Kh-NO-67/69/

SALE DEED

SELLER : SHRI NAVNEET SHYAMSUNDER KOTHARI

PURCHASER : LUXORA INFRASTRUCTURE PRIVATE LIMITED
ACTING THROUGH IT'S AUTHORIZED REPRESENTATIVE
SHRI OMPRAKASH B. GOENKA

EXECUTED ON : 15.05.2008

REGISTERED ON : 15.05.2008

VALUED AT : RS. 20,54,11,000/-

M/S DWIVEDI & KHEDKAR ADVOCATES
"SHRINIWAS", WARDHAMAN NAGAR SQ.
CENTRAL AVENUE, NAGPUR – 440 008.
PH. NO. 2767995, FAX 0712-2762645
email: msdkadvocates@yahoo.com

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Thursday, May 15, 2008

4:40:46 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2877

गावाचे नाव पिपळा

दिनांक 15/05/2008

दस्तऐवजाचा अनुक्रमांक नगन7 - 02788 - 2008

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव:लक्झुरा ईन्फ्रास्ट्रक्चर प्रा.लि. तर्फे अधिकृत सही करणार श्री. ओमप्रकाश बसंतीलालजी गोयनका

नोंदणी फी	:-	20000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (51)	:-	1020.00
एकूण	**रु.**	**21020.00**

आपणास हा दस्त अंदाजे 4:55PM ह्या वेळेस मिळेल

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दुय्यम निबंधक
नागपूर 7

बाजार मुल्य: 126160000 रु. मोबदला: 20641[illegible] रु.
भरलेले मुद्रांक शुल्क: 4108220 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: ॲक्सिस बँक, नागपूर;
डीडी/धनाकर्ष क्रमांक: 000050; रक्कम: 30000 रु.; दिनांक: 15/05/2008

Thursday, May 15, 2008

4:43:15 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

दस्तऐवजाचा अनुक्रमांक नगन7-2788-2008 पावती क्र. : 437

गावाचे नाव पिपळा दिनांक 15/05/2008

अर्जाचा अनुक्रमांक नगन7 - 03613 -

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव:लक्झुरा ईन्फ्रास्ट्रक्चर प्रा.लि. तर्फे अधिकृत सही करणार श्री. ओमप्रकाश बसंतीलालजी गोयनका - -

न्युन आकारित फीची वसुली	:-	10000.00
एकूण	रु.	10000.00

दुय्यम निंबधक
नागपूर 7

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24/4/08

(43)

K. G. Ambildhuke
CEO; Sign. Code : 0103

Sale Register Sr. No. 23778 Date 15/5/08
Name & Add. of Purchaser Luxora Infrastructure Pvt Ltd Lower Parel (W) Mumbai
By whom M/S. Dwivedi & Khedkar Advocates
Rs. 4108220 (Rs. Fourty One Lac Eight Thousand Two Hundred Twenty Rs. only.
Vender - Umiya Urban Co-op. Bank Ltd. Nagpur
Wardhaman Nagar, Nagpur
Authorisation No. B-5/STP(V) / C-1032 / 01 / 05 / 579 to 582 Dt.16/4/2005

Umiya Urban Co-op. Bank Ltd.

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.7

SALE DEED

VALUED AT RS. 20,54,11,000/-
(RS. TWENTY CRORE FIFTY FOUR LAC ELEVEN THOUSAND ONLY)

THIS DEED OF SALE is executed at Nagpur on this ..15....TH day of MAY 2008

BY AND BETWEEN :

01. SHRI NAVNEET S/O SHYAMSUNDER KOTHARI, aged about 31 years, Occupation : Agriculturists/ Business, Resident of 118, Goverdhan Niwas, Bajaj Nagar, Nagpur, here-in-after known and referred to as **"THE SELLER"** which expression shall unless repugnant to the context or meaning thereof always mean and include his heirs, legal representatives, executors, administrators and successors, of THE FIRST PART, {PAN : ACQPK4266L}

AND;

02. LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company registered under The Indian Companies Act 1956 & having its registered office at : 208, Parvati Industrial Estate, Sunmill Compound, Lower Parel (West), Mumbai-13 acting through it's authorized representative **SHRI OMPRAKASH S/O BASANTILALJI GOENKA,** aged about 60 years, Resident of 101, Somerset House, Warden Road, Mumbai here-in-after known and referred to as **"THE PURCHASER"** which expression shall unless repugnant to the context or meaning thereof always mean and include it's Directors, Share Holders, Legal Representatives, executors, Administrators, Successors and Assigns, of the SECOND PART, AND; {PAN : AABCL2854K}

WHEREAS,

A. The **SELLER** has represented to the **PURCHASER** that he is the absolute owner of and is absolutely seized and possessed of and well and sufficiently entitled to the following piece and parcel of agricultural lands in all admeasuring about 15.57 Hectares (38.48 Acres) and all situated at Mauza : PIPLA, with Occupant Class I Bhumiswami Rights, situated at Grampanchyat : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) District : Nagpur and more particularly and collectively described in the **FIRST SCHEDULE** hereunder written and the boundaries whereof are described in the **SECOND SCHEDULE** hereunder written, and shown demarcated in red coloured hatched lines on the Plan hereto marked and annexed as **Annexure A**:

(1) Land bearing Khasra Survey No. 65/5 admeasuring about 1.38 Hectares (as per the latest 7/12 extracts) ,

(2) Land bearing Khasra Survey No. 67 admeasuring about 1.70 Hectares (as per the latest 7/12 extracts),

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.

(3) Land bearing Khasra Survey No. 69 admeasuring about 0.81 Hectares (as per the latest 7/12 extracts),

(4) Land bearing Khasra Survey No. 74 admeasuring about 0.58 Hectares (as per the latest 7/12 extracts),

(5) Land bearing Khasra Survey No. 75/3 admeasuring about 1.21 Hectares (as per the latest 7/12 extracts),

(6) Land bearing Khasra Survey No. 75/4 admeasuring about 1.21 Hectares (as per the latest 7/12 extracts),

(7) Land bearing Khasra Survey No. 94 admeasuring about 1.23 Hectares (as per the latest 7/12 extracts),

(8) Land bearing Khasra Survey No. 95/A admeasuring about 1.88 Hectares (as per the latest 7/12 extracts),

(9) Land bearing Khasra Survey No. 96/1 admeasuring about 0.81 Hectares (as per the latest 7/12 extracts),

(10) Land bearing Khasra Survey Survey No. 96/4 admeasuring about 0.81 Hectares (as per the latest 7/12 extracts),

(11) Land bearing Khasra Survey Survey No. 97/1 admeasuring about 0.45 Hectares (as per the latest 7/12 extracts),

(12) Land bearing Khasra Survey No. 98 admeasuring about 0.73 Hectares (as per the latest 7/12 extracts),

(13) Land bearing Khasra Survey No. 101/1 admeasuring about 0.81 Hectares (as per the latest 7/12 extracts),

(14) Land bearing Khasra Survey No. 101/2 admeasuring about 0.81 Hectares (as per the latest 7/12 extracts),

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(15) Land bearing Field Survey No. 107 admeasuring about 1.15 Hectares (as per the latest 7/12 extracts)

B. The **SELLER** has represented that he has purchased and acquired the said Properties from their respective owners in the following manner:

(1) The **SELLER** has purchased portion of Khasra Survey No. 65/1 admeasuring about 1.38 Hectares from Shri Parasram Bul, Ganpat Bul, Gunwant Bul, Manohar Bul, Ashok Bul, Smt. Venu Diwakar Chowdhari and Smt. Uma Mansaram Thoke out of the Khasra Survey No. 65/1 in all admeasuring about 2.80 Hectares by registered Sale Deed dt. 22.12.2005 registered with Sub Registrar, Nagpur – 7 at Book No. 1, at Sr. No. 3646 dt. 22.12.2005. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof. The aforesaid land has been given New Khasra Survey No. 65/5.

(2) The Land bearing Khasra Survey No. 67 admeasuring about 1.70 Hectares is purchased by the **SELLER** from Smt. Smt. Shantabai Shyamrao Dhone by Registered Sale Deed dt. 24.03.2006 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 1346 dt. 24.03.2006. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(3) The Land bearing Khasra Survey No. 69 admeasuring about 0.81 Hectares is purchased by the **SELLER** from Ramdas Sadashiv Bagde, Devdas Sadashiv Bagde, Tatoba Sadashiv Bagde, Smt. Kalavati Tarachandji Ulke and Smt. Saraswati Balwant Gaikwad through Power of Attorney holder Shri Vinay Ranchhoddas Rathi by Registered Sale Deed dt. 30.03.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 1386 dt. 30.03.2007. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(4) The Land bearing Khasra Survey No. 74 admeasuring about 0.58 Hectares is purchased by the **SELLER** from Smt. Indubai Manohar

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

SELLER is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(13) The **SELLER** has purchased Khasra Survey No. 101/1 admeasuring about 0.81 Hectares from Shri Manohar Dhonbaji Awachat through power of Attorney holders Shri Sanjay Jeetmal Chhajed and Shri Sanjay Nemichand Pugalia, {Power of Attorney dt. 22.03.2005 registered with Sub Registrar, Nagpur – 10 at Book No. 4 at Sr. No. 2107 dt. 23.03.2005} by registered Sale Deed dt. 19.12.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 6128 dt. 19.12.2007. The name of the **SELLER** has been duly mutated in all revenue records relating to the aforesaid land along-with Shri Goverdhandas Chandak HUF owner of 0.57 Hectares.

(14) The **SELLER** hereinabove has purchased Khasra Survey No. 101/2 admeasuring about 0.81 Hectares from Shri Agam Santosh Zade through power of Attorney holder Shri Abhay Krushnarao Gaymukhe by registered Sale Deed dt. 25.10.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 5116 dt. 25.10.2007. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(15) The **SELLER** has purchased Khasra Survey No. 107 admeasuring about 1.150 Hectares Shri Waman Pandurang Joshi and Shri Kedarprasad Birju Mehta through power of attorney holder Shri Vinay Ranchhoddas Rathi sold the said property by Sale Deed dt. 30.03.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 1387 dt. 30.03.2007. The name of the **SELLER** has been duly mutated in all revenue records as the owner of the aforesaid land.

C. The **SELLER** has represented to the **PURCHASER** that the title of the **SELLER** to the said Properties is clear, marketable and free from all encumbrances, charges, demands, claims and litigations.

D. The **PURCHASER** is Private Limited Company having it's main object of carrying out the business of development/ construction of buildings, developing of

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SEAL OF THE JOINT SUB REGISTRAR NAGPUR NO.1

at Sr. No. 1059 dt. 12.03.2007 and finally executed Sale Deed dt. 21.09.2007 registered with Sub Registrar – 10 (Rural), Nagpur at Book No. 1 at Sr. No. 4509 dt. 21.09.2007. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(9) The **SELLER** has purchased portion admeasuring about 0.81 Hectares being Southern portion from Shri Nitin Devidas Kirpane out of the entire land being Field Survey No. 96/1 admeasuring about 1.62 Hectares by registered Sale Deed dt. 19.04.2006 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 1737 dt. 19.04.2006 The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(10) The **SELLER** has purchased Khasra Survey No. 96/4 admeasuring about 0.81 Hectares by registered Sale Deed dt. 06.12.2005 from Shri Nitin Devidas Kirpane registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3393 dt. 06.12.2005. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(11) The **SELLER** has purchased Khasra Survey No. 97/1 admeasuring about 0.45 Hectares from Shri Deorao Gulabrao Bhoyer, Smt. Sheela Naresh Gawande, Ku. Sulochana Gulabrao Bhoyer and Smt. Vimalbai Gulabrao Bhoyer by registered Sale Deed dt. 14.02.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1, at Sr. No. 665 dt. 14.02.2007. The name of the **SELLER** is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof.

(12) The **SELLER** has purchased Khasra Survey No. 98 admeasuring about 0.73 Hectares from Shri Deorao Gulabrao Bhoyer, Smt. Sheela Naresh Gawande, Ku. Sulochana Gulabrao Bhoyer and Smt. Vimalbai Gulabrao Bhoyer by registered Sale Deed dt. 14.02.2007 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1, at Sr. No. 664 dt. 14.02.2007. The name of the

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that the **PURCHASER** has not a surveyed the area of the said Properties and that the **PURCHASER** has relied upon the **SELLER'S** aforesaid representation that the areas of the said Properties is same as is reflected in the revenue records.

I. The **PURCHASER** has on or before execution of this Sale Deed paid to the **SELLER** the entire agreed sale consideration payable to the **SELLER** hereunder and has now requested the **SELLER** to execute this Sale Deed in favour of **PURCHASER** for selling and transferring all his rights, title and interest in the said Properties in favour of the **PURCHASER** as an absolute owner thereof.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

01. That in consideration of aforesaid agreement and the total sum of RS. 20,54,11,000/- (RS. TWENTY CRORES FIFTY FOUR LAC ELEVEN THOUSAND ONLY) paid by the **PURCHASER** to the **SELLER** in the manner appearing hereinbelow, (the receipt whereof the **SELLER** do hereby acknowledges and discharges the **PURCHASER** there from forever):

RS. 1,00,00,000/- (RS. ONE CRORE ONLY) paid by the **PURCHASER** to the **SELLER** by account payee cheque bearing No. 581619 dt. 16.03.2008 of Axis Bank, Mumbai

RS. 19,54,11,000/-(RS. NINETEEN CRORE ELEVEN LAC ONLY) paid by the **PURCHASER** to the **SELLER** by account payee cheque bearing No. 581623 dt. 15.05.2008 of Axis Bank, Mumbai being full and final consideration of this Sale Deed.

RS.20,54,11,000/- (RS. TWENTY CRORE FIFTY FOUR LAC ELEVEN THOUSAND

========== ONLY)

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

special integrated townships/ projects as a special purpose vehicle (SPV) and special economic zones in accordance with the policies laid down by the government and various rules and regulations.

E. That the Govt. of Maharashtra vide Notification dt.17.02.2006 No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned special Regulations for special Township in area under Nagpur Regional Plan according to which the **PURCHASER** has submitted a proposal for developing integrated special Township for 100 H. R. area from Mauza: Pipla, Tahsil : Nagpur (Rural) District : Nagpur after obtaining consent letters and entering into Agreements with respective land owners including the **SELLER** who has agreed to provide to the **PURCHASER** aforesaid land situated within the limits of Grampanchyat : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) District : Nagpur for enabling the **PURCHASER** to set up the project of integrated Township thereon.

F. That the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the **PURCHASER** and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29.02.2008 to that effect and Published in Govt. Gazette on 20.03.2008 attached herewith as **Annexure B** to this Deed of Sale.

G. The **SELLER** is accordingly desirous of selling and transferring in favour of the **PURCHASER** the said Properties as per the terms agreed between them for an agreed consideration.

H. The **SELLER** has agreed to sell and transfer in favour of the **PURCHASER** and based on the representation made by the **SELLER**, the **PURCHASER** has agreed to purchase and acquire from the **SELLER**, the said Properties with a clear and marketable title free from all encumbrance, claims, demands, charges and litigations, for a total agreed consideration of RS. 20,54,11,000/- (RS. TWENTY CRORES FIFTY FOUR LAC ELEVEN THOUSAND ONLY) and the **SELLER** has for such purpose agreed to execute a Sale Deed selling and transferring the said Properties in favour of THE **PURCHASER**. The **SELLER** has represented to the **PURCHASER** that the areas of the said Properties is same as is reflected in the revenue records. The **SELLER** is aware and hereby acknowledges

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SEAL OF THE JOINT SUB REGISTRAR NAGPUR NO.1

administrative agency or revenue or other tribunal cases are pending in any civil / Revenue Courts or any other court.

(g) There is no condition that relates to or affects the Property and/or **SELLER'S** performance hereunder, or **PURCHASER'S** intended use of the Properties, or which will result in a lien, charge, encumbrance or judgment against any part of or any interest in the Properties.

(h) That there are no outstanding taxes, demands, dues, charges, encumbrances, claims, demands etc. in respect of the said Properties.

(i) That the **SELLER** has not done any act whereby his right, title and interest in the said Properties is in any manner prejudicially affected. The holding of the said Properties by the **SELLER** and the owners title to the said Properties is not affected by the land ceiling laws.

(j) That the said Properties or any part thereof is not reserved for any Public Purpose or for rehabilitation of project affected persons and the said Properties or any part thereof is not a reserved forest.

(k) That the execution and delivery of this Sale Deed shall vest the said Properties in favour of the **PURCHASER** as owner thereof, with a good and absolute title, with a clear and marketable title from and clear of all liens, encumbrances and adverse claims.

(l) There are no pending application for changes in the zoning affecting said Properties, and **SELLER** has received no notification that any governmental authority has determined that there are any zoning violations with respect to the said Properties.

(m) That Recitals form integral part of this Sale Deed.

07. The **SELLER** has simultaneously with the execution of this Sale Deed delivered to the **PURCHASER** the actual physical and legal possession of the said Properties hereby sold to the **PURCHASER** in quite, vacant and peaceful condition and the **PURCHASER** has taken over the same. The **SELLER** has also simultaneously with the execution of this Sale Deed delivered to the PURCHAER all the original Title Deeds, documents and papers relating to the said Properties.

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OF THE JOINT SUB-REGISTRAR NAGPUR

The **SELLER** does hereby grants, assigns, conveys and transfers in favour of the **PURCHASER** the said Properties being all those piece and parcels Agricultural lands in all admeasuring about 15.57 Hectares (38.48 Acres), all situated at Mauza : PIPLA, with Occupant Class I Bhumiswami Rights, situated at Grampanchyat : Pipla, P. H. No. 38, Tahsil : Nagpur (Rural) District : Nagpur and more particularly and collectively described in the **Schedule** hereunder written and shown demarcated in Red Coloured hatched lines on the Plan marked and annexed hereto as **Annexure A TOGETHER -WITH** all and singular fences, compound walls, courtyards, areas, compounds, sewers, drains, ditches, fences, standing crops, trees, plants, shrubs, ways, paths, passages, commons, gullies, wells, water, water-courses, lights, liberties, privileges, easementary right (Including like Road, Dhura etc), profits, advantages, rights, members and appurtenances whatsoever to the said Properties or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or members thereof—and to belong or be appurtenant thereto **AND ALL THE ESTATE**, right, title, interest use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the **SELLER** into or upon the said Properties or any part thereof AND also together with all the deeds, documents, writings, vouchers, and other evidences of the title in relation to the said Properties **AND TO HAVE AND TO HOLD** all and singular the said Properties hereby granted, released, transferred, sold, conveyed and assured or intended or expressed so to be with their and every of their right, members and appurtenances **UNTO AND TO THE** use and benefit of the **PURCHASER** its successor and assigns, as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.

02. The **SELLER** does hereby covenant with the **PURCHASER** that notwithstanding any act, deed, matter or thing whatsoever by the **SELLER** or by any person or persons lawfully and equitably claiming by, from, through, under or in trust for him made, done, committed, omitted or knowingly or willingly suffered to the contrary the **SELLER** has in himself good right,

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

12. All the expenses on account of payment of Stamp Duty and Registration Fees and other related expenses relating to this Sale Deed are borne and paid by **PURCHASER.** The Company has purchased the said lands for establishing the Special Township Scheme (Public Housing), Development of integrated towns as detailed in the Government Notification issued by the Urban Development Department, Mantralaya, Mumbai under the Maharashtra Regional & Town Planning Act, 1966 published in the Govt. Gazzatte dt. 16.03.2006 bearing No. TPS-2405-Nagpur R. P. DCR-UD-9 and Revenue and Forest Department Order dt. 15.01.2008. That under the said Notification and Order the Govt. has given the 50% concession of the Stamp Duty payable on the documents of Conveyance executed for the Notified Special Township. Hence on this document of conveyance which is being executed in favour of the **PURCHASER** Company for establishing the Notified Township as per the above Notification, The concession of the 50% of the Stamp Duty payable is taken and accordingly the Stamp duty is paid on this .Document

FIRST SCHEDULE
(THE SAID PROPERTIES)

ALL THOSE piece and parcel of Agricultural lands as stated here-in-below in all admeasuring about 15.57 Hectares (38.48 Acres) on as is basis and where is basis described hereunder in the chart showing Field Kh. Nos. and the area sold situated at Mauza : PIPLA, with Occupant Class I Bhumiswami Rights, situated at Grampanchyat : Pipla, P. H. No. 38, Tahsil : NAGPUR (RURAL) District : NAGPUR together with standing crops, trees, anything and everything standing thereon along with all rights of easements like Road, Dhura etc.

SR. NO.	KHASARA SURVEY NO.	AREA IN HECTARES
01.	65/5	1.38
02.	67	1.70
03.	69	0.81
04.	74	0.58
05.	75/3	1.21
06.	75/4	1.21
07.	94	1.23

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SEAL OF THE JOINT SUB REGISTRAR NAGPUR NO.1

SELLER shall keep the **PURCHASER** always indemnified against any losses, damages, cost, expense and consequences of any nature whatsoever which shall be suffered or caused to the **PURCHASER**, its successors and assigns.

06. The **SELLER** further represents and assures to the **PURCHASER** as follows:

(a) That the said Properties hereby sold are his separate and self acquired properties belonging to him alone. **SELLER** has enjoyed the continuous and uninterrupted quiet possession, use and operation of the said Properties, without material complaint or objection by any person.

(b) That none except the **SELLER** has acquired any manner of right, title, interest, claim, demand of any kind whatsoever in respect of the Properties.

(c) That the **SELLER** has not transferred or agreed to be transferred the said Properties or any part thereof by way of sale, agreement for sale, Gift, Mortgage, Lease, Sub- Lease, Tenancy, License, Development Agreement, Lien or in any other manner whatsoever to any body else till date nor the same has been given as security to any one.

(d) That **SELLER'S** title to the said Properties is clear saleable and marketable and free from all encumbrance, charges, claims and demands whatsoever. There are no defects in the title of **SELLER** to the said Properties. There are no unrecorded or undisclosed documents or other matters which affect the title of **SELLER** to the said Properties.

(e) That there is no attachment, acquisition, requisition, trust, easements, reservation of any nature whatsoever in or upon the said Properties or any part thereof.

(f) That the said Properties are not under any scheme of the Government nor any notices have been received nor any litigation, arbitration or proceedings are pending or anticipated or threatened before any court or

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१२ | ४३

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

		ON SOUTH : KH.NO.70,71,73
07.	94	ON NORTH : KH. NO. 93 ON EAST : KH. NO. 87 & 88 ON WEST : KH. NO. 95-A ON SOUTH :KH. NO. 85
08.	95/A	ON NORTH : KH. NO. 95/B ON EAST : KH. NO. 93 & KH. NO. 94 ON WEST : KH. NO. 96 ON SOUTH : KH. NO. 84
09.	96/1	ON NORTH : PORTION OF KH. NO. 96 ON EAST : KH. NO.95/A & 95/B ON WEST : KH. NO. 83 ON SOUTH : KH. NO. 84
10.	96/4	ON NORTH : KH. NO. 101, 104 ON EAST : KH. NO. 95/B ON WEST : KH. NO. 97 ON SOUTH : KH. NO. 96/1
11.	97/1	ON NORTH : KH. NO. 99 & 100 ON EAST : KH. NO. PORTION OF KH. NO. 97 ON WEST : KH. NO. 98 ON SOUTH : GHOGLI SHIV
12.	98	ON NORTH : NALLA ON EAST : KH. NO. 99 & 97/1 ON WEST : PANDHAN ON SOUTH : GHOGLI SHIV
13.	101/1	ON NORTH : KH. NO. 102 ON EAST : KH. NO. 103 ON WEST : KH. NO. 100/2 ON SOUTH : KH. NO. 97
14.	101/2	ON NORTH : KH. NO. 102 ON EAST : KH. NO. 103 & 104 ON WEST : KH. NO. 100 ON SOUTH : KH. NO. 101/1
15.	107	ON NORTH : PANDHAN ON EAST : KH. NO. 110 ON WEST : KH. NO. 104 ON SOUTH : KH. NO. 105, 106 & 108

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३६	५६

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR No.1

08. The **SELLER** agrees that he will support all application which shall be made by the **PURCHASER** for mutation of name on the said Properties hereby sold and shall render necessary assistance to the **PURCHASER** for obtaining the mutation in respect thereof in favour of the **PURCHASER** in all relevant records.

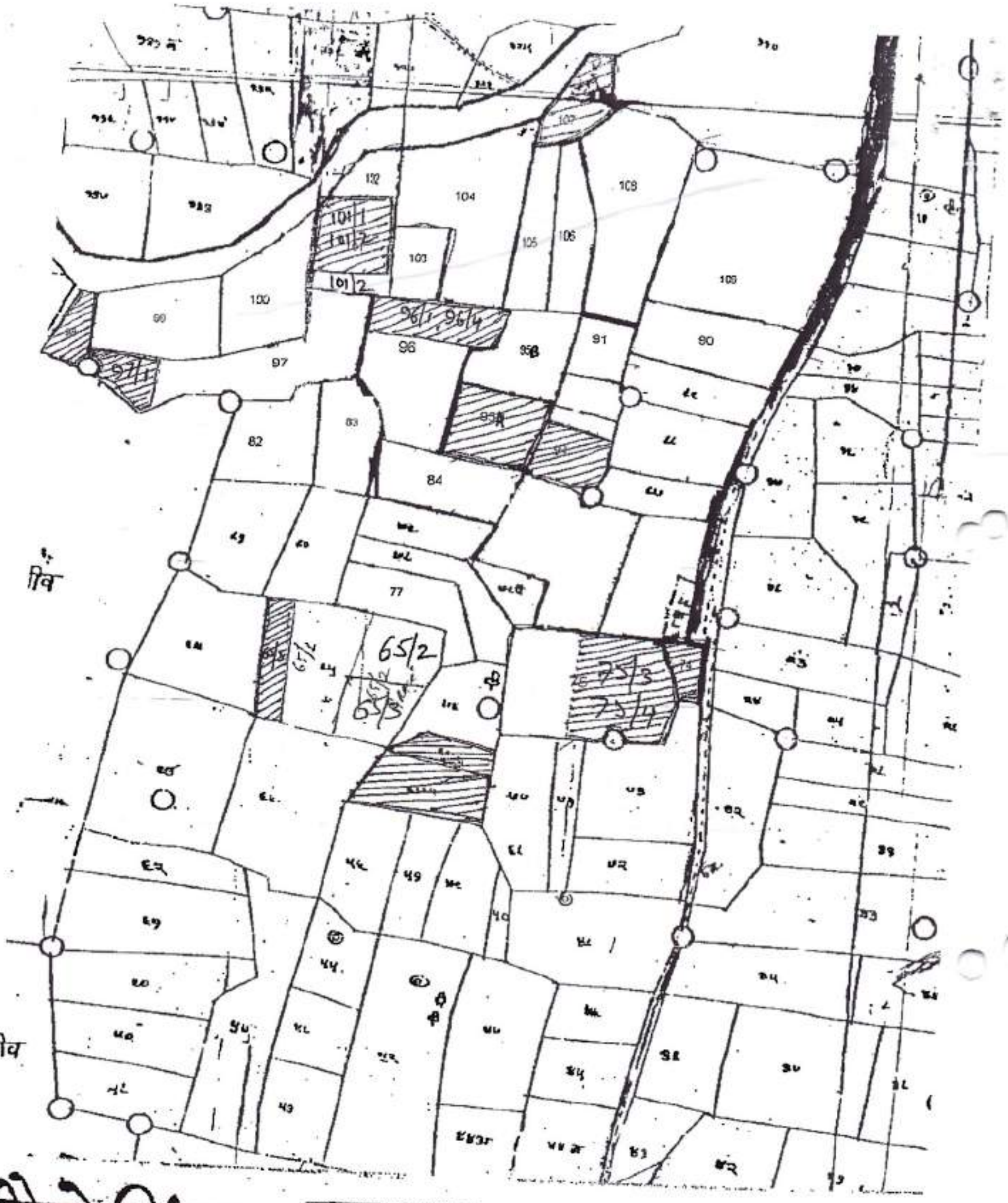
09. The said Properties hereby sold are believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

10. The **SELLER** has sold the said Properties which are agricultural Lands, for the purpose of integrated township to be developed by the **PURCHASER** COMPNAY under the special township scheme of Govt. of Maharashtra. Under the said scheme the **PURCHASER COMPANY** has all rights to purchase agricultural lands upon issuance of Locational clearance in respect thereof. Upon issuance of Locational clearance it is not necessary for the **PURCHASER COMPANY** to complete the formality of purchase of said land as a non Agriculturist. as per Special concession given under clause 2 (d) of Special Township Notification No. TPS-2405-Nagpur R.P. DCR-UD-9 dt. 17.02.2006. Accordingly the **SELLER** has all rights to sell the said Properties to the **PURCHASER** under this Sale Deed.

11. The **SELLER** hereby agrees and undertakes that he shall keep the **PURCHASER** harmless and indemnified for all time to come from and against any losses, damage, claims, demands, costs, expenses and consequences which shall be caused or suffered by the **PURCHASER** or its successor in title or assigns arising on account of the breach of the representation and covenants made by the **SELLER** herein and/or any of the representation being found to be incorrect, false or untrue and/or the **PURCHASER** is deprived of the whole or any part of the said Properties hereby sold by reason of any defect found in the title of the **SELLER** or his predecessor in title or any encumbrance or charge on the same.

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२७८८	२००८
४४	५३

SEAL OF THE JOINT SUB REGISTRAR NAGPUR NO.1



मौजे पिपळा

तालुका नागपूर

जिल्हा नागपूर

NOT TO SCALE

ANNEXURE- A

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२६८८	२००८
३९	५१

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

08.	95/A	1.88
09.	96/1	0.81
10.	96/4	0.81
11.	97/1	0.45
12.	98	0.73
13.	101/1	0.81
14.	101/2	0.81
15.	107	1.15
	TOTAL	15.57 (38.48 Acres)

SECOND SCHEDULE
(Boundaries of the said Properties)

SR. NO.	KHASARA GAT NO.	BOUNDARIES
01.	65/5	ON NORTH : KH. NO. 77 & 80 ON EAST : REMAINNG PORTION OF KH. NO. 65/1 ON WEST : KH. NO. 64 ON SOUTH : KH. NO. 66
02.	67	ON NORTH : KH. NO. 71 ON EAST : KH. NO. 68 & 70 ON WEST : KH. NO. 66 ON SOUTH : KH. NO. 49, 51 & 56
03.	69	ON NORTH : KH. NO. 76 ON EAST : KH. NO. 70 ON WEST : KH. NO. 65 & 66 ON SOUTH : KH. NO. 67
04.	74	ON NORTH : KH. NO. 86 & PANDHAN ON EAST : PANDHAN ON WEST : KH. NO. 75 ON SOUTH : KH. NO. 73
05.	75/3	ON NORTH : KH. NO. 86 ON EAST : KH. NO. 73 & 74 ON WEST : KH. NO. 75/4 ON SOUTH : KH. NO. 73
	75/4	ON NORTH : KH. NO. 85 & 86 ON EAST : KH. NO. 75/3 ON WEST : KH. NO. 75/1

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SEAL OF THE JOINT SUBREGISTRAR NAGPUR NO.1

आणि ज्याअर्थी, संचालक, नगर रचना महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, आणि आवश्यक ती चौकशी केल्यानंतर मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. मुंबई यांनी सादर केलेला प्रस्ताव विशेष नगर वसाहती प्रकल्पासाठीच्या विकास नियंत्रण नियमानुसार आहे आणि सदर प्रकल्प उक्त अधिनियमाचे कलम १८ (३) अन्वये अधिसूचीत करण्यात यावा असे शासनाचे मत झाले आहे ;

त्याअर्थी, उक्त अधिनियमाचे कलम १८ (३) मधील तरतुदीनुसार प्राप्त असलेल्या अधिकाराच्यये शासन मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. यांनी सादर केलेल्या विशेष नगर वसाहत प्रकल्पास खालील अटींस अधिन राहून विशेष नगर वसाहत प्रकल्प म्हणून अधिसूचीत करीत आहे.

अटी :-

(अ) सदर विशेष नगर वसाहतीमध्ये समाविष्ट होणा-या लोकसंख्येसाठी आवश्यक असणारी सार्वजनिक प्रयोजनांसाठीची आरक्षणे मूलभूत सुविधा यासाठी त्यांच्या प्रकल्पामध्ये स्वतंत्र आरक्षणे/प्रस्ताव दर्शऊन ती स्वखर्चाने विकासकाने विकसीत करावी.

(ब) केंद्र शासनाच्या पर्यावरण विभागाची अधिसूचना दिनांक १४ सप्टेंबर, २००६ नुसार स्वंतत्रपणे पर्यावरण विभागांची अनुमती लेटर ऑफ इंटेंट च्या आधी अर्जदाराने प्राप्त करुन घेणे आवश्यक आहे.

(क) अर्जदार / जमिन धारकांनी सदर जमिनी त्यांच्या मालकीच्या असल्याबाबत माहिती सादर करुन लोकेशनल क्लिअरन्स हे मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. मुबई यांच्या नावाने देण्याबाबत विनंती केली आहे. सदर जमिनीबाबत मालकी हक्क अंनुषंगाने भविष्यात काही उपस्थित झाल्यास सदर लोकेशनल क्लिअरन्स रद्द समजण्यास येईल.

(ड) सदर जागेचा १८ मिटर सलग पोच रस्ता आवश्यक रहाण्यासाठी ती जागा खरेदी करुन पोच रस्ता सलग १८ मिटर पेक्षा कमी नाही याची खात्री सदर प्रस्तावास नियम ७ सी नुसार अंतिम मान्यता घेण्यांपुर्वी अर्जदाराने करुन देणे आवश्यक आहे.

(इ) खसरा क्रमांक ११० मधील अस्तित्वातील तळ + पहिल्या मजल्याच्या इमारतीबाबत नव नगराचे नियोजन करताना योग्य विचार करण्यात यावा. तसेच नगर वसाहतीच्या सदर जमिनीमध्ये महसूल विभागाने अकृषीक परवानग्या दिल्या असल्यास त्यासंबंधीत व्यक्तींचे म्हणणे ऐकुन घेऊन रद्द करण्याबाबत महसूल विभागाचा निर्णय असणे आवश्यक राहील.

(फ) विशेष नगर वसाहतीचा विकास करताना पाणी पुरवठयाची तसेच घनकचरा/सांडपाणी विल्हेवाटीबाबत विकास कर्त्याने स्वखर्चाने व्यवस्था करणे बंधनकारक राहील.

(ग) विशेष नगर वसाहतीच्या प्रस्तावाच्या हद्दीच्या मध्यभागी व लगतच्या सदर प्रस्तावास समाविष्ट नसलेल्या जमिनीबाबत आवश्यक तो पोच रस्ता उपलब्ध करुन देण्याची जबाबदारी विकासकर्त्याची राहील. सदर जागेतील इतरांचे राईट ऑफ वेज व राईटस् अबाधित ठेवणे बंधनकारक राहील.

प्रपत्र-अ

(शासन अधिसूचना क्र. टिपीएस-२४०७-२०४५-प्र.क्र. २३३-०७-नवि-९, दि. २९-२-०८ चे संलग्न)

अनुक्रमांक	सर्वे नंबर	हिस्सा नंबर	एकुण क्षेत्र	
			हेक्टर	आर
(१)	(२)	(३)	(४)	
१	४८	१	२	२३
२	४८	२	१	६२
३	५०	..	०	६७
४	५६	२	१	२१
५	६३	१	१	३८
६	६३	२	१	३२
७	६३	३	२	७०
८	६४	१	२	..
९	६४	२	१	६०
१०	६५	१	१	४२
	६५	२	१	२१
	६५	४	०	८०
	६५	५	१	३८
	६६	१	२	८८

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३७८८/२००८
२१/५१

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

IN WITNESS WHEREOF, WE the parties said above have placed our signatures on this Deed of Sale on the day first hereinabove written.

SIGNED & DELIVERED by within)
named **SHRI NAVNEET S. KOTHARI**)
In presence of)
Shri Manish Gajananrao Jambhulkar) **SELLER**

SIGNED & DELIVERED by within)
named **LUXORA INFRASTRCTURE**)
PRIVATE LIMITED through the)
hands of It's authorized person)
Shri Omprakash B. Goenka)
in presence of)
Shri Satish Vasantrao Pandhare) **PURCHASER**

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२६८८	२००८
३८	५१

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

प्रपत्र-अ–चालु

(१)	(२)	(३)	(४)
५८	१०५१	१	०८६
५९	१०५१	२	०१७
६०	१०६	१	०६
६१	१०६	२	०८१
६२	१०७	. .	१५
६३	१०८	१	०५
६४	१०८	३	०२
६५	१०९	१	४३
६६	११०	१	६७
६७	११०	२	६२
६८	१४०	अे-२	८१
६९	१४०	बी-२	८१
		एकूण	१००.६२

टीप :–

(१) अधिसूचीत विशेष नगर वसाहत प्रकल्पाखालील जमिनीचा तपशिल सोबत जोडलेल्या प्रपत्र-अ मध्ये दिलेला आहे आणि अधिसूचीत विशेष नगर वसाहतीच्या हद्दी दर्शविणारा नकाशा सोबत जोडलेल्या प्रपत्र ब मध्ये दिला आहे.

(२) सदर जमिनीचा तपशिल व नकाशा खाली कार्यालयात कार्यालयीन वेळेमध्ये नागरीकांच्या अवलोकनार्थ ठेवण्यात आले आहे.

(i) उपसंचालक नगर रचना, नागपूर विभाग, जुने सचिवालय इमारत, नागपूर.

(ii) जिल्हाधिकारी, नागपूर.

(iii) सहायक संचालक नगर रचना, नागपूर शाखा, प्रशासकिय इमारत दुसरा मजला, सिव्हील लाईन्स, नागपूर.

(३) सदर अधिसूचना विभागाच्या www.urban.maharashtra.gov.in या वेबसाईटवर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे नावाने व त्यांच्या आदेशानुसार व नावाने.

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२७८८/२००८
२३/५१

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

मनोहर भार्गवे
कक्ष अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 29th February, 2008

MAHRASHTRA REGIONAL & TOWN PLANNING ACT, 1966—

No. TPS/2407/2045/CR-233/07/UD9.—

Whereas, the Government in Urban Development Department *vide* its Notification No. TPS-2496-1505-CR 273-UD-9, dated 6th May, 2000 has sanctioned the Regional Plan for Nagpur District (hereinafter referred to as "the said Regional Plan") under section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") and the said Regional Plan has been came into force with effect from 15th July, 2000 ;

And whereas, as per provisions on section 20 of the said Act, the rules for Special Township have been sanctioned *vide* Notification TPS 2405/Nagpur RP/DCR/UD-9, dated 17-2-2006 (hereinafter referred to as "the said Rules") ;

And whereas, Luxora Infrastructure Private Limited, Mumbai applied to Government for Locational clearance to the proposed Special Township Project at Mouja Pipla, Tahsil & District Nagpur ;

मूल्य सहा रुपये

Reg. No. RNP/NPCITY/236/06-08
Without Prepayment of Postage
No. RNP/NP CITY/WPP/28/06-08.

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

नं. १०] गुरुवार, दिनांक २० मार्च, २००८/फाल्गुन ३०, शके १९२९

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग ४-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका वरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरिक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २९ फेब्रुवारी, २००८

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टिपीएस-२४०७-२०४५-प्र. क्र. २३३-०७-नवि-९. —

ज्याअर्थी, नागपूर जिल्ह्याची प्रादेशिक योजना (यापुढे "उक्त प्रादेशिक योजना" असे उल्लेखिलेली) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे "उक्त अधिनियम " असे उल्लेखिलेली) चे कलम १५ मधील तरतुदीनुसार शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४९६-१५०५-प्र. क्र. २७३-नवि-९, दिनांक ६ मे, २००० द्वारे मंजूर झाली असून उक्त प्रादेशिक योजना दिनांक १५ जुलै, २००० पासून अंमलात आली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम २० मधील तरतूदीनुसार अधिसूचना क्रमांक टिपीएस-२४०५-नागपूर प्रायो-विनिनि-नवि-९, दि. १७-२-२००६ द्वारे विशेष नगर वसाहतीसाठीचे नियम (यापुढे " उक्त नियम " म्हणून उल्लेखिलेले) मंजूर केले आहेत.

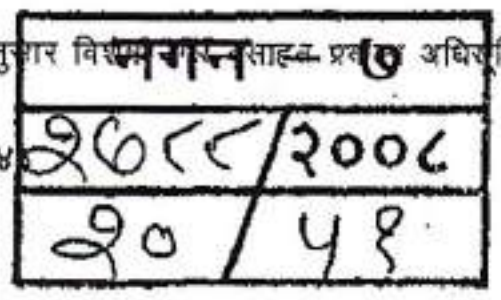
आणि ज्याअर्थी, मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. मुंबई यांनी शासनाला त्यांच्या मौ. पिपळा ता. जि. नागपूर येथील प्रस्तावित विशेष नगर वसाहत प्रकल्पाला लोकेशनल क्लीअरन्स मिळावे असा अर्ज सादर केला आहे.

आणि ज्याअर्थी, प्रस्तावित विशेष नगर वसाहतीच्या क्षेत्रातील जमिनीचे विकसन अधिकार मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. मुंबई यांनी प्राप्त केलेले आहेत. मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. मुंबई यांनी त्यांच्या प्रस्तावित विशेष नगर वसाहत क्षेत्रातील ५२.३६ हेक्टर जमिनीसाठी विक्री करारनामा केलेला असून ४८.२६ हेक्टर जमिनीच्या मालकांकडून विकत घ्यावयाची संमती घेतलेली आहे व लोकेशनल क्लिअरन्स मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. यांच्या नावाने देण्याबाबत सदर जमीन मालकांनी संमती दिलेली आहे;

आणि ज्याअर्थी, पर्यावरण विभाग, पाटबंधारे विभाग, वन विभाग व पुरातत्व विभाग यांनी मे. लक्झोरा इन्फ्रास्ट्रक्चरल प्रा. लि. मुंबई यांना विशेष नगर वसाहत प्रकल्पासाठी सहमती दर्शविली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम १८(३) मधील तरतुदीनुसार विशेष नगर वसाहत प्रकल्प अधिसूचित करण्याचे अधिकार शासनाला आहेत ;

ना.-एक-अ-१४. (१२७९)





APEPNDIX-A---cont.

(1)	(2)	(3)	(4)
13	65	5	1 38
14	66	1	2 88
15	66	2	2 86
16	67	..	1 70
17	69	.	0 81
18	70	..	1 32
19	71	..	0 96
20	73	1	2 22
21	74	.	0 58
22	75	3	1 21
23	75	4	1 21
24	76	..	2 06
25	80	..	3 44
26	82	..	1 21
27	83	..	1 62
28	84	1	1 16
29	84	2	1 15
30	85	2	2 02
31	86	A-1	0 45
32	86	B-2	1 27
33	88	1-1234	1 13
34	90	1	1, 22
35	90	2	1 21
36	91	..	0 96
37	92	..	0 66
38	93	..	0 40
39	94	..	1 23
40	95	A	1 88
41	95	B	1 80
42	96	1	0 81
43	96	2	1 21
44	96	3	1 60
45	96	4	0 81
46	97	1	0 45
47	97	2	2 43
48	97	3	1 17
49	97	4	1 17
50	98	..	0 73
51	100	2	0 33
52	101	1	1 36
53	101	2	0 81
54	102	..	2 00
55	103	..	1 21
56	104	1	1 88
57	104	2	2 43
58	105	1	0 86
59	105	2	1 01
60	106	1	1 06
61	106	2	0 81
62	107	..	1 15

नगन – ७
२००८ / ६८८
४४ / ५४

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

प्रपत्र-अ- चालू

(१)	(२)	(३)	(४)	
१५	६६	२	२	८८
१६	६७	. .	१	७७
१७	६९	. .	०	८१
१८	७०	. .	१	३२
१९	७५	. .	०	१८
२०	७२	१	०	२२
२१	७३	. .	०	६८
२२	७५	३	१	२१
२३	७६	४	१	२१
२४	७६	. .	२	७६
२५	८०	. .	३	४४
२६	८२	. .	१	२१
२७	८३	. .	१	६२
२८	८४	१	१	४६
२९	८५	२	१	१५
३०	८५	२	२	०२
३१	८६	अे-१	०	४१
३२	८६	बी-२	१	२७
३३	८८	१-१२३४	१	१३
३४	९०	१	१	२२
३५	९०	२	१	२१
३६	९१	. .	०	१६
३७	९२	. .	०	६६
३८	९३	. . .	०	४०
३९	९४	. .	१	२३
४०	९५	अे	१	८८
४१	९५	बी	१	८०
४२	९६	१	०	८१
४३	९६	२	१	२१
४४	९६	३	१	६०
४५	९६	४	०	८१
४६	९७	१	०	४५
४७	९७	२	२	४३
४८	९७	३	१	१७
४९	९७	४	१	१७
५०	९८	. . .	०	६८
५१	१००	२	०	३१
५२	१०१	१	१	३१
५३	१०१	२	०	८१
	१०२	. .	२	०१
	१०३	. .	१	२१
	१०४	१	१	८८
	१०४	२	२	४३

नगन – ७
६८८ / २००८
५२ / ५३

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

गा. न. क्रं. ७, ७ अ. व १२

गांव चिपळा (खु) ह ब्रं ३८ ता. नागपूर (ग्रा)

भूमापन क्रमांक (रा.ह.पु.प्रा.) धारणा प्रकार गा. नं. क्रं. ७ खाते क्रमांक ९८३

भूमी पान क्रमांकाचे स्थानिक नांव		१/१
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंठे आर
जिरायत		
बागायत	५-३८	
भात शेती		
एकुण	५-३८	
गो. क्रं.		
वर्ग (अ)		
वर्ग (ब)		
एकुण		
	रुपये	पैसे
आकार		
जुडी किंवा विशेष यांच्याबाबत आकार	५-३६	
	५-३६	

मालकाचे नांव

गजानन श्यामसुंदर कोहळी व इतर नागपूर

कुळाचे नांव

खोरही ७३. ६४४ 3/1910ह

इतर अधिकृत

वर्ष	जमीन करणाऱ्याचे नांव	रीत	हंगाम	मिश्र पिकांचे एकूण क्षेत्र			अमिश्र पिकांचे क्षेत्र						पडीत व पिकास निरुपयोगी अशा जमीनीचा तपशील		पाणी पुरवठा साधन	शेरा
					जल सिंचित	अंजल सिंचित	पिकाचे नाव	जल सिंचित	अंजल सिंचित	पिकाचे नाव	जल सिंचित	अंजल सिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
2005 2006	—	—	२			१	—	—	—	—				५३/१ ९३८-		

सत्यप्रतिलीपी

तलाठी / साजनीस

सा.क्र. ३८, ता. नागपूर (ग्रा.)

दि. 16/06

नगन – ७

२०८८/२००८

२८/५९

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO.1

SHAH