


**SALE DEED FOR RS. 5,40,00,000.00 ONLY**  
**(RUPEES FIVE CRORE FORTY LAKH ONLY)**  
**VALUATION AS PER ANNUAL STATEMENT OF RATES**  
**(ASR) RS. 5,38,51,000.00 ONLY)**

Zone/Item No. 17.277/54 Page 504 @ Rs. 57,400/- PSM (ASR 2022-23)

 THIS DEED OF SALE is made at NAGPUR on this 24<sup>th</sup> Day of AUGUST, 2022  
BETWEEN : SHRI. ARJUNLAL S/o RAMDATTA PUNIYANI, Aged 71 Years,  
Occupation – Business, PAN ADEPP6270A& AADHAR UID 6594 6754 8552, Resident  
of Plot No. 121, "Puniyani Niwas", Behind Tarun Bharat Press, Ramdaspath, Nagpur-  
440010, Tahsil and District – NAGPUR, hereinafter called the VENDOR, which  
expression shall unless repugnant to the context or meaning thereof always mean and  
include the said VENDOR, as well as his heirs, legal representatives, executors,  
administrators, successors and assigns of the FIRST PART.

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INR DEVELOPERS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, CIN U45400MH2014PTC254493 and having its Office at Plot No. 152, Behind Ayurved College (Layout), Mirchi Bazar, Nagpur (PAN AADCI7656Q) and through its Directors (1) SHRI. SACHIN W/o ARJUNLAL PUNIYANI, Aged 44 Years, Occupation – Business, PAN AGWPP7702J & AADHAR UID 5652 2317 7216, Mobile No. 9822200987; AND (2) MRS. MANISHA W/o SACHIN PUNIYANI, Aged 43 Years, Occupation – Business, PAN BCKPP5799N & AADHAR UID 6290 4556 9787, Both Residents of Plot No. 121, "Puniyani Niwas", Behind Tarun Bharat Press, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "COMPANY" and its "DIRECTORS", as well as, its liquidators, administrators, successors and assigns of the SECOND PART.

AND

SHRI. MITESH S/o ARJUNLAL PUNIYANI, Aged 44 Years, Occupation – Business, PAN AGWPP7701M & AADHAR UID 5238 2718 8714, Resident of Plot No. 121, "Puniyani Niwas", Behind Tarun Bharat Press, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR, hereinafter called the CONSENTOR, which expression shall unless repugnant to the context or meaning thereof always mean and include the said CONSENTOR, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the THIRD PART.

WHEREAS the Vendor named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and Parcel of land containing by admeasurement 668.89 Sq. Mtrs. (OR 7200 Sq. Ft.) comprising EASTERN HALF PORTION of the Nazul Leasehold Plot No. 121 containing by total admeasurement 1337.80 Sq. Mtrs. (OR 14400 Sq. Ft.) Togetherwith the existing Residential House standing thereon covering a Built-up area of 580.64 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 129, City Survey No. 1080 and Sheet No. 54/24 of Mouza - Lendhra, situated at Ramdaspath, Nagpur, within the limits of Nagpur Municipal Corporation in Ward No. 72 in Tahsil and District – NAGPUR hereinafter referred to as 'said Property'; AND

WHEREAS ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 121 containing by admeasurement 1337.80 Sq. Mtrs. (OR 14400 Sq. Ft.) including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 129, City Survey No. 1080 and Sheet No. 54/24 of Mouza - Lendhra, situated at Ramdaspath, Nagpur, within the limits of Nagpur Municipal Corporation in Ward No. 72 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ratilal Vithaldas Panchmatia,

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- x) THAT the Vendor will support any application made by the Purchaser for mutation of name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.
- xi) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any misstatement, error or omission being discovered, the same shall not annul this sale, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.
- xii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject, the Vendor will keep and hold the Purchaser indemnified.
- (3) THAT the Consentor hereinabove named accords his consent to the instant transaction of sale and declares that the Vendor is competent enough to sell the aforesaid property to the Purchaser. The Consentor hereby confirms the title of the Purchaser to the property hereby sold to it as perfectly good, valid and marketable.
- (4) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.
- (5) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.
- (6) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

**SCHEDULE REFERRED TO ABOVE**

**(RESIDENTIAL)**

ALL THAT Piece and Parcel of land containing by admeasurement 668.89 Sq. Mtrs. (OR 7200 Sq. Ft.) comprising EASTERN HALF PORTION of the Nazul Leasehold Plot No. 121 containing by total admeasurement 1337.80 Sq. Mtrs. (OR 14400 Sq. Ft.)

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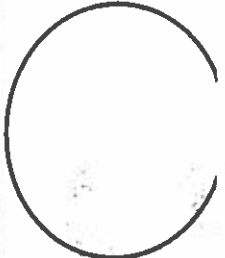


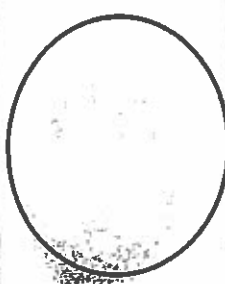


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Togetherwith the existing Residential House standing thereon covering a Built-up area of 580.64 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 129, City Survey No. 1080 and Sheet No. 54/24 of Mouza - Lendhra, situated at Ramdaspath, Nagpur, within the limits of Nagpur Municipal Corporation in Ward No. 72 in Tahsil and District - NAGPUR and bounded as under -

ON THE EAST - BY PLOT NO. 120,  
 ON THE WEST - BY WESTERN PORTION OF PLOT NO. 121,  
 ON THE NORTH - BY CONSERVANCY LANE,  
 ON THE SOUTH - BY BACK BAZAR ROAD.

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

*Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed. 9850361454*

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE	SIGNATURE & FULL NAME
01			 (ARJUNLAL RAMDATTA PUNIYANI) <u>VENDOR</u>
02			FOR INR DEVELOPERS PRIVATE LIMITED  1) (SACHIN ARJUNLAL PUNIYANI)

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