

Stamp Duty ₹ 40,25,000/-  
Reg. Fees ₹ 30,000/-

WITHIN THE JURISDICTION OF JI. REGISTRAR OFFICE, NAGPUR CITY

## SALE DEED

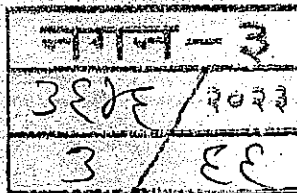
Sale Consideration ₹ 5,75,00,000/-

Market Value ₹ 3,05,35,000/-

@ Rate of ₹ 38,800/- per Sq.Mtr.

As per Item No. 23.371/57 on Page No. 622.

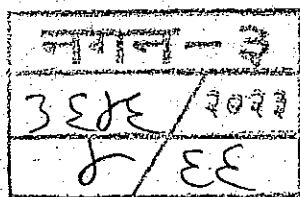
AFFIX STAMP HERE :



This Deed of Absolute Sale is executed on this 08<sup>th</sup> day of June, 2023 at Nagpur by and between.

- 1) **Smt. Neela Diwakar Tole**  
Aged about 83 Years, Occupation – Household  
(PAN – AHJPT 5240 P)  
(UID No. 4579 9498 5397)  
(Mob. No. 98 202 85286)
- 2) **Mr. Harshal Diwakar Tole**  
Aged about 46 Years, Occupation – Service  
(PAN – AHOPT 0915 G)  
(Passport No. 505941090)  
(Mob. No. +150 86250955)
- 3) **Mrs. Manisha Ratnakar Athalye** (*Name After Marriage*)  
**Miss. Manisha Diwakar Tole** (*Name Before Marriage*)  
Aged about 59 Years, Profession – C.A.  
(PAN – FDPPA 2254 B)  
(Passport No. 530809148)  
(Mob. No. 50 881 61726)  
**No. 2 & 3 through their Power of Attorney Holder –**  
**Mrs. Sujata Sachin Sheth** (*Name After Marriage*)  
**Miss. Sujata Diwakar Tole** (*Name Before Marriage*)  
Aged about 57 Years, Occupation – Business  
(PAN – AADPJ 4731 C)  
(UID No. 3123 2556 9652)  
(Mob. No. 98 202 85286)
- 4) **Mrs. Sujata Sachin Sheth** (*Name After Marriage*)  
**Miss. Sujata Diwakar Tole** (*Name Before Marriage*)  
Aged about 57 Years, Occupation – Business  
All R/o. 29, Corporation Colony, Ambazari Layout,  
Gandhi Nagar, Nagpur – 440 010.  
At Present R/o. 231-C, Grand Paradi, 572, Dadiseth Hills,  
August Kranti Marg, Behind Hotel Shalimar,  
Kemps Corner, Mumbai – 400 026.  
(PAN – AADPJ 4731 C)  
(UID No. 3123 2556 9652)  
(Mob. No. 98 202 85286)

AFFIX STAMP HERE :



hereinafter referred to as the "Vendors or Sellers", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "Vendors or Sellers", as well as their legal heirs, representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the FIRST PART.

**Laxminarayan Infracon Private Limited**

**(PAN – AA ECL 3623 R)**

*a Company incorporated under the provisions of the Companies Act, 1956/2013 (18 of 2013), the Corporate Identity Number of the company is U45309MH2020PTC347001 and having its registered Office at – Plot No. 310, Crorepati Lane, Near Hislop College Square, Civil Lines, Nagpur, Maharashtra, India – 440 001.*

**Through its Authorized Director -**

**Mr. Sachin S/o. Janardhan Borkar**

Aged about 45 Years, Occupation – Business

R/o. 310, Laxminarayan, Crorepati Lane,

Hislop College Square, Civil Lines, Nagpur - 440 001.

**(PAN – AITPB 9987 C)**

**(UID No. 2129 6952 0560)**

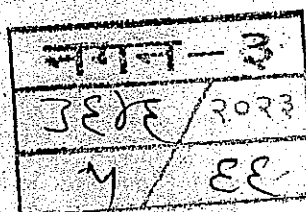
**(Mob. No. 93 706 62195)**

hereinafter referred to as the "Vendee or Purchaser", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "Company", it's Directors, as well as his legal heirs, representatives, executors, administrators, successors, attorneys in interest and permitted assignees of the SECOND PART; AND;

*Where the context so require, words & expression referring to the Parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.*

Whereas, the Vendors are the Joint, full & an absolute owners of ALL THAT piece & parcel of NMC Lease hold land bearing Plot No. 29, area admeasuring 18.28 m. x 30.48 m. = 557.42 Sq.Mtrs. (60'.00" x 100'.00" = 6000'.00" Sq.Ft.), togetherwith the residential construction on the Ground & First Floor, admeasuring about 3600 Sq.Ft. (334.448 Sq.Mtrs.) thereon, having **Municipal Corporation House No. 341/E/29, Sheet No. 57, City Survey No. 1593 of Mouza – Ambazari**, situated at – Circle No. 20, NMC Ward No. 74, Corporation Colony, Ambazari Layout of NMC, North Ambazari Road, LAD Square, Gandhi Nagar, Nagpur, within the limits of NIT & NMC, Nagpur, Teh. & Dist. Nagpur. (Hereinafter referred to as the "Said Property").

AFFIX STAMP HERE :



- 22) If in future, the Maharashtra Metro Rail Corporation Ltd. shall acquire the land out of the said property in that event, the Only Purchaser will have the rights to collect or receive the entire amount or whatever Compensation (TDR) to be given by Maharashtra Metro Rail Corporation Ltd..
- 23) That, this Deed of Sale is subject to jurisdiction of the Competent Court at Nagpur.
- 24) That, all expenses on account of preparation of this Sale Deed including the full Stamp Duty and Registration fees payable thereon as well as other expenses are to be borne and paid by the Purchaser alone, and accordingly have been so borne.

### SCHEDULE OF THE PROPERTY HEREBY SOLD

ALL THAT piece & parcel of NMC Lease hold land bearing Plot No. 29, area admeasuring 18.28 m. x 30.48 m. = 557.42 Sq.Mtrs. (60'.00" x 100'.00" = 6000'.00" Sq.Ft.), togetherwith the residential construction on the Ground & First Floor, admeasuring about 3600 Sq.Ft. (334.448 Sq.Mtrs.) thereon, having **Municipal Corporation House No. 341/E/29, Sheet No. 57, City Survey No. 1593 of Mouza – Ambazari,** situated at – Circle No. 20, NMC Ward No. 74, Corporation Colony, Ambazari Layout of NMC, North Ambazari Road, LAD Square, Gandhi Nagar, Nagpur, within the limits of NIT & NMC, Nagpur, Teh. & Dist. Nagpur, togetherwith all other easemenatary rights, appurtenant and belongings thereto and the said property is bounded as under :-

On the East - Plot No. 30  
 On the West - Private Property  
 On the North - North Ambazari Road  
 On the South - Road & then Plot No. 21 & 22  
 Sharefull.

IN WITNESS whereof the PARTIES hereinabove have hereto set and subscribed their respective hands and assign after fully understanding and admitting the content of this DEED OF SALE with sound mind, freewill and without any coercion or misrepresentation whatsoever, in

AFFIX STAMP HERE :

