Kh.No. [illegible] /8+1/2

270/8461
Monday,December 14 ,2015
2:55 PM

पावती

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

पावती क्रं.: 9785 दिनांक: 14/12/2015

गावाचे नाव: पिपळा
दस्तऐवजाचा अनुक्रमांक: नगन7-8461-2015
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: लक्सोरा इन्फ्रास्ट्रक्चर [illegible] लिमिटेड तर्फे संचालक श्री तरुन भागचंद हुंडलानी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1080.00
पृष्ठांची संख्या: 54	
एकूण:	रु. 31080.00

आपणास मूळ दस्त, [illegible] पृष्ठे,सूची-२ अंदाजे
3:12 PM ह्या वेळेस मिळेल.

NGP7

बाजार मुल्य: रु.56491200 /- मोबदला: रु.80879000/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005520204201516E दिनांक: 14/12/2015
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1080/-
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) शासन सवलती अनुसार : Govt. Stamp Duty Exemption

Tahsildar

CHALLAN
MTR Form Number-6

GRN	MH005520204201516E	BARCODE		Date	10/12/2015-18:43:50	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Registration Fee	PAN No. (If Applicable)	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. Premises/Building	KH NO 84/1 AND OTHERS
Account Head Details	Amount In Rs.	Road/Street	PIPLA NAGPUR GRAMIN
0030046401 Stamp Duty	100.00	Area/Locality	Nagpur
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	PAN2=AADCC0101A~SecondPartyName=CADENCE FINANCE COMPANY PRIVATE LIMITED~
Total	30100.00	Amount In Words	Thirty Thousand One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572015121096941	CK81234920
Cheque/DD No		Date		10/12/2015-18:44:53	
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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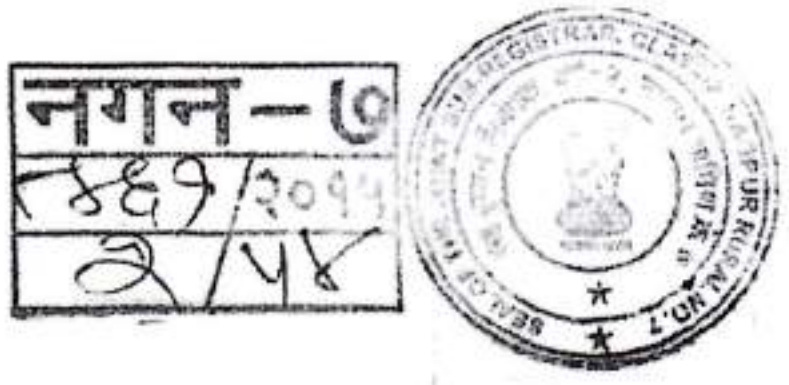
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, MAHARASHTRA & GUJARAT NO 7

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी [illegible] प्रस्तावित तरतुदीनुसार [illegible] व कबुलीजबाब [illegible] नोंदविला

लिहून देणार
१) [illegible]
२)

लिहून घेणारे
१)
२) [illegible]



SALE DEED

VALUED AT RS. 8,08,79,000/-
(RS. EIGHT CRORE EIGHT LACS SEVENTY
NINE THOUSAND ONLY)
M. R. RS. 5,64,91,200/-

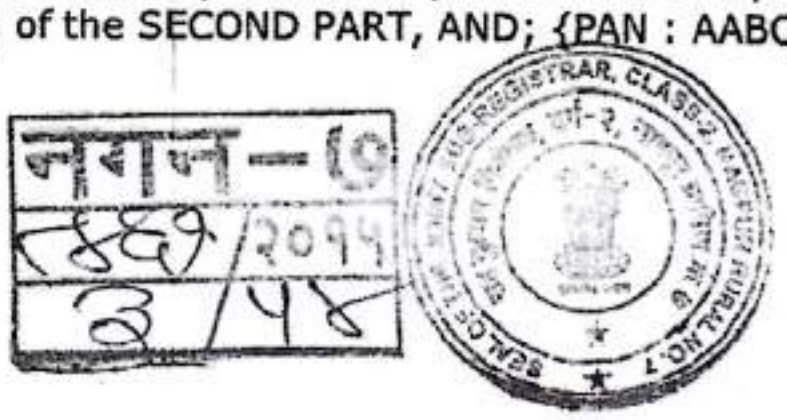
That the proportionate Stamp Duty of Rs. 20,21,980/- out of consolidated Stamp Duty of Rs. 1,40,00,000/- is adjusted towards the proportionate consideration of Rs. 16,08,79,000/- out of consolidated consideration of Rs. 56,00,00,000/- in this Sale Deed paid on Agreement To Sell dt. 31.12.2014 registered 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}



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-I REGISTRAR RURAL NO. 7 BEAL OF THE

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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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;

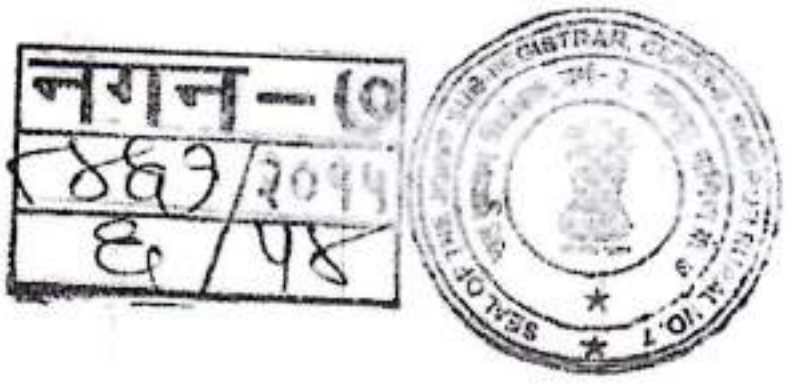
WHEREAS, the SELLER purchased the land bearing Khasra Survey No. 88/1-1, admeasuring about 0.68 Hectares from Ishwar Raghunath Bhoyar and others by Registered Sale Deed dt. 13.06.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3409 dt. 13.06.2008, AND;

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, 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;



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 2.76 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. 8,08,79,000/- (RS. EIGHT CRORE EIGHT LACS SEVENTY 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 2.76 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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OFFICE OF THE SUB-REGISTRAR, CLASS-2, SEAL OF THE SUB-REGISTRAR, CLASS-2, NAGAON, SEAL NO.-1

04. The SELLER does hereby covenant with the PURCHASER that the SELLER shall from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said Properties and every part thereof in favour of the Purchaser and/or it's assigns as shall or may reasonably be required by the Purchaser or its successors or assigns or Counsel in law.

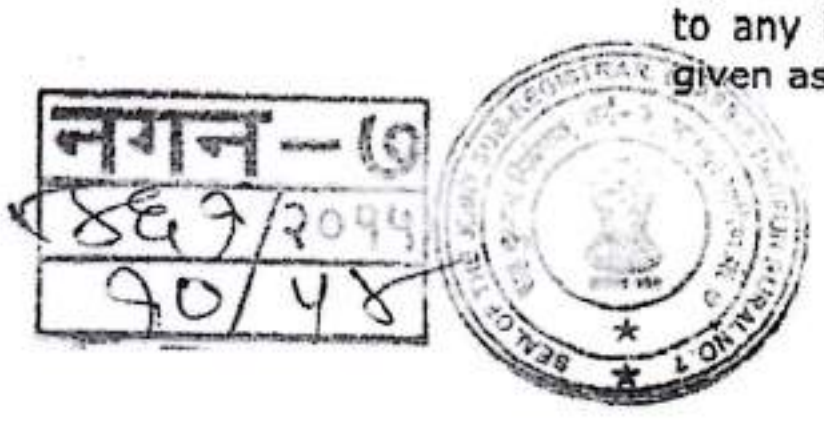
05. The SELLER has represented to the PURCHASER that the SELLER has paid and discharged upto this date all dues with respect to agricultural assessments, Cesses charges and all other outgoings encumbrance, claims, demands, etc. on the said Properties hereby sold and the SELLER hereby covenant with the PURCHASER that in the event if it is discovered that there are any subsisting arrears to be paid or any encumbrance, claims, demands, estate and title of any kind whatsoever existing on the said Properties, then the SELLER shall pay and discharge the same at its own cost and expense and in this regards the 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 the SELLER's separate and self acquired properties belonging to the SELLER alone. The 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 SELLERS 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 administrative agency or revenue or other tribunal nor any 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 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 the SELLER'S right, title and interest in the said Properties as owner thereof 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 project for 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 and from clear of all liens, encumbrances and adverse claims;

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(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.

(n) There are no amounts outstanding or payable to the previous owners or any predecessors in title of the said Properties.

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. The SELLER has already cleaned the said properties and done the levelling and dressing and also done the fencing of the properties on site and has complied with all other commitments done by it.

08. The SELLER agrees that it will support all applications 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 were agricultural Lands, for the purpose of integrated township to be developed by the PURCHASER under the special township scheme of Govt. of Maharashtra. Under the said scheme the PURCHASER 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 to complete the formality of purchase of said land as a non Agriculturist. Accordingly the SELLER has all rights to sell the said Properties to the PURCHASER under this Sale Deed.

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11. The SELLER hereby agrees and undertakes that it 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 non-payment or any outstanding payments to any of their predecessors in title of the said Properties 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 its predecessor in title or any encumbrance or charge on same.

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 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.

That the proportionate Stamp Duty of Rs. 20,21,980/- out of consolidated Stamp Duty of Rs. 1,40,00,000/- is adjusted towards the proportionate consideration of Rs. 8,08,79,000/- 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 sec. 29 and Explanation to Article 25 of Schedule I of the Maharashtra Stamp Act, 1958.

FIRST SCHEDULE OF THE PROPERTIES

AGREED TO BE SOLD AS PER

AGREEMENT TO SELL DT. 31.12.2014

ALL THOSE pieces and parcels of lands as stated here-in-below in all admeasuring about 19.11 Hectares, on as is basis and where is basis described hereunder in the chart showing Field Survey 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.

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SR. NO.	KHASARA NO.	AREA IN HECTARES
01.	65/2	1.18
02.	73/2	1.60
03.	79 (part)	1.43
04.	81/1	1.23
05.	81/2	1.12
06.	81/2-1	0.15
07.	81/2-2	0.15
08.	81/2-3	0.15
09.	81/2-4	0.15
10.	81/2-5	0.15
11.	81/2-6	0.15
12.	84/1	1.16
13.	84/2	1.15
14.	85/2	2.02
15.	86/A	0.45
16.	86-B/1/1	0.15
17.	86-B/1/2	0.66
18.	86/B-2	1.27
19.	88-1/1	0.68
20.	88/1/2	0.15
21.	88/1/3	0.15
22.	88/1/4	0.15
23.	99/1	1.41
24.	99/2	1.42
25.	108/2	0.83
	TOTAL	19.11

SECOND SCHEDULE OF THE PROPERTIES
SOLD AND TRANSFERRED UNDER THIS DEED OF SALE

ALL THOSE pieces and parcels of lands as stated here-in-below in all admeasuring about 2.76 Hectares, in the chart showing Field Survey 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 NO.	AREA IN HECTARES
01.	84/1	1.16
02.	84/2	1.15
03.	86-A	0.45
	TOTAL	2.76

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BOUNDARIES OF THE SAID PROPERTIES
SOLD AND TRANSFERRED UNDER THIS DEED OF SALE

KHASARA NO.	BOUNDARIES TOWARDS :
84/1	ON NORTH : KH. NO. 96, 95 ON EAST : KH. NO. 84/2 ON WEST : KH. NO. 83 ON SOUTH : KH. NO. 79
84/2	ON NORTH : KH. NO. 96, 95 ON EAST : KH. NO. 85 ON WEST : KH. NO. 84/1 ON SOUTH : KH. NO. 79
86/A	ON NORTH : KH. NO. 86/B ON EAST : ROAD ON WEST : KH. NO. 86/B ON SOUTH : KH. NO. 74

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 **CADENCE FINANCE CO.**)
PRIVATE LIMITED through the)
hands of it's authorized person)
MR. VINAY RANCHHODDAS RATHI)
in presence of Shri Anil)
Chindhuji Satramwar)
)



SELLER



SIGNED & DELIVERED by within)
named **LUXORA INFRASTRCTURE**)
PRIVATE LIMITED through the)
hands of it's authorized Director)
MR. TARUN BHAGCHAND HUNDALANI)
in presence of Shri Sandeep)
Mohanlal Khedkar)



PURCHASER

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४६१/२०१५
१५/५४

MUMBAI

अद्ययावत दिनांक : 26/10/2023

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- **पिपळा (535869)**
ULPIN : 36365069683

तालुका :- **नागपूर (ग्रामीण)**

जिल्हा :- **नागपूर**

भूमापन क्रमांक व उपविभाग : **84/2**

भू-धारणा पध्दती : **भोगवटादार वर्ग -1**

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 1.15.00 बागायत - एकूण ला.यो. क्षेत्र 1.15.00 ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकूण पो.ख. 0.00.00 एकूण क्षेत्र (अ+ब) 1.15.00 आकारणी 4.50 चुकी किंवा विशेष आकारणी -	[~~107~~]	[~~केतन फाकनाक कंपनी प्रा लि~~	~~1.15.00~~	~~4.50~~	]	(2617)	कुळाचे नाव व खंड इतर अधिकार इतर सरेदी नोंद फे.क्र.1358 दि.05/09/2008 (1358) इतर मा. निलुद्दाधिकारी नागपूर यांचे आदेश पत्र क्र.प्र. कावि 164/400 चे आदेश दि.17/03/2010 अन्वये अकृषिक नोंद रद्द फे.क्र.1632 दि.13/04/2011 (1632) इतर सरेदी प्रकरण (2617) तरुण भागचंद हुंडलानी (2617) प्रलंबित फेरफार : नाही.
	1685	लक्ष्मुरा ईन्फ्रास्ट्रक्चर्स प्रा लि	1.15.00	4.50		(2617)	
							सीमा आणि भूमापन चिन्हे :

चालू फेरफार क्र. (1358)(2642)(2728)

सदर ७/१२ हा नगर भूमापन हद्दीत आहे.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- **पिपळा (535869)**

तालुका :- **नागपूर (ग्रामीण)**

जिल्हा :- **नागपूर**

84/2