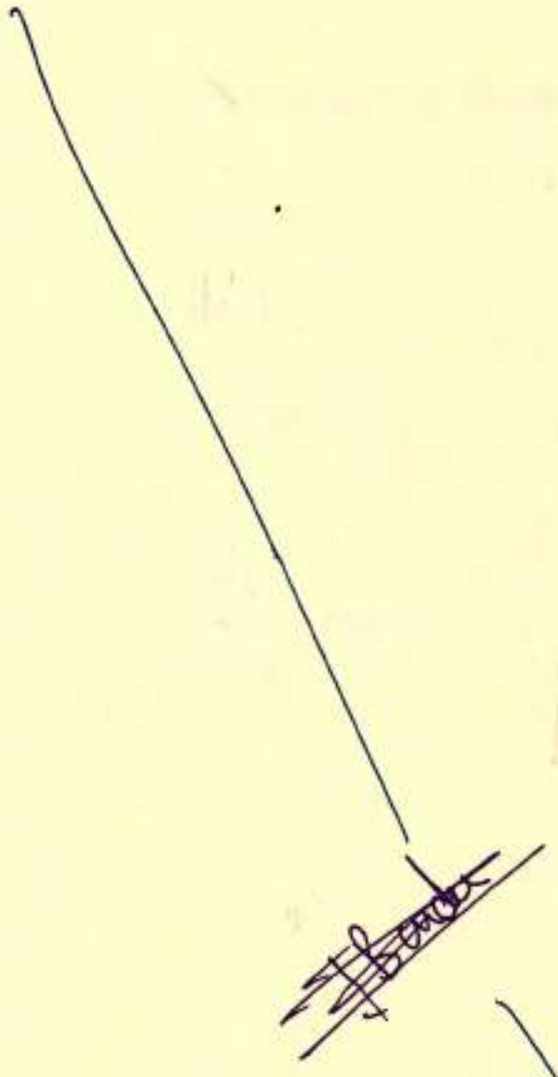


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WITNESSES :-

I			(RAVINDRA FULCHAND DAFTARI) **WITNESS NO. 1**
II			(Vikas P. Zade) **WITNESS NO. 2**

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अहवाल दिनांक : 24/11/2020

महाराष्ट्र शासन

गाव नमुना सात
अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- कोतेवाडा त.सा.क.72 तालुका :- हिंगणा जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 699 व दिनांक : 13/08/2019
भूमापन क्रमांक व उपविभाग : 110

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
110	भोगवटादार वर्ग -I	

शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	दप्तरी ऑयो बायोटेक प्रा.लि. तर्फे	1.41.00	10.20	(126)	451, 557
जिरायत	1.52.00	डायरेक्टर जैनेन्द्र कुलपंदजी				कब्जाचे नाव
बागायत	-	दप्तरी				इतर अधिकार
तरी	-					इतर
वरकस	-	संजय शेष्याजी मुळे			(28)	(आता हाद असून धारकाचा पूर्ण हक्क आहे
इतर	-	श्रीकांत शेष्याजी मुळे			(28)	(पक्की शिर्हार असून त्याचा शेषया व मुकुटराव
एकूण क्षेत्र	1.52.00	-----सामाईक क्षेत्र-----	0.11.00	0.80		यांचा सारखा हक्क आहे ( )
पोट-खराब (लागवडीस अयोग्य)						इतर - खरेदी हक्कामुळे नाव दजे
वर्ग (अ)	-					खरेदी हक्कामुळे नाव दजे दि 05/01/07
वर्ग (ब)	-					(126)
एकूण पो ख	0.00.00					
आकारणी	11.00					
जुडी किंवा विशेष आकारणी	-					
जुने फेरफार क्र. (28),(72),(126),(494),(699)						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- कोतेवाडा त.सा.क.72 तालुका :- हिंगणा जिल्हा :- नागपूर शेवटचा फेरफार क्रमांक : 699 व दिनांक : 13/08/2019
भूमापन क्रमांक व उपविभाग : 110

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
					घटक पिके व हत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी	हे.आर चौ.मी		हे.आर चौ.मी		
2018-19	खरीप							कापूस		1.40.00	पडीत	0.01.00	विहीर	
											रोड	0.11.00		

ग्राम अधिकारी
साझा क्र 62 तालुका हिंगणा

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 24/11/2020
सांकेतिक क्रमांक :- 27090011011045000011202015 86

(नाव :- श्री प्रशांत अविनाशराव चिमोटे)
तलाठी साझा :- कोतेवाडी त.सा.क.72ता :- हिंगणा जि :-नागपूर

हिंगणा
6666/2020
93/30

24/11/2020

https://mahaferfar1.enlightcloud.com/DDM/PgHtml712



वर्ष:2020-21

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

11/24/2020

गाव: कोतेवाडा त.सा.क.72 तालुका: हिंगणा जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प. ग्रा. प.		
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 451	दप्तरी ॲग्रो बायोटेक प्रा.लि. तर्फे डायरेक्टर जैनन्द्र फुलचंदजी दप्तरी								
व्यक्तिगत खातेदार	110	1.41.00	0.0000	1.41.00	10.2	0	71.4	10.2	91.8
	एकूण	**1.41.00**	**0.0000**	**1.41.00**	**10.2**	**0**	**71.4**	**10.2**	**91.8**

24/11/2020
ग्राम अधिकारी,
साझा क्र 62 तालुका हिंगणा

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 24/11/2020
सांकेतिक क्रमांक :- 27090011011045000011202025 87

(नाव :- श्री. प्रशांत अवचितराव चिमोटे)
तलाठी साझा :- ता :- हिंगणा जि :-नागपूर

हजर
6666/2020
94/30



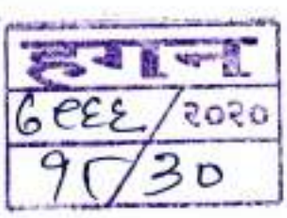


मौजा- कोलेवाडा
प. ह. नं. ६२
ता- हिंगणा
जि- नागपूर
सन- १९७९-८०
प्रमाण- १ : ४०००

भूमि अभिलेख २०
भाग अधिकारी
साझा क ६२ तालुका हिंगणा
कोलेवाडा






6EEE/2020
90/30



नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा.क्रमांक :– न.र./भा.न./नामप्रविप्रा/५१२२ दिनांक :१०/१२/२०२०.

प्रति,

मे. दप्तरी ॲग्रो बायोटेक प्रा. लि. तर्फे डायरेक्टर
श्री. जैनन्द्र फुलचंदजी दप्तरी व इतर सातबाराप्रमाणे
रा. वार्ड नं. १, बाजार रोड, बुलठाणा बँक जवळ, सेलू,
घोराड, जि. वर्धा–४४२१०४.

विषय :– मौजा **कोतेवाडा,** खसरा क्र. **११०,** तह. **हिंगणा,** जि. **नागपूर** चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :– आपला दिनांक **०९/१२/२०२०** चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एप./नवि–९, दिनांक ०५/०१/२०१८ आणि अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये भागश: मंजूर तसेच अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६ नवि–९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :–



N
SCALE : N.T.S
S. N0. 110
MOUZA- KOTEWADA
TAH. - HINGNA

ब) झोन दाखला / प्रमाणपत्र :–

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे ~~सोबतचा उपलब्ध माहितीनुसे सर्वे~~ खसऱ्याचा झोन दाखला देण्यात येत आहे.

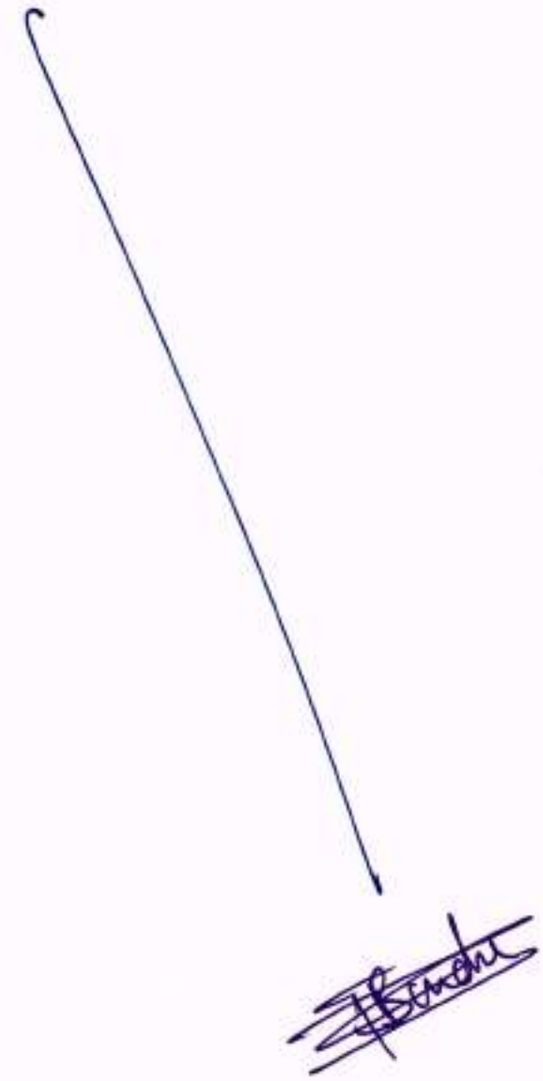
हिंगणा
6EEE/2020
9E/30

सेक्टर :– South A Sector.

झोन :– "निवासी (R-4)"

टीप :– १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्‌भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला वरील नमूद जावक क्रमांक दिवसांपासून केवळ तीन महिण्यापर्यंत ग्राह्य समजल्या जाईल.
६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण




हरियाणा
DEEE/2020
20/30

JOINT SUB-REGISTRAR, CLASS-I, HISAR



DAFTARI AGRO BIOTECH PRIVATE LIMITED

Regd. Off.: 216, Jai Shrikrishna, Pataleshwar Mandir Road, Badkas Chowk, Mahal, Nagpur-440032
CIN: U01100MH1999PTC118293
Email:accounts@daftariseeds.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE BOARD MEETING OF DAFTARI AGRO BIOTECH PRIVATE LIMITED HELD ON 24TH DECEMBER 2020 AT THE REGISTERED OF THE COMPANY 216, JAI SHRIKRISHNA, PATALESHWAR MANDIR ROAD, BADKAS CHOWK, MAHAL, NAGPUR-440032 AT 11.00 A.M.

SALE OF LAND:

"RESOLVED THAT the approval of the Board be and is hereby accorded for sale of Land Kh. No. 110, Area 1.41 Hectare, Mouza Kotewada, P.S.K 72, located at Village Kotewada within limits of Grampanchayat, Gumgaon Tehsil Hingna, District Nagpur by the Company."

"RESOLVED FURTHER THAT Shri Jainendra Daftari, Director of the Company be and is hereby authorized to execute and sign on behalf of the Company all documents related to the sale of property mentioned above and to negotiate with the buyer on behalf of the Company and to liason with all Government Departments, local authorities and any other authority as may be necessary for obtaining necessary clearance and approvals."

"RESOLVED FURTHER THAT Shri Jainendra Daftari, be and is hereby authorized to execute and sign and do all such acts, deeds and things on behalf of the Company as may be required, necessary, expedient or desirable, to give effect to the above resolution".

"RESOLVED FURTHER that any of the director or authorized officer of the company be and is hereby authorized to issue the certified copy of this resolution to all concerned persons or authorities and do all such acts, deeds and things as may be necessary and proper to give effect to this resolution."

//Certified True Copy//

FOR **DAFTARI AGRO BIOTECH PRIVATE LIMITED**

RAJNI DAFTARI
DIRECTOR (DIN: 00252033)

हिंगना
६९६६/२०२०
२९/३०



हमाल
6666/2020
22/30

Company Master Data	
CIN	U01100MH1999[illegible]18293
Company / LLP Name	DAFTARI AGRO BIOTECH PRIVATE LIMITED
ROC Code	RoC-Mumbai
Registration Number	118293
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	1000000
Paid up Capital(Rs)	669500
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	11/02/1999
Registered Address	216, Jai Shrikrishna, Pataleshwar Mandir Road, Badkas Chowk, Mahal Nagpur MH 440032
Email Id	accounts@daftariseeds.com
Whether Listed or not	Unlisted
Date of last AGM	30/09/2019
Date of Balance Sheet	31/03/2019
Company Status(for efiling)	Active

Charges				
Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

Directors/Signatory Details			
DIN/PAN	Name	Begin date	End date
0000252024	JAINENDRA FULCHAND DAFTARI	11/02/1999	-
0000252033	RAJNI RAVINDRA DAFTARI	01/10/2007	-





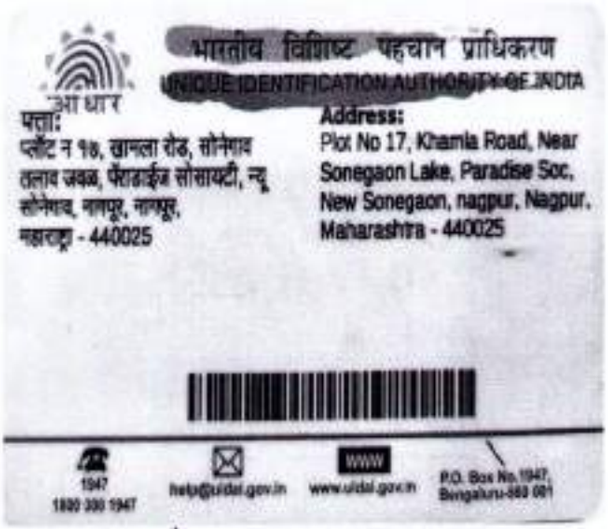



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABPFM2930H
नाम/ Name
MAHALAXMI INFRACON
14112020
निगमन / गठन की तारीख
Date of Incorporation / Formation
27/10/2020


भारत सरकार
GOVERNMENT OF INDIA
अनिश भावरीलालजी छाजेड
Anish Bhawarilalji Chhajed
जन्म तारीख / DOB : 25/01/1966
पुल्लिंगी / MALE
2035 9697 9517


भारत सरकार
GOVERNMENT OF INDIA
राहुल जगदीश बोंद्रे
Rahul Jagdish Bondre
जन्म तारीख/ DOB: 05/11/1982
पुरुष / MALE
7077 3261 1826
आधार - आम आदमी का अधिकार

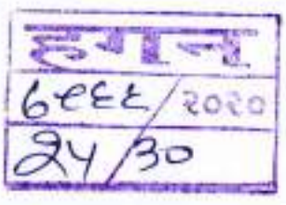

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार
लॅट नं. ३०३, मंगलम अपार्टमेंट,
लॉन मागे, खरे टाउन,
धरमपेठ,, नागपूर, नागपूर, महाराष्ट्र,
'0010
Address:
Flat No. 303, Manglam
Apartment, Behind wazalwar
Lawn, Khare Town,
Dharampeth,, NAGPUR,
Nagpur, Maharashtra, 440010


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार
पत्ता:
प्लॉट न १७, खामला रोड, सोनेगाव
तलाव जवळ, पॅराडाईज सोसायटी, न्यू
सोनेगाव, नागपूर, नागपूर,
महाराष्ट्र - 440025
Address:
Plot No 17, Khamla Road, Near
Sonegaon Lake, Paradise Soc,
New Sonegaon, nagpur, Nagpur,
Maharashtra - 440025
1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bengaluru-560 001

भाडीदार

भाडीदार

घेणार


दस्त
6666/2020
24/30





देणार



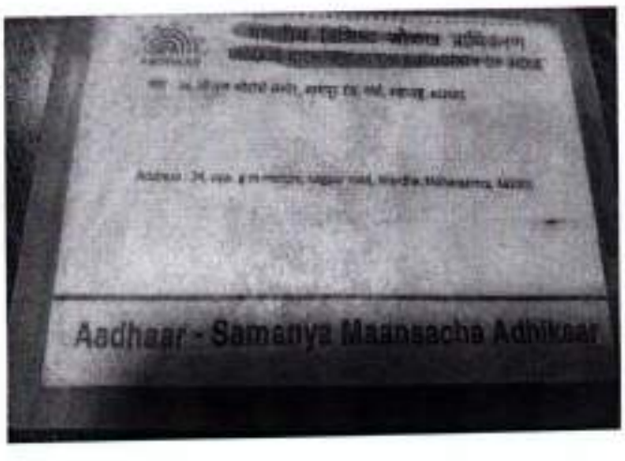
संचालक





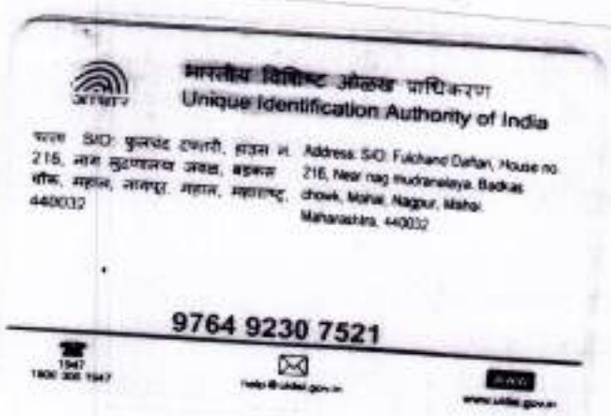






साक्षीदार


भारत सरकार
Government of India
रवींद्र फुलचंद दफ्तरी
Ravindra Fulchand Daftari
जन्म तारीख / DOB: 25/03/1951
पुरुष / Male
9764 9230 7521
आधार - सामान्य माणसाचा अधिकार


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
Address: S/O: Fulchand Daftari, House no 216, Near nag mudranalaya, Badkas chowk, Mahal, Nagpur, Maha: Maharashtra, 440032
9764 9230 7521

साक्षांकित


हमन
6665/2020
26/30
SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 HINGNA



CHALLAN
MTR Form Number-6

GRN	MH008930007202021M	BARCODE		Date	24/12/2020-10:30:12	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	MS MAHALAXMI INFRACON
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	KH NO 110
		Premises/Building	
		Road/Street	MOUZA KOTEWADA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 1 0
		Remarks (If Any)	SecondPartyName=MS DAFTARI AGRO BIOTECH PVT LIMITED~
		Amount In Words	Ten Lakh Seventy Five Thousand Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1045300.00
0030063301 Registration Fee	30000.00
Total	10,75,300.00

DEFACED ₹1075300.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020122415411	691100907
Cheque/DD No.		Bank Date	RBI Date	24/12/2020-16:20:34	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 28/12/2020	

Department ID :
Mobile No. : 9850540601
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

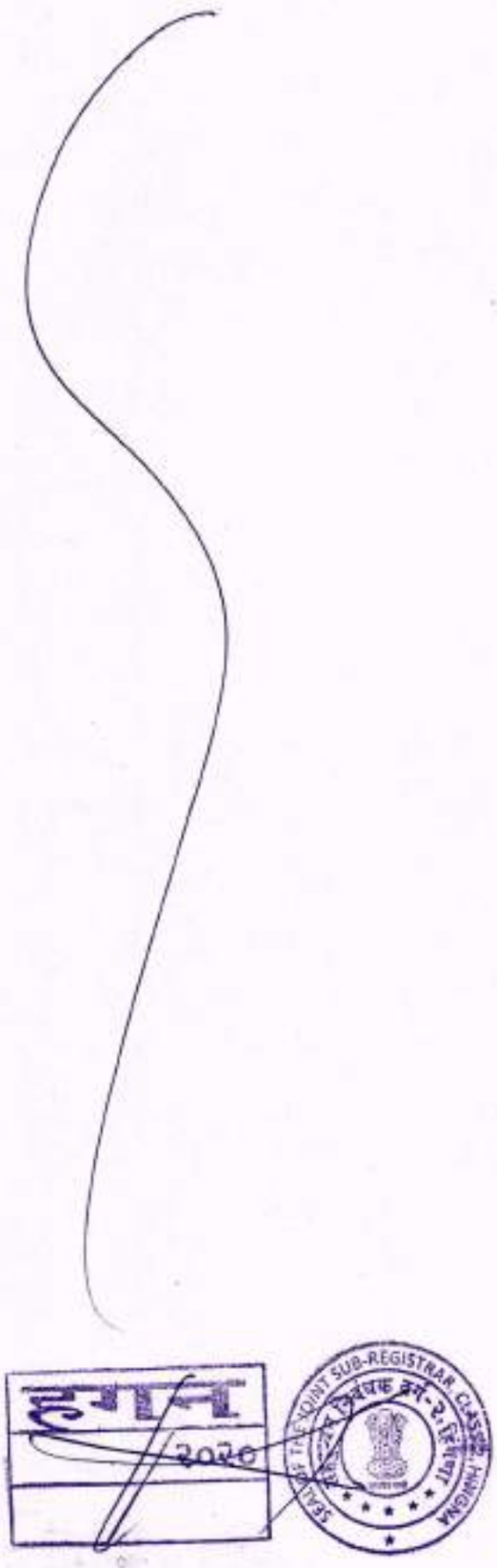
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-273-7966	0004208562202021	28/12/2020-16:48:18	IGR392	30000.00
2	(iS)-273-7966	0004208562202021	28/12/2020-16:48:18	IGR392	1045300.00
			Total Defacement Amount		10,75,300.00

हिंगणा Page 1/1
६९६६/२०२०
२८/३०

JOINT SUB-REGISTRAR CLASS-2 HINGNA

Print Date 28-12-2020 08:21:48



Summary-2(दस्त गोषवारा भाग - २)

273/7966
सोमवार,28 डिसेंबर 2020 4:48 म.नं.

दस्त गोषवारा भाग-1

हगन २९-३०
दस्त क्रमांक: 7966/2020

दस्त क्रमांक: हगन /7966/2020

बाजार मुल्य: रु. 2,27,50,000/- मोबदला: रु. 3,48,41,100/-

भरलेले मुद्रांक शुल्क: रु.10,45,300/-

दु. नि. सह. दु. नि. हगन यांचे कार्यालयात

अ. क्रं. 7966 वर दि.28-12-2020

रोजी 4:47 म.नं. वा. हजर केला.

पावती:9421 पावती दिनांक: 28/12/2020

सादरकरणाराचे नाव: मे. महालक्ष्मी इंफ्राकॉन तर्फे अधिकृत भागीदार राहुल जगदीश बोंदरे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	30600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२ हिंगणा

HGN

सह दुय्यम निबंधक, वर्ग-२ हिंगणा

HGN

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मुल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 28 / 12 / 2020 04 : 47 : 29 PM ची वेळ: (नादरीकरण)

शिक्का क्रं. 2 28 / 12 / 2020 04 : 48 : 08 PM ची वेळ: (फी)

हगन
6९९६/२०२०
२९/३०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 HINGNA

Summary-2(दस्त गोषवारा भाग - २)

28/12/2020 4 50:25 PM

दस्त गोषवारा भाग-2

हगन 30 - 30
दस्त क्रमांक:7966/2020

दस्त क्रमांक :हगन/7966/2020
दस्ताचा प्रकार :-विक्रीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. दफतरी अग्रो वायोटेक प्राइवेट लिमिटेड तर्फे अधिकृत भागीदार श्री जैनेन्द्र फुलचंदजी दफतरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मौजे तह मौजे जिल्हा वर्धा , महाराष्ट्र, वर्धा. पॅन नंबर:AABCD2102Q	लिहून देणार वय :-65 स्वाक्षरी:-		
2	नाव:मे. महालक्ष्मी इंफ्राकॉन तर्फे अधिकृत भागीदार अनिल भवरीलाल खाजेड - - पत्ता:-, -, -, -, फ्लॅ-103 लक्ष्मीविहार अपार्टमेंट्स हॉटेल एअरपोर्ट मेट्रो पॉईंट मागे वर्धा रोड नागपुर, नरेंद्र नगर (नागपुर), MAHARASHTRA, NAGPUR, Non-Government. पॅन नंबर:ABPFM2930H	लिहून घेणार वय :-54 स्वाक्षरी:-		
3	नाव:मे. महालक्ष्मी इंफ्राकॉन तर्फे अधिकृत भागीदार राहुल जगदीश बोंदरे - - पत्ता:-, -, --, -, फ्लॅ-103 लक्ष्मीविहार अपार्टमेंट्स हॉटेल एअरपोर्ट मेट्रो पॉईंट मागे वर्धा रोड नागपुर, नरेंद्र नगर (नागपुर), MAHARASHTRA, NAGPUR, Non-Government. पॅन नंबर:ABPFM2930H	लिहून घेणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी वरील विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल केलात.
सिद्धा क.3 ची वेळ:28 / 12 / 2020 04 : 49 : 23 PM

सह दुय्यम निबंधक, वर्ग-२
हिंगणा

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रविंद्र फुलचंद उफारी - - वय:69 पत्ता:हाउस नं 216 वडकस चौक महाल नागपुर पिन कोड:440032	स्वाक्षरी	
2	नाव:विकास प्रभाकर झाडे - - वय:30 पत्ता:24 ओम मोटोर्स सक्कर नागपुर रोड वर्धा पिन कोड:442001	स्वाक्षरी	

हगन
6EEE / 2020
30/30

शिक्का क्र.4 ची वेळ:28 / 12 / 2020 04 : 50 : 13 PM

HGN सह दुय्यम निबंधक, वर्ग-२
हिंगणा

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2		DHC		2812202004848	600	RF	2812202004848D	28/12/2020
3	MS MAHALAXMI INFRACON	eChallan		MH008930007202021M	30000	RF	0004208562202021	28/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7966 /2020

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9 नंबराचे बुकाचे
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या दस्ताला एकूण 30 पाने आहेत

सह दुय्यम निबंधक वर्ग-2
हिंगणा
दिनांक ...28... माहे ...12... सन 2020