Kh.No.65/2

270/8460
Monday,December 14 ,2015
2:51 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 9784 दिनांक: 14/12/2015

गावाचे नाव: पिपळा
दस्तऐवजाचा अनुक्रमांक: नगन7-8460-2015
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: लक्झोरा ईन्फ्रास्ट्रक्चर्स प्रा.ली. तर्फे संचालक श्री. रमेश भागचंद हुंडलानी - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 2400.00
पृष्ठांची संख्या: 120	
एकूण:	रु. 2500.00

NGP7

बाजार मुल्य: रु.179116200 /-
मोबदला रु.223589000/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 2400/-
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) मुद्रांक शुल्क माफी 5-G-a अनुसरुन : नोट - दि. 6/7/10
नोंद्णी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

CHALLAN
MTR Form Number-6

GRN	MH005520956201516E	**BARCODE**		**Date** 10/12/2015-19:06:13	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty	**TAX ID (If Any)**	
	Sale of Non Judicial Stamps IGR Rest of Maha	**PAN No. (If Appliacable)**	AABCL2854K
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	LUXORA INFRASTRUCTURE PRIVATE LIMITED
Location	NAGPUR		
Year	2015-2016 One Time	**Flat/Block No.**	KH NO 91/1
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Sale of NonJudicial Stamp	100.00	**Road/Street**	PIPLA NAGPUR GRAMIN
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	PAN2=AADCC0101A~SecondPartyName=CADEWENCE FINANCE COMPANY PRIVATE LIMITED~
Total	100.00	**Amount In Words**	One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	REF No.	00040572015121097450	CK81236125
Cheque/DD No		Date		10/12/2015-19:07:04	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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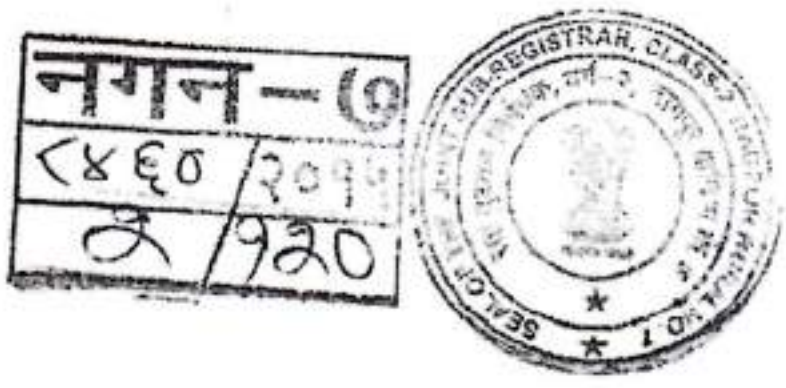
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीच्या दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक दस्तची लाभीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची [illegible] मिळकत क्षेत्रफळ [illegible] निष्पादक व कबुलीधारक यांच्या जबाबदार राहतील.

लिहून देणारे
१)
२)

लिहून घेणारे
१)
२)



SALE DEED

VALUED AT RS. 22,35,89,000/-
(RS. TWENTY TWO CRORE THIRTY FIVE LACS EIGHTY NINE THOUSAND ONLY)

M. R. RS. 17,91,16,200/-

That the proportionate Stamp Duty of Rs. 55,89,740/- out of consolidated Stamp Duty of Rs. 1,40,00,000/- and Registration Fees of Rs. 30,000/- is adjusted towards the proportionate consideration of Rs. 22,35,89,000/- out of consolidated consideration of Rs. 56,00,00,000/- in this Sale Deed paid on Agreement To Sell dt. 31.12.2014 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3037 dt. 24.04.2015 and hence this Deed of Sale is executed on Stamp of Rs. 100/- as per provisions of the Maharashtra Stamp Act, 1958.

THIS SALE DEED is executed at Nagpur on this 14TH day of December 2015, **BY AND BETWEEN**:

01. CADENCE FINANCE COMPANY PRIVATE LIMITED, a company registered under The Companies Act 1956 & having its registered office at Shop No. 23 Part A Sai Classic Near Palm Acre Society, Mulund (East) Mumbai - 400081 having CIN : U9999MH1997PTC107230, acting through it's authorized Director **MR. VINAY S/O RANCHHODDAS RATHI,** Occupation : Agriculturists/ Business, 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 it's Directors, share Holders, legal representatives, executors, administrators, successors and Assigns, of THE FIRST PART, {PAN : AADCC0101A}

IN FAVOUR OF

02. LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act 1956 & having its registered office at 6th Floor, Sun Plaza, Hari Om Nagar, Off. Eastern Express Highway, Mulund (East), Mumbai - 400081 having CIN : U65929MH2007PTC166943, acting through it's authorized Director **MR. TARUN S/O BHAGCHAND HUNDALANI,** Occupation : Business / Agriculturists, 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}

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

WHEREAS, the SELLER is the sole and exclusive owner of ALL THOSE pieces and parcels of lands in all admeasuring about 19.11 Hectares, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : Nagpur (Rural), District : Nagpur and more particularly described in the Schedule here-under written, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 65/2, admeasuring about 1.18 Hectares from Grace Realities India Pvt. Ltd. by Registered Sale Deed dt. 24.07.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4538 dt. 24.07.2008, AND;

WHEREAS, the SELLER purchased the land Khasra Survey No. 73/2, admeasuring about 1.60 Hectares from Panchkrushna Developers by Registered Sale Deed dt. 08.11.2002 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6233 dt. 08.11.2002, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 79 (Part), admeasuring about 1.43 Hectares from Shri Kisan Motiramji Khopde being north-west portion of land of Kh. No. 79 by Sale Deed dt. 24.07.2008 registered with Sub Registrar Nagpur at Book No. 1, at Sr. No. 4539 dt. 24.07.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 81/1, admeasuring about 1.23 Hectares from Shri Ramu Naraan Raut, Shri Lakshman Narayan Raut, Shri Bharat Narayan Raut, Ku. Maya Narayan Raut, Shri Ravi Narayan Raut by Registered Sale Deed dt. 04.02.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 636 dt. 04.02.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 81/2, admeasuring about 1.12 Hectares from Mrs. Smita Arun Dumbhare, Mrs. Chandrabhaga Vishwanath Dumbhare, Shri Sandip Srawanji Davane, Shri Bandu Vasudeorao Lambat, Shri Manoj Gopalrao Bhoyar and Shri Tejrao Gopalrao Bhoyar by Registered Sale Deed dt. 13.06.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3411 dt. 13.06.2008, AND;

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SUB REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 81/2-1 admeasuring about 0.15 Hectares (1500.00 Sq. Mtrs.), Khasra Survey No. 81/2-2 admeasuring about 0.15 Hectares (1500.00 Sq. Mtrs.), and Khasra Survey No. 81/2-3 admeasuring about 0.15 Hectares (1500.00 Sq. Mtrs.), from Mrs. Smita Arun Dumbhare, Mrs. Chandrabhaga Vishwanath Dumbhare and Shri Sandip Srawanji Davane by Registered Sale Deed dt. 13.06.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3412 dt. 13.06.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 81/2-4 admeasuring about 0.15 Hectares (1500.00 Sq. Mtrs.), Khasra Survey No. 81/2-5 admeasuring about 0.15 Hectares (1500.00 Sq. Mtrs.), and Khasra Survey No. 81/2-6 admeasuring about 0.15 Hectares (1500.00 Sq. Mtrs.), from Shri Bandu Vasudeorao Lambat, Shri Manoj Gopalrao Bhoyar and Shri Tejrao Gopalrao Bhoyar by Registered Sale Deed dt. 13.06.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3413 dt. 13.06.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 84/1 admeasuring about 1.16 Hectares from Ganeshrao Marotrao Hiwase by Registered Sale Deed dt. 08.08.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4936 dt. 08.08.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 84/2, admeasuring about 1.15 Hectares from Panjabrao Pandhariraoji Bhoyar and Prakash Pandhariraoji Bhoyar by Registered Sale Deed dt. 08.08.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4937 dt. 08.08.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 85-2, admeasuring about 2.02 Hectares from Devidas Govindrao Kirpane by Registered Sale Deed dt. 23.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3838 dt. 23.05.2011, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 86/A, admeasuring about 0.45 Hectares from Shri Nitin Devidas Kirpane by Registered Sale Deed dt. 23.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3839 dt. 23.05.2011, AND;

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

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 86/B-1/1, admeasuring about 0.15 Hectares Khasra Survey No. 86/B-1/2, admeasuring about 0.66 Hectares from Sudhakar Pusaram Bhoyar, Chandrashekhar Ramchandra Raut, Sandip Chandrashekhar Raut, Sunil Ganpatrao Utane, Sopan Narayan Kane and Gajanan Waman Bhoyar by Registered Sale Deed dt. 06.06.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3266 dt. 06.06.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 88/1-1, admeasuring about 0.68 Hectares from Ishwar Raghunath Bhoyar and others by Registered Sale Deed dt. 13.06.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3409 dt. 13.06.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 88/1-2, admeasuring about 0.15 Hectares, Khasra Survey No. 88/1-3, admeasuring about 0.15 Hectares and Khasra Survey No. 88/1-4, admeasuring about 0.15 Hectares from Mrs. Vachhalabai Sitaram Raut, Miss Sulochana Gulabrao Bhoyar and Mrs. Sheela Naresh Gavande by Registered Sale Deed dt. 13.06.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3410 dt. 13.06.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 99/1, admeasuring about 1.41 Hectares, from Mrs. Sheela Babulal Wahane, Mrs. Archana Bhimrajan Nanda and Mrs. Lata Santosh Wahane by Registered Sale Deed dt. 04.09.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 5625 dt. 04.09.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 99/2, admeasuring about 1.42 Hectares, from Mrs. Rama Nohar Patil and Abhay Bhojraj Patil by Registered Sale Deed dt. 04.09.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 5626 dt. 04.09.2008, AND;

WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 108/2, admeasuring about 0.83 Hectares, from Shri Pravin Ashok Bul and Mahendra Ashok Bul by Registered Sale Deed dt. 31.03.2011 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 5338 dt. 26.07.2011, AND;

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

WHEREAS, the SELLER thus the owner of aforesaid lands and the name of the SELLER is mutated in all revenue records relating to the aforesaid land as the sole and exclusive owner thereof, AND;

WHEREAS, the SELLER 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, AND;

WHEREAS, the SELLER is desirous of selling and transferring the said land and not interested in retaining the said land decided to transfer the said land and utilise the sale proceeds thereof for the best interest of it and agreed to transfer the said property in favour of the PURCHASER for a consideration of RS. 56,00,00,000/- (RS. FIFTY SIX CRORE ONLY) agreeing inter-alia that it will execute a Sale Deed relating to said property in favour of THE PURCHASER, AND;

WHEREAS, the PURCHASER is Private Limited Company having it's main object of carrying out the business of development/ construction of buildings, developing of 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, AND;

WHEREAS, 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 had submitted a proposal for developing integrated special Township for 100 Acres 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, AND;

WHEREAS, that the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for setting up a special Township on lands situated at Village : PIPLA 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 and subsequent Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04.12.2008 to that effect, AND;

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

WHEREAS, 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. 56,00,00,000/- (RS. FIFTY SIX CRORE ONLY) and the SELLER and the PURCHASER entered into an Agreement To Sell dt. 31.12.2014 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3037 dt. 24.04.2015 after getting the same adjudicated u/s 31 of the Maharashtra Stamp Act, 1958 from the Collector of Stamps, Nagpur City in Adjudication Case No. 4/2015 and on paying necessary entire Stamp Duty and Registration Fees, the SELLER has agreed to execute a Sale Deed selling and transferring the said Properties in favour of PURCHASER, AND;

WHEREAS, the PURCHASER requested to the SELLER to execute the Sale Deeds in parts in respect of 19.11 Hectares as per its requirement, and the SELLER having accepted the proposal of the PURCHASER agreed to execute the Sale Deed of the said properties in different parts, AND;

WHEREAS, the consideration of the said properties having been paid / adjusted by the PURCHASER to the SELLER and has now requested the SELLER to execute this Sale Deed of land of 7.63 Hectares in favour of PURCHASER for selling and transferring all it's 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 pursuance to the said Agreement To Sell dt. 31.12.2014 and out of entire agreed consideration of Rs. 56,00,00,000/- the proportionate Sale Consideration of RS. 22,35,89,000 (RS. TWENTY TWO CRORE THIRTY FIVE LACS EIGHTY NINE THOUSAND ONLY) paid by the PURCHASER to the SELLER as stated in the manner as appearing in the annexure attached herewith, (the receipt whereof the SELLER do hereby acknowledges and discharges the PURCHASER there from forever), the SELLER doth hereby grants, assigns, conveys and transfers in favour of the PURCHASER the said Properties being ALL THOSE pieces and parcels of lands admeasuring about 7.63 Hectares, (Out of 19.11 Hectares), 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 hatched lines on the Plan marked and annexed hereto TOGETHER WITH all and singular fences, compound walls,

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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 of possession.

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 them made, done, committed, omitted or knowingly or willingly suffered to the contrary the SELLER has in itself good right, full power and absolute authority to grant, release, convey, assign, transfer and assure the said Properties hereby granted, released, conveyed, assigned, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

03. The SELLER does hereby further covenant with the PURCHASER that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use occupy possess, have, and enjoy the said Properties hereby granted conveyed transferred and assured with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, disturbance, claim and demand whatsoever from or by the SELLER or any of their share holders, executors, administrators and assignees or any of them from or by any persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

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