

Declaration Regarding Land

To

The Respected Authority,

This is to respectfully state that the project land is situated on **Plot No. 1 and 2 of Khasra No. 177/2**, located within the jurisdiction of Gram Panchayat Wela Harishchandra.

As the project land forms a part of a larger parcel of land, we have submitted the relevant Sale Deed for your kind perusal and necessary action.

Kindly take note of the above.

Date: 26/04/2025

Place: Nagpur

Yours Faithfully'

For, RAJ INFRA REALITIES

हिरा

(Proprietor)

MRS. MALAN PREMRAJ BADOLE

770 11125

Friday, December 21, 2018

5:21 PM

भावती

Original/Duplicate

नौदणी क्र.: 39M

Regn.: 39M

भावती क्र.: 12747

दिनांक: 21/12/2018

भावतीचे नाव: वडा हरिश्चंद्र

दस्तावेजाचा अनुक्रमांक: भगन7-11125-2018

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: राज ईश्वर रियालटीज तर्फे प्रो. मानन प्रेमराज बडोले

नौदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठांची संख्या: 62

रु. 1340.00

एकूण:

आपणास मूळ दस्त, थंडनेल प्रिंट, सूची-२ अंदाजे
4:06 PM ह्या वेळेस मिळेल.

सह दुय्यम नियंत्रक वर्गापडे

नागपूर ग्रामिण क्र. ७,

बाजार मूल्य: रु. 40495000/-

मोबदला रु. 40500000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु. 40/-

2) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

3) देयकाचा प्रकार: DHC रक्कम: रु. 1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2112201807969 दिनांक: 21/12/2018

बँकेचे नाव व पत्ता:

नौदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No11058-2017 Amt. 30000

मी/न



महाराष्ट्र MAHARASHTRA

© 2018 ©

TZ 639488

SALE-DEED

SALE - DEED FOR RS. 4,05,00,000/- ONLY
(RUPEES FOUR CRORE FIVE LAKH ONLY)

MARKET VALUE RS.:- 4,04,95,000/-

STAMP DUTY PAID OF RS. : 100/-

THIS DEED OF SALE is made on this 21st Day of DECEMBER, 2018.

THAT full Stamp Duty of Rs. 26,32,500/- Only and Registration Fees of Rs. 30,000/- Only is already paid by the Purchaser at the time Registration of Agreement to Sell which is duly registered in the office of the Sub- Registrar No. 10, Nagpur at Serial No. 11058/2017 on dated 23/11/2017.

नगन ७
१११२५/२०१८
१ एड



कमल प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)
प्रतिज्ञापत्र कोणकडे मातार करावयाचे
प्रतिज्ञापत्रासाठीचे कारण
मुद्रांक विकत घ्याव्याचे नांव व रहिवासी पत्ता
मुद्रांक बाबतची गोंदवही अनु. क्रमांक - /दिनांक
मुद्रांक दिकत पत्र - सही
परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण पत्ता
अनिल स. बनोदे ला.न. १४/९६
सकलदरा चौक, नागपूर कोट नं. ४६०१०६१

६०५४

१३/०५/१८

०५/०५/१८ - १२/०५/१८

०५/०५/१८

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नगन ७
११/१२/२०१८
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BETWEEN

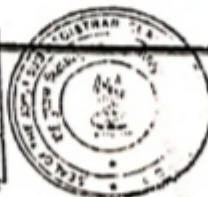
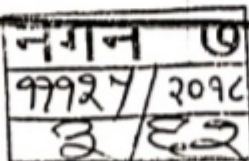
RAJ INFRA REALITIES, Acting through its Proprietor **MRS. MALAN W/O PREMRAJ BADOLE**, Aged about 59 years, Occupation- Business, Residing at Plot No. 61, Unnati Park, Besa, Nagpur-440037. Hereinafter called the **PURCHASER/PARTY NO. 1**, Which expression shall unless repugnant to the context or meaning herein always mean and include the **PURCHASER**, as well as their legal heirs, legal representatives, executors, administrators, successors, assigns of the **FIRST PART**.
(PAN NO. BNNPB 8824 L)

PYRAMID DEVELOPERS, Acting through its Authorized Partner **1) MRS. SWATI GUNWANT DEOPARE**, Aged 37 years, Occupation- Business, Residing at Swami Sadan, Bairamji Town, Nagpur-440013, **2) SHRI. PRADIP S/O DINKAR TATAWAR**, Aged about 55 years, Occupation- Business, Residing at 402, J.P. Heights, Bairamji Town, Chhaoni, Nagpur-440013 & **3) MRS. SANDHYA SANJAY GOSAVI**, Aged about 51 years, Occupation- Business, Residing at Plot No. 52, Near NIT Garden, Empress Mill Society, Shree Nagar, Nagpur- 440015. Hereinafter known and called as the **VENDOR/SELLER OR PARTY NO. 2**, Which expression shall unless repugnant to the context or meaning herein always mean and include the **SELLER** as well as their legal heirs, legal representatives, executors, administrators, successors, assigns or anyone acting or claiming through or under them of the **SECOND PART**.
(PAN NO. AAJFP 5335 L)

WHEREAS the vendors named hereinabove are full and absolute Owners of the property comprising of ALL THAT piece and parcel of land bearing **SURVEY NO. 177/2**, Situated at Mouza - **WELA (HARISHCHANDRA)**, Patwari Halka No.38-A, Khate No. 94, Class-I, Revenue Rs. 3.25, admeasuring **1.41 Hectore** alongwith standing crops, trees, fruits etc. within the limits of Grampanchayat- Wela Harishchandra, in Tahsil Nagpur (Gramin) and District Nagpur and more particularly described in the Schedule hereunder written.

WHEREAS the said aforesaid properties is originally belonged to the Shri Vinod Dattatray Nalamwar & Four others. That they lateron transferred the aforesaid property by way of sale to abovenamed Vendors by a Sale Deeds dated 9/3/2009, which is duly registered in the office of the Joint Sub-Registrar No. 10, Nagpur, in Addl Book No. 1, at Serial No. 1107/2009 on dated 12/3/2009.

WHEREAS for cogent reasons and good causes the Vendors has now decided to sell the aforesaid Agriculture Land to any interested buyer and to utilize the sale proceeds thereof in their/his best interests and for the benefits of their/his family members, AND



WHEREAS the Vendors being thus desirous of selling the said property and the Purchasers hereinabovenamed having expressed his desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations Vendors has sell the aforesaid property to the Purchaser for a total consideration of Rs. 4,05,00,000/- (Rupees Four Crore Five Lakh Only) upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWING :

1. THAT in consideration of a total sum of Rs. 4,05,00,000/- (Rupees Four Crore Five Lakh Only) paid by the Purchasers to the Vendors in the manner appearing herein below, the receipt whereof the Vendors does hereby acknowledge, the Vendors as the absolute and joint Owner and in possession thereof does hereby grant, convey, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and parcel of a land bearing **SURVEY NO. 177/2**, Situated at Mouza - **WELA (HARISHCHANDRA)**, Patwari Halka No.38-A, Khate No. 94, Class-I, Revenue Rs. 3.25, admeasuring **1.41 Hector** alongwith standing crops, trees, fruits etc. within the limits of Grampanchayat- Wela Harishchandra, in Tahsil Nagpur (Gramin) and District Nagpur and more particularly described in the Schedules hereunder in written, TO HOLD THE SAME TO AND UNTO THE PURCHASER, as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Ground Rent, Corporation Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT

Rs. 40,00,000/-	(Rupees Fourty Lakh Only) Paid by Purchaser to the Vendors as a Earnest Token amount by way of Cheque bearing No. 022509 of Bank of India, Besa Branch, Nagpur on dated 17/10/2017.
Rs. 40,00,000/-	(Rupees Fourty Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 022510 of Bank of India, Besa Branch, Nagpur on dated 25/10/2017.
Rs. 52,00,000/-	(Rupees Fifty Two Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 022515 of Bank of India, Besa Branch, Nagpur on dated 16/11/2017.
Rs. 15,00,000/-	(Rupees Fifteen Lakh Only) Paid by Purchaser to the Vendors at the time of Agreement To Sell by way of Cheque bearing No. 022517 of Bank of India, Besa Branch, Nagpur on dated 21/11/2017.

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Rs. 3,48,000/-	(Rupees Three Lakh Forty Eight Thousand Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 022528 of Bank of India, Besa Branch, Nagpur on dated 12/12/2017.
Rs. 81,00,000/-	(Rupees Eighty One Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 022524 of Bank of India, Besa Branch, Nagpur on dated 27/2/2018.
Rs. 31,00,000/-	(Rupees Thirty One Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 067767 of Shrikrushna Co-operative Bank, Narsala, Nagpur on dated 21/7/2018.
Rs. 19,00,000/-	(Rupees Nineteen Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 029822 of Bank of India, Besa Branch, Nagpur on dated 25/7/2018.
Rs. 15,00,000/-	(Rupees Fifteen Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 029829 of Bank of India, Besa Branch, Nagpur on dated 31/8/2018.
Rs. 10,00,000/-	(Rupees Ten Lakh Only) Paid by Purchaser to the Vendors by way of Cheque bearing No. 035702 of Bank of India, Besa Branch, Nagpur on dated 27/11/2018.
Rs. 82,47,000/-	(Rupees Eighty Two Lakh Forty Seven Thousand Only) Paid by Purchaser to the Vendors at the time of Registration of this Sale-Deed by way of Cheque bearing No. 035704 of Bank of India, Besa Branch, Nagpur on dated 21/12/2018.
Rs. 12,00,000/-	(Rupees Twelve Lakh Only) Paid by Purchaser to the Vendors at the time of Registration of this Sale-Deed by way of Cheque bearing No. 035707 of Bank of India, Besa Branch, Nagpur on dated 12/01/2019.
Rs. 4,05,000/-	(Rupees Four Lakh Five Thousand Only) deducted by the Purchaser for TDS (Tax Deducting Services) which shall be credited to the vendors account by procedure of TDS.

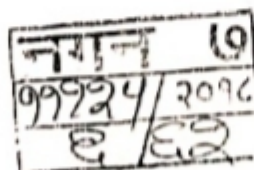
Rs. 4,05,00,000/- (TOTAL RUPEES FOUR CRORE FIVE LAKH ONLY)

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2) THAT the VENDORS does thereby covenant with the PURCHASERS as following:-

- i) That the Vendors has good, valid and marketable title to the property hereby sold and that he/they have absolute right and full authority to convey, assign and transfer the same by way of sale to the purchaser absolutely forever.
- ii) THAT the Vendors assures to the Purchaser that the property hereby sold is their separate and self acquired property belonging to them alone, and that none except them have acquired any manner of right, title or interest of any kind whatsoever in respect of the same.
- iii) THAT in future if any third person claim over the said property in any manner, in that event this Sale-Deed shall not cancelled but vendors shall fully responsible for that claim and always indemnified the Purchaser against such circumstances. In any event or circumstances this Sale Deed shall not be cancelled in any way.
- iv) THAT the property hereby sold shall be quietly entered into and upon and held enjoyed the rents and profits received therefrom by the purchaser without any interruption or disturbance by the Vendors or any person claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whatsoever.
- v) THAT the Vendor has paid upto this date all dues with respect to Taxes, Cesses, N.A Assessment Tax and all other outgoing etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendor undertakes to pay the same to the Purchaser always indemnified against such payments.
- vi) That it is agreed between both the parties that at the time of demarcation and measuring of Land, if area of said land will be deducting then Vendors shall refund portion of paid amount as per rate of consideration.
- vii) THAT the Vendors has delivered the actual PHYSICAL POSSESSION of the said property hereby sold to the Purchasers in vacant condition at the time of Registration of Agreement to Sell.
- viii) THAT the Vendors shall support any application made by the Purchasers for mutation of name of Purchasers on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchasers in



all relevant records without any delay and cost and in future Vendor shall personally present on the demand of Purchaser for mutation of said property in all relevant records.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written 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 without any cost.

x) THAT in case the Purchasers are 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 Vendors shall pay to the Purchasers by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property with interest.

xi) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any way on whereby they are debarred from transferring the same by way of sale to the purchaser. The Vendors further declare that there is no legal impediment of what so-ever nature for transfer of the said property by them in favour of the Purchaser.

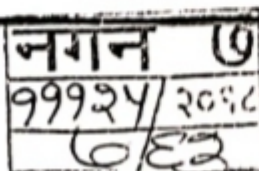
xii) THAT the Vendors shall be delivered all the original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

xiii) 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.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land bearing **SURVEY NO. 177/2**, Situated at **MOUZA - WELA (HARISHCHANDRA)**, Patwari Halka No.38-A, Khate No. 94, Class-1, Revenue Rs. 3.25, admeasuring **1.41 Hectar** alongwith standing crops, trees, fruits etc. within the limits of Grampanchayat- Wela Harishchandra, in Tahsil Nagpur (Gramin) and District Nagpur and the said property is bounded as follows :

ON THE EAST	-	SURVEY NO. 177/1
ON THE WEST	-	SURVEY NO. 178, 180 & 183
ON THE NORTH	-	MOUZA GHOGLI SHIV PANDHAN
ON THE SOUTH	-	SURVEY NO. 184 & 185



That the contents of this Sale-Deed are true and correct to the best of our/my knowledge and belief. That all contents vernacularly read and translate to we (Vendors), by our counsel/advocate and we(Vendors) understand all the contents of this Sale-Deed and thereafter we signed on this Document. This Sale-deed and all contents of this Sale-Deed shall be applicable to us and our legal heirs.

IN WITNESS WHEREOF the VENDORS and the PURCHASER herein abovenamed have hereto set their respective hands and signed this **DEED OF SALE** at **NAGPUR** in presence of the attesting witnesses signing as such on the day first above written.

Drafted by ADV. RUPESH A. JATTEWAR, as per instruction & document provided by the parties.



PYRAMID DEVELOPERS,
Acting through its Authorized Partner

[Signature]

1) MRS. SWATI GUNWANT DEVPARE,



[Signature]

2) SHRI. PRADIP S/O DINKAR TATAWAR,

[Signature]

3) MRS. SANDHYA SANJAY GOSAVI
VENDORS



RAJ INFRA REALITIES
Acting through it's Proprietor

[Signature]

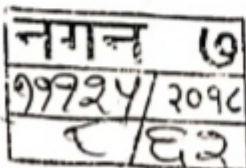
(MRS. MALAN W/O PREMRAJ BADOLE)
PURCHASER



WITNESSES :

(1) *[Signature]*
(Adv. Rupesh A. Jattewar)

(2) *[Signature]*
(Sachin Y. Warkde)



माव समुदाय माव

महाराष्ट्र दिनांक : 20/12/2018

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 :- वेळा हरिश्चंद्र तालुका :- नागपूर (धामीण)
मह. क्रमांक व उपविभाग : 177/2

जिल्हा :- नागपूर शेवटचा केरफार क्रमांक : 2242 व दिनांक : 20/12/2018

माव क्रमांक व उपविभाग 177/2	भूधारणा पद्धती भोगवटद्वारा वर्ग -1	भोगवटद्वाराचे माव
भोलीचे स्थानिक माव	क्षेत्र आकारआणे व पो.ख. के.फा	खाले क्रमांक
क्षेत्र एकक हे.आर.पी.मी. जिरायत 1.41.00 बागायत . तरी . वरकस . इतर . एकूण क्षेत्र 1.41.00 घोटखराब (नागावडीस अयोग्य) वर्ग (अ) . वर्ग (ब) . एकूण पो 0.00.00 आकारणी 3.25 जडी किंवा विशेष भाकारणी	पेरमीड इन्कल्पस तर्फे स्वाती मुणवत देवपार 1.41.00 3.25 (1119	94 कळाचे माव इतर अधिकार इतर खरेदी क्र. 335 दि. 26/11/20 (335) इतर दि. 04/08/08 खरेदी (1012) [इतर] (2242) [दि. 18/11/09 कन्याका नागरी सहकारी बँक कडून 60.00.000/- रु. कजें घेतले] (2242)
(1343)	नगन ७ १११२४/२०१८ २/६३	सोना आणि भुमापन विनं

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

गाव :- वेळा हरिश्चंद्र तालुका :- नागपूर (धामीण)
मह. क्रमांक व उपविभाग : 177/2

जिल्हा :- नागपूर शेवटचा केरफार क्रमांक : 2242 व दिनांक : 20/12/2018

		पिकाखालील क्षेत्राचा तपशील									नागवडीसाठी उपलब्ध नसलेली जमीन		जम तिघनाचे साधन	शेत
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
					घटक पिके व पत्येकाखालील क्षेत्र						पिकाचे नाव	जम सिधित		
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जम सिधित	अजम सिधित	पिकाचे नाव	जम सिधित	अजम सिधित	पिकाचे नाव	जम सिधित	अजम सिधित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	
			हे.आर. पी.मी.	हे.आर. पी.मी.		हे.आर. पी.मी.	हे.आर. पी.मी.		हे.आर. पी.मी.	हे.आर. पी.मी.		हे.आर. पी.मी.		
2017-18	खरीप										पडळ	1.4100		

<https://10.187.202.225/efar2beta/PglHtml712.aspx>

तस्ताळी भाऊराव
तक नागपूर (धामीण)
२०/१२/१८

12/20/2018

923	920	966	966	
925				
924				

वेळार

महाराष्ट्र

नगन ७
१११२५/२०१८
१०/६२



पञ्चाल क्रमांक व
नॉद उपविभाग
क्रमांक

पान

पगुलीसाठी

पगुलीसाठी
पगुली

लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी मिन्वा जुडी	दुगासा जमिनीवरील नुकसान.	स्थानिक उपकर	जि.प. या. प.			
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)					
खाते क्रमांक ९४	पिरॅमीड डेव्हलपर्स तर्फे स्वाती गुणवंत देवपारे.								
व्यक्तिगत खातेदार	177/2	1.41.00	0.0000	1.41.00	3.25	0	0	0	3.25
एकूण		1.41.00	0.0000	1.41.00	3.25	0	0	0	3.25



तलाठी साक्षर
तह नमूने (महाराष्ट्र)

11/12/18

नगन ७
१११२५/२०१८
११/६३



अहवाल दिनांक : 12/10/2018

गाव नमुना सार

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (संगणक करणे व सुविधातीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव : परसोडी

तालुका : नागपूर
(ग्रामीण)

जिल्हा : नागपूर

शेवटचा फेरफार क्रमांक : 333 व दिनांक :

25/06/2018

मट क्रमांक व उपविभाग : 118

मट क्रमांक व भुधारणा पद्धती उपविभाग 118 भोगवटादार वर्ग -1		भोगवटदाराचे नांव		
शेतीचे स्थानिक नांव		क्षेत्र आकारआणे व पो.ख. फे.फा	खाले क्रमांक	
क्षेत्र हे.आर.चौ.मी एकक	1.41.00	शिरिष रामचंद्र रामापुरे [विजय तिलोकचंदजी बोसदीया [मच्छिंद्र रामचंद्र कदम -----सामाईक क्षेत्र-----	1.41.00 6.06 (330) (330) (330)	[57], [544], 547 कुळाचे नांव इतर अधिकार इतर
बागायत -				दि. 13/10/2008 खरेदी विक्रीप्रमाणे (32)
तरी -		विजय तिलोकचंदजी बोसदीया	(333)	इतर
वरकस -		शिरिष रामचंद्र रामापुरे	(333)	आडनावात दुरुस्ती (330)
इतर -		मच्छिंद्र रामचंद्र कदम -----सामाईक क्षेत्र-----	(333)	इतर खरेदी हक्काने (333)
एकुण 1.41.00		मालन प्रेमराज बडोले	1.41.00 6.06 (333)	
क्षेत्र				
पोटखराब (लागवडीस अयोग्य)				
वर्ग (अ) -				
वर्ग (ब) -				
एकुण पो 0.00.00				
ख				
आकारणी 6.06				

नगन ७
१११३५/२०२८
१३/६३


<https://10.187.202.225/eferfar2beta/PglHtm1712.aspx>

10/12/2018