

SALE DEED

Consideration Rs.2,50,00,000/-

(Rupees Two Crore Fifty Lacs Only)

Market Value Rs.1,32,30,000/-

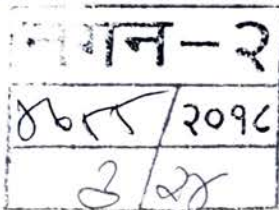
As per Item No.26.397/28, Page No. 657, @ of Rs. 38,000/-

THIS DEED OF SALE is made and executed at Nagpur on this 28th day of June 2018;
BETWEEN

M/S HARTEX TUBES PRIVATE LIMITED, (PAN NO. AAACH6635D) a company incorporated under the Companies Act – 1956, bearing incorporation Certificate No. U-24130 MH1989 PTC 054777, dt. 27/12/1989 having it's registered office at Nagpur and acting through it's Director **SHRI RAMASHANKAR S/O RAMCHANDRA MEHADIA**, Aged About 52 Years, Occupation - Business, R/o. First Floor, Jodhraj Bhawan Near, Anand Talkies Sitabuldi, Nagpur – 440012. Hereinafter referred to as the **VENDOR** which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR** as well as it's legal representative, executors, administrators & assigns of the **FIRST PART**;

AND

SHRINIVAS HOSPITALITY AND MANAGEMENT SERVICES PRIVATE LIMITED, PAN NO. AANCS4466J acting through it's Director **SHRI PRIYADARSHAN S/O VIVEK PANDE**, Aged About 38 Years, Occupation – Business, R/o 153, Bajaj Nagar, Nagpur - 440010. Hereinafter referred to as the **PURCHASER** which expression shall unless repugnant to the meaning shall always mean and include the said **PURCHASER** as well as it's legal representatives, administrators, executors, and assigns of the **SECOND PART**;



WHEREAS, the Vendor i.e. **M/S HARTEX TUBES PRIVATE LIMITED**, (PAN NO. **AAACH 6635D**) a company incorporated under the Companies Act - 1956, acting through its Director **SHRI RAMASHANKAR S/O RAMCHANDRA MEHADIA** is the absolute owner of, All that piece and parcel of the land bearing N.I.T. Plot No. 1-A, out of the sanctioned layout of **GANESH GRIHA NIRMAN SAHAKARI SAMITI (MARYADIT)**, NAGPUR, admeasuring about 289.55 Sq. Mtrs., being a part and portion of the entire land bearing Kh. No. 82 and 84/1, of **Mouza - Parsodi**, P. S. K. 44, together with the existing Residential House Standing thereon Covering Built Up area of 92.020 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto bearing Corporation House No. 1954/1A, City Survey No. 1107, Sheet No. 20(28), of Mouza - Parsodi, situated at Gayatri Nagar, Parsodi, Nagpur, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur, having purchased the same from Dr. (Smt.) Anjali Wd/o Late Jayjit Edbor and Miss. Purabi D/o Late Jayjit Edbor, by virtue of the Sale Deed dt. 12/06/2012, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 3728.

AND WHEREAS, the N.I.T. has renewed the lease period of the said Plot No. 1-A in favour of Dr. (Smt.) Anjali Wd/o Late Jayjit Edbor and Miss. Purabi D/o Late Jayjit Edbor, for the term commencing from 27/05/2011 and ending on 26/05/2041, by virtue of the Lease Deed dt. 07/06/2012, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 3625.

AND WHEREAS, the Vendor for the good and cogent reason decided to sell the said property and was in search of suitable Purchaser who shall pay reasonable consideration for it.

AND WHEREAS, the Purchaser approached the Vendor and expressed its desire and willingness to purchase the said property for the reasonable consideration and the Vendor agreed to sell the same to the Purchaser for a total consideration of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lacs Only) upon the terms and conditions agreed by and between the parties.

AND WHEREAS, the Purchaser is desirous of purchasing the above referred property which is specifically described in the schedule written hereunder free from all encumbrances with heritable rights therein and the Vendor has agreed to sale the same having absolute title therein, this Sale Deed is executed on the following terms and conditions.

AND WHEREAS, the parties to this deed have complied with the terms and conditions and now want the contract to be fully performed by executing a suitable deed of conveyance.

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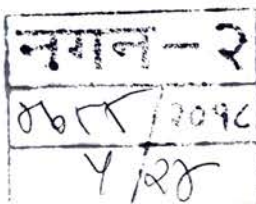
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

I. THAT in pursuance of the aforesaid agreement and in consideration of a total sum of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lacs Only) paid by the Purchaser to the Vendor in the manner appearing here-in-below, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute and full owner thereof do hereby grant, convey, assign and transfer by way of sale to the Purchaser, All that piece and parcel of the land bearing N.I.T. Plot No. 1-A, out of the sanctioned layout of GANESH GRIHA NIRMAN SAHAKARI SAMITI (MARYADIT), NAGPUR, admeasuring about 289.55 Sq. Mtrs., being a part and portion of the entire land bearing Kh. No. 82 and 84/1, of **Mouza - Parsodi**, P. S. K. 44, together with the existing Residential House Standing thereon Covering Built Up area of 92.020 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto bearing Corporation House No. 1954/1A, City Survey No. 1107, Sheet No. 20(28), of Mouza - Parsodi, situated at Gayatri Nagar, Parsodi, Nagpur, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur, and the said property is more particularly described in the schedule written hereunder TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full owner thereof forever, free from encumbrances of all payable up to the date of registration of the Sale Deed. That the total consideration Rs.2,50,00,000/- (Rupees Two Crore Fifty Lacs Only) is received by the Vendor from the Purchaser in the following manner.

MANNER OF PAYMENT

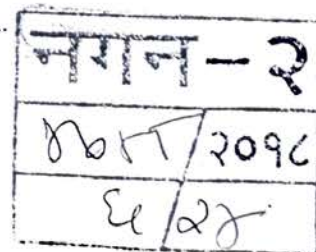
Rs.97,50,000/-	(Rupees Ninety Seven Lacs Fifty Thousand Only) paid by the Purchaser to the Vendor by Demand Draft dt. 27/06/2018, bearing No. 324388, drawn on State Bank of India, Branch at Ambazari Nagpur. The receipt whereof is hereby acknowledged by the Vendor.
Rs.2,50,000/-	(Rupees Two Lacs Fifty Thousand Only) paid by the Purchasers to the Vendor for T.D.S.
Rs.1,50,00,000/-	(Rupees One Crore Fifty Lacs Only) paid by the Purchaser to the Vendor by Demand Draft dt. 28/06/2018, bearing No. 758536, drawn on Nagpur Nagarik Sahakari Bank Ltd., Branch Khamla, Nagpur The receipt whereof is hereby acknowledged by the Vendor.
RS.2,50,00,000/	TOTAL RUPEES TWO CRORE FIFTY LACS ONLY

The Vendor acknowledged to have received the consideration of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lacs Only) from the Purchaser and further state that it has nothing to receive from the Purchaser towards the sale consideration.



II. The Vendor do hereby covenants with the Purchaser as follows: -

1. **THAT**, the property hereby sold shall be subject to the terms and conditions appearing here-in-below, be quietly entered into and upon and held and enjoyed and the rents and profits there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for it and without any lawful interruption or disturbance by any other person who-so-ever.
2. **THAT**, the Vendor's interest and right over the said property hereby transferred to the Purchaser subsist and the Vendor has good, valid and marketable title thereof and have absolute right and full authority to transfer the same by way of sale to the Purchaser absolutely forever.
3. **THAT**, the Vendor hereby assures to the Purchaser that the property sold is it's absolute property and that none except it has acquired any right, title or interest whatsoever in respect of the same.
4. **THAT**, the Vendor has done no act whereby the property hereby transferred is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser absolutely forever.
5. **THAT**, in the event the Purchaser is deprived of the whole or part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrances or charge on the same to which the sale is not subject, the Vendor hereby undertakes to remove the defects or satisfy and clear the encumbrance as the case may be at Vendor's own cost and further keep the Purchaser indemnified against such encumbrance or charge or defect as the case may be.
6. **THAT**, the Vendor has paid up to date all dues with respect to Non - Agricultural Assessment, Corporation Taxes, Development Charges, Cesses, etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertake to pay the same to the Purchaser accruing payable only up to date of this Deed of Sale.
7. **THAT**, the Vendor has this day delivered the actual physical possession of the property hereby sold, to the Purchaser, in vacant condition.

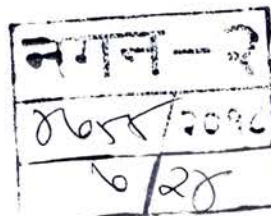


8. **THAT**, the Vendor will support any application made by the Purchaser for mutation of it's name in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser.
9. **THAT**, the said property is believed 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 the same shall be subject to correction by the parties hereto.
10. **THAT**, the Purchaser shall pay the Corporation Taxes, Cesses as may be levied on the property sold to it, after the registration of Sale Deed.
11. **THAT**, all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.
12. **THAT**, the Vendor hereby declare that the Purchaser has now become the absolute and exclusive owner of the property described in the schedule herein below, having absolute and exclusive transferable and heritable rights therein.

SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing N.I.T. Plot No. 1-A, out of the sanctioned layout of GANESH GRIHA NIRMAN SAHAKARI SAMITI (MARYADIT), NAGPUR, admeasuring about 289.55 Sq. Mtrs., being a part and portion of the entire land bearing Kh. No. 82 and 84/1, of **Mouza - Parsodi**, P. S. K. 44, together with the existing Residential House Standing thereon Covering Built Up area of 92.020 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto bearing Corporation House No. 1954/1A, City Survey No. 1107, Sheet No. 20(28), of Mouza - Parsodi, situated at Gayatri Nagar, Parsodi, Nagpur, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur, and the said property is bounded as under: -

East	:	Road
West	:	Land
North	:	Plot No.1
South	:	Road



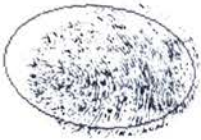
IN WITNESS WHEREOF the parties hereto have set their respective hands and signed this **DEED OF SALE** at Nagpur on the day, date & year first above written in the presence of attesting witnesses.

Drafted by Adv. Makarand M. Pathak

Mo. No. 9890387594



M/s Hartex Tubes Private Limited
acting through it's Director
Shri. Ramashankar S/o Ramchandra Mehadia
VENDOR



Shrinivas Hospitality And Management
Services Private Limited
acting through it's Director
Shri Priyadarshan S/o Vivek Pande
PURCHASER

WITNESSES: -



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