CHALLAN
MTR Form Number-6

GRN	MH000381465201516E	**BARCODE**		**Date** 20/04/2015 16:50:24	**Form ID**
Department	Inspector General Of Registration			**Payer Details**	
Type of Payment	Registration Fees		**TAX ID (If Any)**		
	Ordinary Collections IGR		**PAN No. (If Applicable)**		
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**		LUXORA INFRASTRUCTURE PVT LTD
Location	NAGPUR				
Year	2015-2016 One Time		**Flat/Block No.**		KH NO 65/2 AND OTHERS
Account Head Details		**Amount in Rs.**	**Premises/Building**		
0030063301 Amount of Tax		30000.00	**Road/Street**		19.11 HECTORS
			Area/Locality		PIPLA
			Town/City/District		
			PIN	4 4 0 0 0 6	
			Remarks (If Any)	PAN2=-PN=CADENCE FINANCE CO PVT LTD ~CA=	
			Amount In Words	Thirty Thousand Rupees Only	
Total		30000.00			
Payment Details	STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details			Bank CIN	REF No	00040572015042068955 CK65089035
Cheque/DD No			Date		20/04/2015-16:54:00
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Mobile No. : Not Available

नगन – ७
८४६० / २०१५
५० / १२०

SUB-REGISTRAR, CLASS-2, NAGPUR

नगन – ७
३०३६ / २०१५
१ / ६२

SUB-REGISTRAR, CLASS-2, NAGPUR

नगन – ७
१४६० / २०१५
५१ / ४२०

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

नगन – ७
१७३७ / २०१५
2 / ६२

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

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

Certificate u/s 32 (1) (b) of the Bombay Stamp Act. 1958

KW 741441

29 DEC 2014

Office of the 4600901
Collector of Stamp Nagpur City
Case No. Adj. 41.2015
Dated: 31.12.2015

Received from Shri / Smt./ M/s. Lodha Infrastructure Private Limited.
Residing at Mumbai
Market Value Rs. 56,00,00,000/-
Stamp duty of Rs. 1,39,99,800/- Rupees One Crore Thirty Nine Lakh Ninety Nine Thousand Eight Hundred Only
Vide Claim No. MH-008379495201578 Dated 30/12/2015
Certified under Section 32 (I) (b) of the Bombay Act 1958 that the full duty of Rs. 1,40,00,000/- with which instrument is chargeable has been paid vide Article No. 25(b)(i) Schedule I.

This Certificate is subject to the provision of section 53 (A) of Bombay Stamp Act. 1958

Place: NAGPUR

Dated:- 30/12/2015

Collector of Stamps
Nagpur City

हे आदेश मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

AGREEMENT TO SELL

VALUED AT RS. 56,00,00,000/-
(RUPEES FIFTY SIX CRORE ONLY)

THIS AGREEMENT TO SELL is executed at Nagpur on this 31ST day of DECEMBER 2014 BY AND BETWEEN :

नगन - ७
२४६० / २०१५
५२ / १२०

नगन - ७
३०३७ / २०१५
३ / ६२

Sale - Deed

Luxora Infrastructure Pvt Ltd.
Nam

39583 30 DEC 2014

Adv S. M. Khedkar

नरेंद्र सुखलाल जैस्वाल

रसिद पावती

नरेन्द्र सुखलाल जैस्वाल

मुद्रांक विक्रेता लां नं. 18/91
जिल्हाधिकारी कार्यालय परिसर, नागपूर

रसिद पावती देण्यात येते की, श्री Luxora Infrastructure Pvt. Ltd. Through. S.M. Khedkar.
रा. नागपूर यांनी माझे कडून रुपये 100/- (अक्षरी रुपये One Hundred only) खरेदी केलेले आहे रजि. पान नं. 407

अ.क्र.	दिनांक	मुल्य
39583.	30/12/2014.	100x01: 100=00
	एकूण किंमत -	100:00

करिता ही रसिद पावती देण्यात येत आहे

नागपूर
दिनांक 30/12/14.

नगन - ७
८४६०/२०१५
५३ /१२०

नगन - ७
२०१५
६२

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

PEAL OF THE JOINT SUB-REGISTRAR. CLASS-2. NAGPUR RURAL NO.

सही

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 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 registered under The Indian Companies Act 1956 & having its registered office at 6th Floor, Sun Plaza, Hari Om Nagar, Off. Eastern Express Highway, Mulund (East), Mumbai - 400081 acting through it's authorized Director **MR. CHAITANYA S/O NANDLAL PAREKH.** 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}

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;

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;

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५५ / १२०

नगन - ७
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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;

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;

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, now it has become necessary to reduce to writing the terms and conditions of sale agreed to between the parties.

WE THE parties said above do hereby of our free will and consent agree to and confirm the terms and conditions of Sale of Agricultural Field which are as under.

NOW THEREFORE IT IS MUTUALLY AGREED BETWEEN PARTIES AS FOLLOWS:

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01. 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 1 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. THE SELLER has agreed to sell the said lands on as is where is basis with all rights therein to THE PURCHASER for a total consideration of RS. 56,00,00,000/- (RS. FIFTY SIX CRORE ONLY) to be payable to the SELLER along with all easement rights like Road, Dhura etc. related to the said land.

02. That the PURCHASER till date has paid in all amount of RS. 30,97,00,000/- (RS. THIRTY CRORE NINETY SEVEN LACS ONLY) by various cheques / RTGS from Axis Bank Limited, Fort Mumbai as stated in the manner appearing here-in, which is adjusted against the sale consideration, the receipt whereof is acknowledged by the SELLER to have received said sum being part payment for sale of the said properties which is adjusted towards at the time of execution of this Agreement to sell from the PURCHASER.

03. It is agreed and understood between the parties that the PURCHASER shall make the payment of balance consideration of Rs. 25,03,00,000/- (RS. TWENTY FIVE CRORE THREE LACS ONLY) to the SELLER at the time of execution of the Sale Deed to be executed on completion of all necessary formalities. It is agreed that the SELLER and the PURCHASER shall co-operate each other for getting the said properties transferred in due course of time on receipt of balance agreed consideration.

04. THE SELLER do hereby covenant that it has good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property by way of sale to THE PURCHASER absolutely for ever.

05. That THE SELLER assures to THE PURCHASER that the property hereby agreed to be sold is the separate property belonging to it and that none except it has any manner of right, title or interest whatsoever in respect of same.

06. That THE SELLER has done no act whereby the property hereby agreed to be sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to THE PURCHASER.

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नगन - ७ ७०३६ / २०१५ ९ / ६२

07. It is agreed that the SELLER shall execute the Sale Deed in favour of the PURCHASER without any objections or hindrance whatsoever.

08. The SELLER shall hand over the peaceful and vacant possession of the property hereby agreed to be sold in vacant and peaceful conditions at the time of execution and registration of the Sale Deed. It is agreed that THE SELLER shall pay all the agricultural taxes, land revenue and other cesses whatever levied on the said property till the handing over of possession and thereafter THE PURCHASER shall pay the same.

09. That the property hereby agreed to be sold 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 Agreement nor shall any compensation be allowed in respect thereof but the same such mis-statement, error or omission will always be subject to correction by the Parties hereto.

10. 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 PURCHASER 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.

The Revenue and Forest Department, Mantralaya Mumbai has also passed Order under the Bombay Stamp Act, 1958 bearing No. 2006/U.O.R.53/C.R. 536/M-1 dt. 15.01.2008 published in the Maharashtra Govt. Gazette on 15.01.2008 that the Stamp Duty payable under Article 25 of Schedule - 1 of the Maharashtra (Bombay) Stamp Act, 1958 on the instruments of Agreement or Conveyances related to the sale of the property located in the area notified as "the Special Township Project" is reduced by 50%. This Instrument is also exempted from payment of increased stamp duty as payable u/s 77 of The Nagpur Improvement Trust Act, 1936 as per Govt. Notification dt. 05.04.2011 wherein the area of Special Township is excluded from the preview of the Nagpur Improvement Trust and hence the said additional duty is not applicable.

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