

Receipt (pavti)

275/1945
Monday, August 21, 2023
6:40 PM

पावती

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

पावती क्र.: 3001 दिनांक: 21/08/2023

गावाचे नाव: सेलू

दस्तावेजाचा अनुक्रमांक: क्रमव-1945-2023

दस्तावेजाचा प्रकार: अविभाज्य हिश्याची अंशत: विक्री

मादर करणाऱ्याचे नाव: मुनिन्द्रमुरीयल पार्क प्राईवेट लिमिटेड तर्फे अधिकृत हस्ताक्षर कर्ता श्रीमती मिहीका शशीकांत

पडळकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

Delivered

एकूण: रु. 31000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
7:00 PM ह्या वेळेस मिळेल.

Hand Signed
मुनिन्द्रमुरीयल पार्क प्राईवेट लिमिटेड
Kalameshwar

वाजार मूल्य: रु. 30012500 /-

मोवदला रु. 75625000/-

भरलेले मुद्रांक शुल्क : रु. 3781300/-

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823214606243 दिनांक: 21/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006815686202324E दिनांक: 21/08/2023

बँकेचे नाव व पत्ता:

Hand Signed



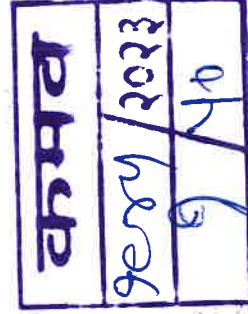
CHALLAN
MTR Form Number-6



GRN		MH006815686202324E		BARCODE				Date		18/08/2023-16:51:46		Form ID		25.1	
Department				Inspector General Of Registration				Payer Details							
Type of Payment				Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
								PAN No.(If Applicable)							
Office Name				KLS_KALMESHWAR SUB REGISTRAR				Full Name				SUPRINDUSTRIAL PARK PRIVATE LIMITED ✓			
Location				NAGPUR				Flat/Block No.				MZ SELU ✓			
Year				2023-2024 One Time				Premises/Building				KALMESHWAR ✓			
Account Head Details				Amount In Rs.				Road/Street				KALMESHWAR ✓			
								Area/Locality				NAGPUR ✓			
0030046401 Stamp Duty				3781300.00 ✓				Town/City/District							
0030063301 Registration Fee				30000.00				PIN				4 4 0 0 0 2			
								Remarks (If Any)				SecondPartyName=KALMESHWAR WAREHOUSE PARK PRIVATE LIMITED~			
								Amount In		Thirty Eight Lakh Eleven Thousand Three Hundred Ru					
Total				38,11,300.00				Words		pees Only					
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD No.				Cheque-DD Details				Bank CIN		Ref. No.		00040572023081887605 CKX7376870			
								Bank Date		RBI Date		18/08/2023-16:24:53		Not Verified with RBI	
Name of Bank								Bank-Branch		STATE BANK OF INDIA					
Name of Branch								Scroll No. , Date		Not Verified with Scroll					

Department ID:

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
7122767995 Mobile No. :





ପ୍ରାପ୍ତ	୨୧/୧୧/୨୦୨୩	୨/୧୦
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SALE DEED

This **SALE DEED** ("DEED") is made and entered into at Nagpur on this 21st day of
AUGUST, 2023

BETWEEN

KALMESHWAR WAREHOUSE PARK PRIVATE LIMITED, (PAN: AAJCK8637R, CIN: U63030MH2022PTC392677) a company incorporated under the Companies Act of 2013, having its registered office at House No. 371, Rangoli Complex, Khare Town, Dharampeth, Nagpur – 440010, acting through its authorized signatory (i) SUMIT HARBANSLAL JHAM, (PAN: AENPS2462P, UID: 4758 8153 4600), age 48 years, and (ii) RAJU ISHWARDAS MAHTANI, (PAN: ABHPM7150P, UID: 9564 2075 7523), aged about 69 year, an adult authorized by a resolution dated 10.08.2023, hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the
ONE PART;

AND

SUPRINDUSTRIAL PARK PRIVATE LIMITED, (PAN: ABLCS0817L, CIN: U52109MH2023PTC405247) a company incorporated under the Companies Act of 2013, having its registered office at 2nd floor, Room no. 218, Allied Industrial Estate, Plot 569, NC Kelkar Road, Mahim, Mumbai 400016, acting through its authorized signatory Ms. Mihika Shashikant Padalkar authorized by a resolution dated 17 August, 2023, hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominees and assigns) of the **OTHER PART;**



Vendor



Purchaser

कचप
9 Aug / 2023
3 / 40



(Vendor and Purchaser are hereinafter individually referred to as “Party” and collectively referred to as “Parties”.)

WHEREAS

A. The Vendor has represented to the Purchaser as under:

1. Prior to the year 1998, one Shiva Kashinath Rewade was the absolute, legal and beneficial owner of and otherwise well and sufficiently entitled to and in ossession of all that piece and parcel of agricultural land (now agricultural land) bearing Survey No 390 admeasuring 2 Hectare and 45 Ares equivalent to 24,500 square meters (“**the Land**”) situated in Village Selu, Taluka Kalmeshwar, District Nagpur. The Land is more particularly described in the **First Schedule** hereunder written and demarcated with red colour boundary lines on the plan annexed herewith and marked as **Annexure A**.
2. Shiva Kashinath Rewade died in and around the year 1998 leaving behind Khemraj Shiva Rewade as his only legal heir pursuant to which his name came to be recorded as the sole and exclusive owner on the 7/12 extract of the land bearing Survey No 390 admeasuring 24,500 square meters i.e. the Land.
3. By and under a Sale Deed dated 8 May 2009 executed between Khemraj Shiva Rewade (therein referred to as the ‘Vendor’) and Prabhakar Khemraj Rewade (therein referred to as the ‘Purchaser’) and registered with the office of Sub-Registrar of Assurances at


Vendor


Purchaser

कमराज	गैर्य 2023	२/५०
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Kalmeshwar under Serial No 611 of 2009, Khemraj Shiva Rewade sold, transferred and conveyed the Land in favour of Prabhakar Khemraj Rewade (Prabhakar Khemraj Rewade being the son of Khemraj Shiva Rewade) for the consideration and on the terms and conditioned mentioned therein. Effect of the aforesaid transaction has been recorded on the 7/12 extract in respect of the Land *vide* Mutation Entry No 790 dated 3 August 2009.

4. By and under a Sale Deed dated 27 March 2023 ("**Sale Deed dated 27 March 2023**") executed between Prabhakar Khemraj Rewade (therein referred to as the 'Seller') of the First Part, the Vendor (therein referred to as the 'Purchaser') of the Second Part, and Roshan Prabhakar Rewade, Chetan Prabhakar Rewade, Puja Pramod Bhoyar (therein collectively referred to as the 'Consentors') of the Third Part, and registered with the office of Sub-Registrar of Assurances at Kalmeshwar under Serial No 641 of 2023, Prabhakar Khemraj Rewade with the consent from the Consentors therein sold, transferred and conveyed the Land in favour of Kalmeshwar Warehouse Park Private Limited for the consideration and on the terms and conditioned mentioned therein.

5. While under the Sale Deed dated 27 March 2023 the Vendor had purchased the Land by availing the relaxation for 'bonafide industrial use', pursuant thereto, by and under an order dated 14 August, 2023 bearing reference no. Ra.ma. kra. 11/ N.A.A. – 48/2022-2023 passed by the Collector, Nagpur, the user of the land has been converted for non-agricultural purposes and the Vendor has been paying non-agricultural taxes levied on the Land. Accordingly, the provisions of Maharashtra Tenancy and Agricultural Lands (Vidarbha Region) Act, 1958 ("**MTAL**") cease to apply to the Land.



Vendor



Purchaser



6. In view of the above, the Vendor is the absolute, legal, beneficial and registered owners of and otherwise well and sufficiently entitled to and in possession of the Land.
- B. The Vendor has obtained certificate dated 4th August, 2023 from its chartered accountants Vinod Vishal & Associates, which inter-alia certifies that as on 4th August 2023, (a) there are no records of outstanding demands on the Income Tax Portal for arrears of Income Tax payable and (b) no records of any e-proceedings on the Income Tax Portal. A copy of the aforesaid certificate dated 4th August, 2023 is attached herewith as Annexure B.
- C. Relying on the aforesaid representations, the Purchaser is the desirous of acquiring the Land from the Vendor and has accordingly approached the Vendor for purchase of the Land with a clear and marketable title free from all encumbrances, claims, demands, litigation and beyond reasonable doubts.
- D. Pursuant to negotiations held between the Parties, the Vendor has agreed to sell and transfer the Land to the Purchaser and the Purchaser has agreed to purchase and acquire the Land including all the benefits attached thereto, for a total lumpsum consideration of INR 7,56,25,000 (Indian Rupees Seven Crore Fifty Six Lakh and Twenty Five Thousand Only) ("**said Consideration**") on the terms and conditions and in the in manner set out herein.
- E. The Parties are now executing this Deed for completing the sale, transfer and conveyance of the Land absolutely and completely and without any encumbrances in favour of the Purchaser.


Vendor


Purchaser

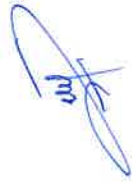


**NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:**

The parties declare and confirm that all the recitals, schedules and annexures of this Deed shall form an integral part hereof and shall be read accordingly.

1. SALE AND TRANSFER OF THE LAND

In pursuance of the above and the said Consideration paid by the Purchaser to the Vendor in the manner set out in Clause 2 below being the full and final consideration payable to the Vendor by the Purchaser for the transaction contemplated herein, the Vendor doth hereby grants, sells, assigns, transfers and conveys unto the Purchaser forever, free from all encumbrances, claims, demands, litigation and beyond reasonable doubts with clear and marketable title thereto, all its right, title and interest in the Land being all that piece and parcel of freehold non-agricultural land bearing Survey No 390 admeasuring 2 Hectare and 45 Ares equivalent to 24,500 square meters situate at Village Selu in Taluka Kalmeshwar in District Nagpur, and as more particularly described in the **First Schedule** hereunder written and as shown demarcated by red colour boundary line on the plan annexed hereto and marked as **Annexure A, TOGETHER WITH** all and singular the structures, fencing, compound walls, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, commons gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Land or any part thereof belonging or in any way appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to



Vendor



Purchaser

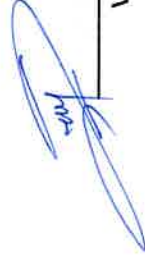


belong or be appurtenant thereto **AND TOGETHER WITH** all the estate, right, title, interest, benefit, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the Land and the hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said hereditaments and premises hereby granted conveyed, sold transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, its successors and assigns forever **SUBJECT TO** the payment of all future rates assessments taxes and dues hereafter to become payable to the Government or to the local authority in respect thereof.

2. **PAYMENT OF CONSIDERATION**

The said Consideration being a sum of INR 7,56,25,000 (Indian Rupees Seven Crores Fifty Six Lakhs and Twenty Five Thousand Only) has been paid by the Purchaser to the Vendor in the following manner:

- 2.1 A sum of INR 7,48,68,750 (Indian Rupees Seven Crores Forty Eight Lakhs Sixty Eight Thousand and Seven Hundred Fifty Only) has been paid by the Purchaser to Vendor on the execution and registration of this Deed vide demand draft dated 18 August, 2023 bearing no. 504294 issued by ICICI Bank, BKC Branch in the name of Vendor (the payment and receipt whereof Vendor doth hereby admit and acknowledge and of and from the same and every part thereof does hereby release and discharge the Purchaser forever);
- 2.2 A sum of INR 7,56,250 (Indian Rupees Seven Lakhs Fifty Six Thousand Two Hundred and Fifty Only) is deducted from the consideration payable to the Vendor, as 1% TDS under the provision of Income Tax Act and shall be deposited with the Income Tax Authorities by the Purchaser.


Vendor


Purchaser



3. **VENDOR'S COVENANTS**

3.1 The Vendor covenants with the Purchaser that:

3.1.1 Notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for it, made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full power and absolute authority to grant, convey, transfer, assign, allot and assure its right title and interest in the Land hereby granted, conveyed, transferred, assigned, allotted and assured or intended so to be unto and to the use of the

Purchaser in the manner aforesaid;

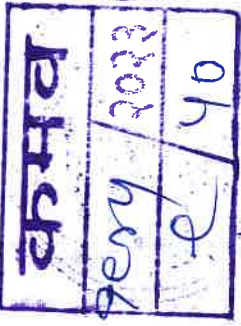
3.1.2 That it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly enter upon, use, occupy, possess and enjoy the Land hereby granted, conveyed, transferred, assigned with its appurtenances and receive all the rents and profits thereof and every part thereof for their own benefit and use without any suit, eviction or interruption, claim, demand or whatsoever by or from the Vendor or by any person or persons claiming or to claim, from under or in trust for it;

3.1.3 The Purchaser shall hold the Land free and clear and absolutely exonerated and forever discharged or otherwise by the Vendor of, from and against all former and other estates, title, charges and encumbrances whatsoever made, executed, created, occasioned or suffered by the Vendor or by any other person or persons claiming or


Vendor


Purchaser



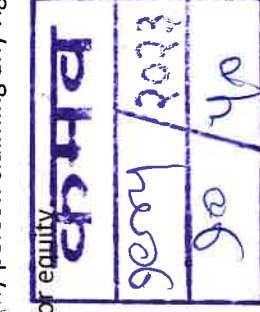




to claim by from under or in trust for it and the Vendor shall keep the Purchaser well and sufficiently saved, defended, kept harmless and indemnified of, from and against all such former and other estates, title, charges and encumbrances whatsoever;

3.1.4 The Vendor and all persons having or claiming any estate, right, title or interest in the Land which is hereby granted, conveyed, transferred, assured, assigned and allotted shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and lawful acts, deeds, things, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely conveying and granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors, and assigns for assuring the right title and interest of the Vendor in the Land and every part thereof hereby granted, conveyed, transferred, assigned, assured and allotted unto and to the use of the Purchaser in manner aforesaid;

3.1.5 Upon the execution and registration of this Deed, the sale and transfer of the Land in favour of the Purchaser shall be effective and complete, and the Purchaser shall be at liberty to deal, dispose and alienate the Land in the manner as the Purchaser may deem fit without any recourse to the Vendor or any person claiming any right, title or interest thereto whether in law or equity.





Vendor



Purchaser

4. **DELIVERY OF POSSESSION OF THE LAND AND ORIGINAL DOCUMENTS**

- 4.1 Simultaneously with the execution of this Deed, the Vendor has, handed and delivered to the Purchaser over to the Purchaser, quiet, peaceful and vacant possession of the Land as owners thereof alongwith the original title deeds, documents, applications and permissions pertaining to the Land as more particularly recorded in the **Second Schedule** hereunder written.

5. **FURTHER REPRESENTATIONS OF THE VENDORS**

- 5.1 The Vendor hereby assures, represents, warrants and covenants with the Purchaser as follows:

- (a) the Vendor is the sole and beneficial owner of the Land and has a good, valid, subsisting, clear, absolute and marketable title to the Land, without any encroachment, free and clear of all encumbrances, claims and litigations of any nature whatsoever;
- (b) the Vendor has good right, full power and absolute authority to sell, transfer, convey and assign the Land in favour of the Purchaser in the manner contemplated in this Deed;
- (c) the Vendor has handed over and delivered to the Purchaser the original title deeds, document and writings in respect of the Land, as more particularly described in the **Second Schedule** written hereunder.




Vendor


Purchaser

- (d) All title deeds and documents in respect of the Land have been validly executed, duly registered and adequately stamped as required under the law applicable to the Land;
- (e) this Deed, when executed, will have been duly and validly executed by the Vendor, and constitutes or will constitute, as applicable, their legal, valid and binding obligations, enforceable against them in accordance with the terms of this Deed;
- (f) the execution, delivery and performance by the Vendor, of this Deed and the transactions contemplated hereby or thereby, do not and shall not:
- (i) violate, conflict with, result in a breach of the terms, conditions or provisions of, or constitute a default, an event of default under any contract to which it is a party; any consent, governmental approval or order, to which it is a party or by which it is bound; or any applicable law;
 - (ii) constitute an act of bankruptcy, preference, insolvency or fraudulent conveyance under any bankruptcy act or other applicable law for the protection of debtors or creditors;
- (g) except the Vendor, nobody else either as a co-owner or otherwise howsoever, has any right, title, interest, claim or demand of any nature whatsoever in or upon the Land or any part/s thereof either by way of sale, mortgage, charge, lien, gift, inheritance, trust, lease, license, tenancy, easement or otherwise howsoever;


Vendor


Purchaser



- (h) the name of the Vendor has been accurately and properly mutated on the revenue records of the Land as the owner/holder thereof;
- (i) there are no restrictive covenants affecting the Land restricting or prohibiting the Vendor from selling, transferring assigning and conveying the Land or any part or portion thereof to the Purchaser;
- (j) the Vendor has not given any personal guarantee to any other third party whereby their right to dispose of the Land or any part or portion thereof may be affected;
- (k) the Vendor has at all times obtained all necessary governmental approvals under applicable laws (all of which are subsisting) in relation to the acquisition and holding of the Land and has at all times complied with applicable law and with the terms and conditions of all Governmental Approvals. The Vendor has not received any notice or other communication, which is subsisting as on date, for violation of any Governmental Approvals under Applicable Laws in relation to the Land;
- (l) there are no suit or proceedings nor notice of lis pendens initiated or filed against the Vendor or by the Vendor nor any attachment either before or after judgment is pending in respect of the Land or any part or portion thereof whereby the rights of the Vendor to sell, transfer and convey the Land are jeopardized;
- (m) there are no proceedings for insolvency/bankruptcy that have been initiated and or pending or threatened against the Vendor before any Court of Law or before any other competent Authority of the creditors or any other person or persons;


Vendor


Purchaser



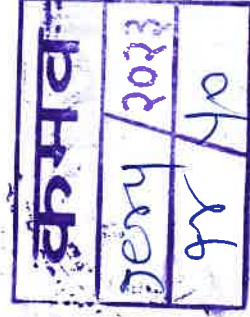
- (n) no notification/circular/government resolution has been issued under any Ordinance, Act, Statute, Rules or Regulations (State Government or Central Government) affecting the Land;
- (o) the Vendor has not entered into any agreement for sale and/or any other agreement or power of attorney or any other arrangement (whether written or oral) with any person or party, with respect to the Land nor has sold, transferred or assigned or in any manner parted with the possession of the Land or any part thereof to any person whatsoever other than the Purchaser;
- (p) the Vendor has not entered into any contract/agreement or concluded any negotiations whatsoever or accepted any token or earnest money from any third party in respect of the Land and/or the development rights thereof including but not limited to the FSI (Floor Space Index) available on the Land other than with the Purchaser as contemplated in this Deed;
- (q) that the Land or any part thereof does not form part of any HUF property / Partnership firm and there no minors who have any share or interest in the Land or any part thereof;
- (r) the Vendor has not done and shall not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the rights of the Purchaser under this Deed may be prejudicially or otherwise affected;
- (s) there are no covenants, restrictions, stipulations, easements or quasi-



Vendor



Purchaser



easements or privileges under any title document or under applicable law or otherwise which affects the Land or restricts the Purchaser to use the Land for the purposes of its business *inter alia* for setting up a warehouse/industrial park or putting the Land to industrial use;

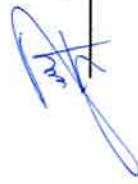
(t) no portion of the Land is affected by any reservation for any public purpose or otherwise and the Vendor has also not received any notice for acquisition or requisition of the Land or any portion thereof;

(u) there are no direct or indirect tax liabilities or tax proceedings pending or threatened against any of the Vendor which prejudicially affect the right of the Vendor to sell and transfer the Land and the Vendor alone shall be solely responsible for their tax obligations and liabilities;

(v) there is no prohibitory order or order of attachment of any department of Income Tax or of any department of the Government, Central or State or Local Body, Public Authority for taxes, levies, cesses, excise, customs, duties, penalties, interests, etc. with respect to or affecting the Land or any part thereof in any manner whatsoever;

(w) there are no proceedings pending or initiated against the Vendor under the Income-tax Act, 1961 and/or any Rules made thereunder in respect of the Land or any part thereof and the Vendor has not received any income tax demand and/or claim as on date from the Income Tax Authorities with respect to the Land or any part thereof.

There is no notice issued and/or served upon the Vendor as on date


Vendor


Purchaser



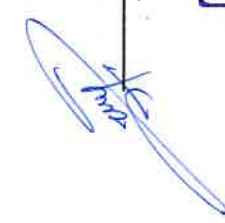
under the Income Tax Act, 1961 with respect to the Land; the Land is not situated in any area referred to in items (a) and (b) of sub-clause (iii) of clause 14 of section 2 of the Income Tax Act, 1961;

(x) that no permission of any person or any authority including from the predecessors in title of the Vendor or any person claiming through or under them or any of them is required for sale transfer and conveyance of the Land by the Vendor in favour of the Purchaser;

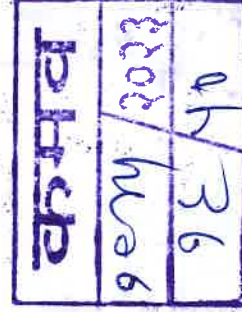
(y) neither the Vendor nor any one on their behalf or any other person claiming any right, title and interest in the Land in any manner howsoever has committed or omitted any act, deed, matter or thing whereby the rights of the Vendor in the Land may become or may be prejudicially affected or encumbered in any manner or whereby this right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the competent court or otherwise;

(z) the Vendor has not breached any of the provisions of any applicable land laws including but not limited to MTAL, Maharashtra Agricultural (Ceiling on Holding) Act, 1961 ("Ceiling Act"), Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 ("Fragmentation Act"), Maharashtra Land Revenue Code, 1966 ("the Code") and has not received any notice from any concerned authority, which is subsisting as on date, for resumption of the Land for breach of any of the provisions of the applicable land laws;

(aa) that there is no legal impediment or bar of whatsoever nature,

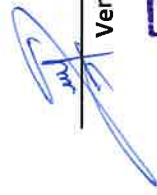

Vendor


Purchaser



whereby the Vendor can be prevented from selling, transferring, assigning and conveying the absolute right, title and interest in the Land in favour of the Purchaser;

- (bb) that the Land is not and does not form a part of 'wet land' or 'forest land' or 'adivasi land' and does not belong to any SC/ST or members of any Adivasi tribe;
- (cc) there are no notices issued or demands raised by any authorities or judicial or quasi-judicial body for deficiency in stamp duty if any in relation to the title deeds and documents pertaining to the Land;
- (dd) no notices have been received in respect of the Land or any part/s thereof from any authority including any governmental authority, local authority, panchayat etc. for breach of any applicable laws or otherwise;
- (ee) that the Land is a free hold property;
- (ff) none of the Vendor has availed any loan facility from any banks or financial institution and/or created a mortgage over the Land in favour of any banks or financial institutions;
- (gg) that there are no boundary or other disputes of any nature whatsoever with the adjoining land owners;
- (hh) that there is no dispute or proceedings pending or threatened between the Vendor and any other person, in any court of law or otherwise, regarding right, title, share or interest of any kind / nature


Vendor

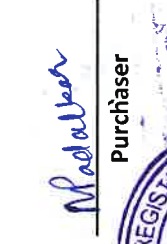

Purchaser

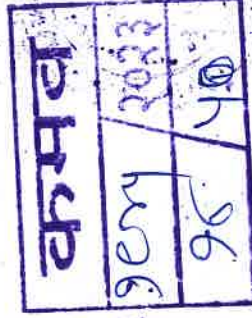


whatsoever in respect of the Land or relating in any manner howsoever to the Land including in respect of the user of the Land;

- (ii) the Land or its development potential is not subject to any litigation or proceedings in any Court or Tribunal nor there is any attachment thereof either before or after Judgment and there is no money decree passed or any money claim existing, against the Vendor;
- (ji) that there are no actions or proceedings pending against the Vendor instituted by any party whomsoever in respect Land including any notice or action for non-payment or recovery of moneys borrowed against the Land, land revenue, municipal taxes, statutory outgoings, duties, cess, charges, or any other government levies or any unauthorized use in respect of the Land, and if it is found that any outgoings pertaining to the Land are pending till the date of execution hereof then the same shall be paid by the Vendor to the Purchaser immediately on demand;
- (kk) the Vendor has not received any notice or other written communication, which is subsisting as on date, from any person or any governmental authority having jurisdiction or any right, title or interest over the Land threatening a suspension, revocation, modification or cancellation of any permissions or consent granted for the use, occupation, possession, enjoyment, development or transfer of the Land;
- (ll) the Vendor has paid, up to the date of the execution and registration of this Deed, all property taxes, rates, cesses, assessments, nazranas,


Vendor


Purchaser



dues, duties, impositions, charges, outgoing or any other amount payable to the relevant authorities in respect of the Land and there is no outstanding amount due, however, in the event if any charges, amounts, etc. are found outstanding from any authorities for the period prior hereto, the Vendor shall pay the same and indemnify the Purchaser against such non-payment thereof;

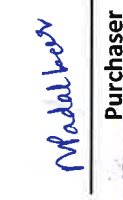
(mm) the Vendor till the date of the execution of this Deed was in uninterrupted, peaceful and exclusive use, occupation, possession and enjoyment of the Land without any interruption, action, proceeding, legal threat, claim or demand whatsoever from any person or persons whatsoever;

(nn) there is no decree, order, direction, injunction, Garnishee notice or any execution process or any other process of like nature of any court, tribunal or any local or public body officer or authority (including Revenue or Tax Officers or Authorities) whereof or by reason whereof the Vendor is prohibited, restrained, prevented or disentitled from entering into this transaction with the Purchaser of selling, conveying and transferring the Land including the right to have, hold, use, possess, occupy and enjoy the Land;

(oo) no Notification has been issued under any ordinance, Act, statute, rules or regulations (State or Central) or any local body affecting the use of the Land;

(pp) The said Consideration paid by the Purchaser to the Vendor is sufficient and full and final consideration and the Purchaser shall not


Vendor


Purchaser



be liable and/or required to pay to the Vendor or to any other person or persons claiming through or on their behalf any sum or any compensation for any reason whatsoever;

(qq) There is no mosque, temple or church established (whether for public or private worship or otherwise) on the Land or any part thereof nor is any part of the Land dedicated orally or in writing for any religious or charitable use or is being used as a place of worship by the Vendor or the public at large.

(rr) No public irrigation channel, cable, gas pipe or any other public utility passes through, under or over the Land or any part thereof

(ss) The Land does not fall under the High Tension Low Tension Zone;

(tt) the Purchaser has purchased the Land from the Vendor relying upon the representations of the Vendor in this Deed including the Recitals hereinabove.

6. VENDOR'S INDEMNITY

The Vendor does hereby at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and its successors in title and interest and assigns to the fullest extent from and against any and all actions, suit, proceedings, losses, damages, claims, costs, charges, expenses, demands and consequences if any claimed against or suffered or incurred by the Purchaser or its successors in title or assigns by reason of (a) any defect in the title of the Vendor or their predecessors in title to the Land and/or any claims


Vendor

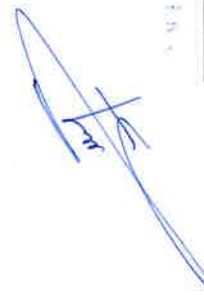

Purchaser

कमल	9/09/2023	20/40
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or demands in relation to the Land from any persons claiming under the Vendor and/or their predecessors in title and/or their heirs and/or due to breach of any of their obligations under the Ceiling Act or Fragmentation Act or breach of any of their obligations under MTAL and the Code including but not limited to payment of any nazrana, premium, non-utilization charges etc (b) any claims or demands in relation to the Land by reason of any nondisclosure and/or improper disclosure and/or misrepresentation made by the Vendor and/or (c) any representation, declaration, undertaking and assurances made by the Vendor being found to be untrue, incorrect, partially true and/or partially incorrect, false or misleading and/or in breach of the terms of this conveyance, (d) from any sums and penalties payable to the government, statutory authorities and utilities in respect of the Land relating to a period prior to execution of this Deed even if such claim is received subsequently, (e) any breach, default, contravention, non-observance or non-performance whatsoever by the Vendor of any obligations, terms and conditions, undertaking, assurance under their respective title documents (f) against, cost, charges and expenses including legal cost for any breach set out in this clause and (g) discrepancies in description of the Land including but not limited to any discrepancies in prior area consolidation and area reconciliation The indemnity provided herein shall be in addition to any other rights under law equity or otherwise to which the Purchaser may otherwise be entitled to.

7. The stamp duty and registration charges on this Deed shall be borne and paid by the Purchaser alone. Each Party shall bear their respective Advocates and Solicitors fees.



Vendor



Purchaser





8. All the Parties undertake that they shall attend the office of the concerned Sub-Registrar of Assurances to register this Deed within the prescribed period.

9. The PANs of the Parties are as under:

Name	PAN
Kalmeshwar Warehouse Park Private Limited	AAJCK8637R
SUPRINDUSTRIAL PARK PRIVATE LIMITED	ABLCS0817L

FIRST SCHEDULE

(Description of the Land)

All that piece and parcel of land bearing Survey No 390 admeasuring 24,500 square meters equivalent to 2 Hectares 45 Ares situate, lying and being at Village Selu, Taluka Kalmeshwar, District Nagpur and bounded as under:

On or to the West by : Land of kh. Survey no. 391, 265
On or to the East by : Land of kh. Survey no. 248
On or to the North by : Land of kh. survey no. 294, 295, 296
On or to the South by : Land of kh. Survey no. 264




Vendor


Purchaser

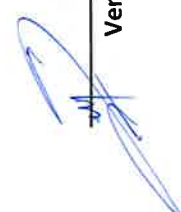
SECOND SCHEDULE

(Details of the original title deeds, documents and writings handed over by the

Vendor to the Purchaser)

1. Original Sale Deed dated 8 May 2009 executed between Khemraj Shiva Rewade (therein referred to as the 'Vendor') and Prabhakar Khemraj Rewade (therein referred to as the 'Purchaser') and registered with the office of Sub-Registrar of Assurances at Kalmeshwar under Serial No 611 of 2009.
2. Original Sale Deed dated 27 March 2023 executed between Prabhakar Khemraj Rewade (therein referred to as the 'Seller') of the First Part, the Vendor (therein referred to as the 'Purchaser') of the Second Part, and Roshan Prabhakar Rewade, Chetan Prabhakar Rewade, Puja Pramod Bhoyar (therein collectively referred to as the 'Consentors') of the Third Part, and registered with the office of Sub-Registrar of Assurances at Kalmeshwar under Serial No 641 of 2023.
3. Order dated 14 August, 2023 bearing reference no. Ra.ma. kra. 11/ N.A.A. – 48/2022-2023 passed by the Collector, Nagpur.
4. Certified Copy of the 7/12 extract of Survey No 390.



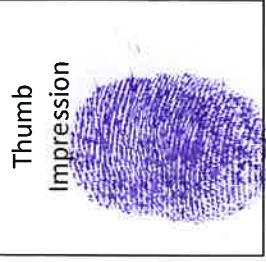

Vendor


Purchaser

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, month and the year first hereinabove written.

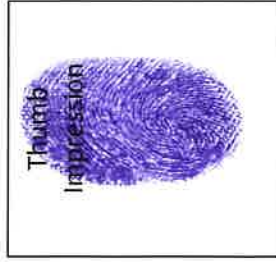
SIGNED SEALED AND DELIVERED)
by the withinnamed "Vendor")
KALMESHWAR WAREHOUSE PARK)
PRIVATE LIMITED)
by the hands of its authorized)
signatory RAJU I. MAHTANI)
authorized vide its board resolution)
dated 10.08.2023)
In the presence of)

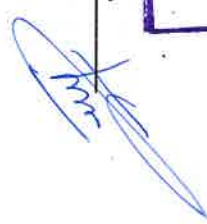




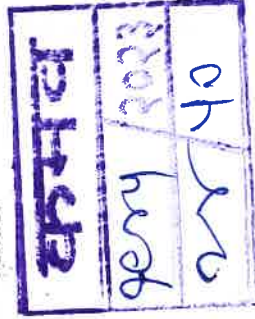
SIGNED SEALED AND DELIVERED)
by the withinnamed "Vendor")
KALMESHWAR WAREHOUSE PARK)
PRIVATE LIMITED)
by the hands of its authorized)
signatory SUMIT H. JHAM)
authorized vide its board resolution)
dated 10.08.2023)
In the presence of)





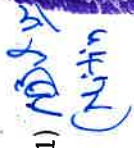

Vendor


Purchaser



SIGNED SEALED AND DELIVERED)
by the withinnamed "Purchaser")
Suprindustrial Park Pvt. Ltd.)
by the hands of its authorized)
signatory Ms. Mihika Shashikant)
Padalkar authorized vide)
its board resolution)
dated 17 August, 2023)
In the presence of)



1) 
(Nitin)

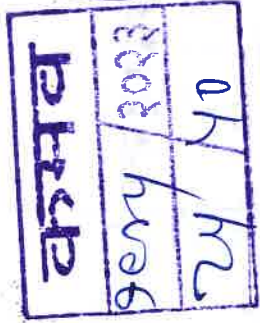


2) 
(Aav. S.M. Kulkarni)

Madalkar



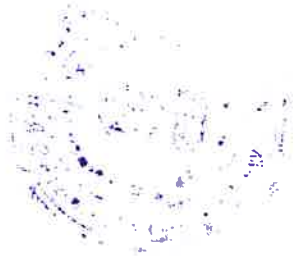
Thumb
Impression




Vendor

Madalkar
Purchaser

कमल	2023	04/30
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RECEIPT

Received from and on behalf of the Purchaser the said Consideration of INR 7,56,25,000 (Indian Rupees Seven Crores Fifty Six Lakhs and Twenty Five Thousand Only) (subject to deduction of TDS of INR 7,56,250 (Indian Rupees Seven Lakhs Fifty Six Thousand Two Hundred and Fifty Only) being the entire and full and final consideration payable by the Purchaser to the Vendor for the purchase of the Land by Demand Draft bearing No. 504294 dt. 18.08.2023 drawn on ICICI Bank Limited, ICICI Towers, BKC, Mumbai amounting to Rs. 7,48,68,750/- (Indian Rupees Seven Crores Forty Eight Lakhs Sixty Eight Thousand Seven Hundred Fifty Only) and TDS of INR 7,56,250 (Indian Rupees Seven Lakhs Fifty Six Thousand Two Hundred and Fifty Only)

We say received



RAJU I. MAHTANI

SUMIT H. JHAM

Kalmeshwar Warehouse Park Private Limited

(Vendor)

Witness:



2.




DATED THIS 21st DAY OF AUGUST 2023

BETWEEN

KALMESHWAR WAREHOUSE PARK PRIVATE
LIMITED

... Vendor

AND

SUPERINDUSTRIAL PARK PRIVATE LIMITED

... Purchaser

SALE DEED





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- सेलू (५३५९८२) जिल्हा :- नागपूर



14046963635

ULPN : 14046963635 भूमापन क्रमांक व उपविभाग ३९०

ता.लु.का :- कळमेवर

शेताचे स्थानीक नाव :

भूधारणा पद्धती भोगवटादार वर्ग -१				
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार पो.ख. फेरफार क्र
क्षेत्राचे एकक हे.आर.चौ.मी	१५६	[प्रयाकार खेडराज रेवळे]		(१७३५)
अ) लागवड योग्य क्षेत्र	६२८	कळमेवर वेअरहाऊस पार्क प्राईवेट लिमिटेड	२.४५.००	७.०० (१७३५)
जिरायत				
वागायत				
एकुण				
ला.यो.क्षेत्र				
ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.००.००				
एकुण क्षेत्र (अ+ब)				
आकारणी				
जुडी किंवा विशेष आकारणी				

कुळाचे नाव व खंड

इतर अधिकार

वर्ग १ करण्यात आला

दि १५/१/२००४ वर्ग १ (५३९)

विक्री

दि ७/९/०९ (७९०)

[गोंजा] (१६९६)

[दि २६/०६/२०१५ कॅमरा बँक शाखा कळमेवर कडून रु १०००० गहात करून दिले] (१६९६)

[गोंजा - राष्ट्रीयकृत बँक गहात] (१६९९)

[कॅमरा बँक कळमेवर कडून दि २३/०७/२०२० ला रु ४००००/- पीक कर्ज घेतले] (१६९९)

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक : १७३५ व दिनांक : १७/०५/२०२३

सीमा आणि भूमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक १७/०५/२०२३ ०४:५१:२२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १८/०८/२०२३ : १६:५१:२१ PM. वैधता पडताळणीसाठी <https://digitalaibara.mahachurni.gov.in/dsar/> या संकेत स्थळावर जाऊन 0903100000111731 हा क्रमांक वापरावा.

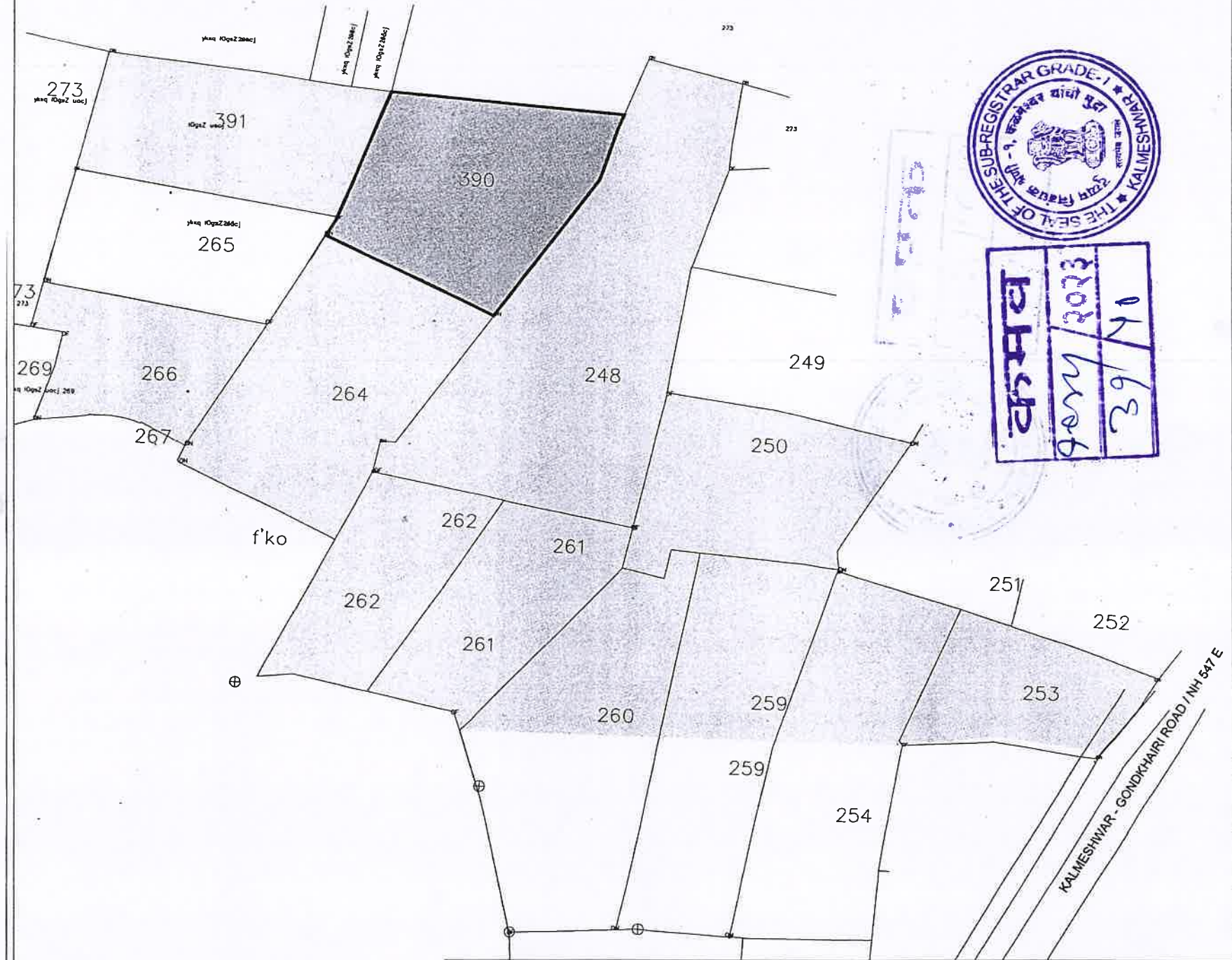


गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]											
गाव :- सेलू (५३५९८२)				तालुका :- कळमेरुवर				जिल्हा :- नागपूर			
भुमापन क्रमांक व उपविभाग ३९०											
				पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
२०२२	खरीप	१५६*						चालू पड	२.४५००		
	रब्बी	१५६*	निर्मोळ	हरभरा		२.४०००					

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



ANNEXURE - 'A'



Note : The plot boundary is as per the survey map received from LA team on 9th/ March 2023.



अप्रा	909/2023	20/4/23
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ANNEXURE - B

VINOD VISHAL & ASSOCIATES

Office : S-4, 2nd Floor, Girish Heights
Beside Bharat Talkies, LIC Square
Sadar, Kamptee Road, Nagpur - 440001
Ph. : 0712- 2546789
E-mail : vandv123@gmail.com

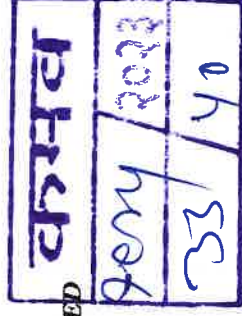


Chartered Accountants
H.O. : Opposite Sakhar Dharamshala,
Near Sangam Building,
Matatoli, Gondia-441601

Date: 04/08/2023

KALMESHVAR WAREHOUSE PARK PRIVATE LIMITED

H. No. 371, Rangole Sankool, Nagpur (MH), 440010.



Dear Sir,

Subject: Status of income -tax related matters of Kalmeshwar Warehouse Park Private Limited.

This has reference to Kalmeshwar Warehouse Park Private Limited ('Company'), company limited by shares, incorporated under the laws of Companies Act, 2013.

We have been provided with the following information and documents by the Company:

- Name of the Company: Kalmeshwar Warehouse Park Private Limited
- Status: Private Limited Company
- Date of incorporation: 27/10/2022
- Registered address: H. No. 371, Rangole Sankool, Nagpur, Maharashtra-440010
- Permanent Account Number: AAJCK8637R
- Copies of returns of income and all income-tax related filings, notices issued by income-tax authorities, correspondences, etc made by the Company since incorporation under applicable provisions of the Income-tax Act, 1961 ("IT Act"), and the assessment and status of litigation and other income-tax proceedings, as provided to us by the Company and stated in **Annexure 1** hereto which, as represented by the Company, is the complete list as of the date of this letter.
- Screenshot from the website of Indian income-tax department (<http://incometaxindiaefiling.gov.in/>) reflecting the outstanding income-tax demand status of the Company, as of the date hereof, enclosed as **Annexure 2**.

Subject to the Limitations (as defined hereinbelow):

- We have sighted all the Returns of Income filed by the Company since incorporation and return filing acknowledgements and note that the same have been duly filed with the Indian Income-tax Authorities. The details of Return of Income, income-tax related filings history of assessments, litigation and other income-tax related proceedings for the Company is provided in Annexure 1 to this letter.



NAGPUR | RAIPUR

ii. Based on the representations provided to us by the Company and the information / documents provided by the Company as detailed in Annexure 1, we note that except and as provided in Annexure 1: (i) the Company has not received any notice or any order from the Indian Income-tax Authorities; (ii) no tax proceedings as referred to in section 281 of the IT Act are pending or to the knowledge of the Company, threatened to be initiated against the Company; and (iii) no notice under Rule 2 of the Second Schedule to the IT Act has been served on the Company, as of the date of this letter.

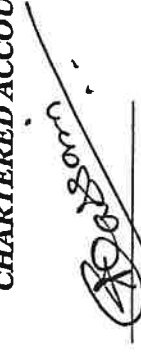
iii. Based on the representations provided to us by the Company and an inspection of the screenshot of the Indian income-tax portal <http://incometaxindiaefiling.gov.in/> provided to us and attached as Annexure 2, we note that there is no outstanding income-tax demand against the Company under the provisions of the IT Act as of the date of this letter.

Limitations of our letter ("Limitations")

1. For the purposes of this letter, we have solely relied on the information, documents and representations, as provided and/or made to us by Kalmeshwar Warehouse Park Private Limited and as detailed in Annexure 1, and have not independently verified the veracity, accuracy or completeness thereof, in any respect, with any tax authority and/or any third party or otherwise undertaken any independent inquiry or examination with respect to any matter concerning this letter.
2. This letter is restricted to the tax status of Kalmeshwar Warehouse Park Private Limited under the provisions of the IT Act and does not cover its position under any other tax laws (in or outside India).
3. Our letter should not be considered as our opinion on any tax matter or tax position of the Company.
4. Our comments are as of the date of this letter. We have no responsibility to update these comments for events, transactions, circumstances or changes in any of the facts or regulations occurring after the date of this letter.
5. This note is solely for the information and use of Suprindustrial Park Private Limited. The letter may not be used for any other purpose, or distributed to any other party, without our prior written consent. Any party other than Suprindustrial Park Private Limited should not rely on this letter without seeking prior professional advice.

Yours sincerely,

**For VINOD VISHAL & ASSOCIATES
CHARTERED ACCOUNTANTS**

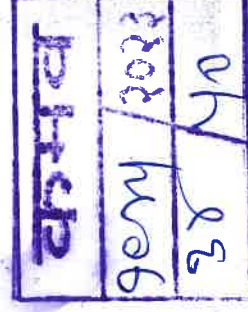

CA VINOD HASSANI
PARTNER

M.No. 102822

UDIN: 23102822BGUVYV5062

Encl:-a) Annexure 1 containing.....

b) Annexure 2 containing.....



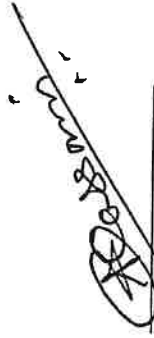
Annexure 1

Factual Information with respect to the Return of Income ("ROI") and other correspondences made by the Company with the Tax Authorities

Assessment Year	Date of Filing of ROI	Returned Income (in INR)	Taxes Paid (in INR)	E-filing Acknowledgement Number of the ROI	Details of notices received by the Company, assessment and litigation status	Correspondence (if any) with the Tax Authorities
2023-24	Return Not filed	Return Not filed	Return Not filed	NA	Nil	NA

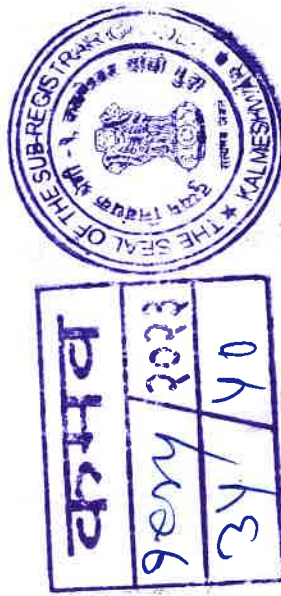
We confirm that this is the complete list of Return of Income and other correspondences with the tax authorities made by the Company.

For VINOD VISHAL & ASSOCIATES
CHARTERED ACCOUNTANTS


CA VINOD HASSANI
PARTNER

M.No. 102822

UDIN : 23102822BGUVVYV5062

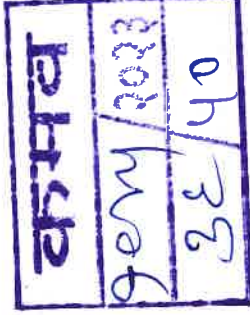


**Annexure 2 Screenshots from the website of the Income-tax department
Given below is the screenshot taken from Income Tax Portal on 04/08/2023.**

The screenshot shows the Income Tax Portal interface. At the top, there is a navigation bar with links for Dashboard, e-Filing, Authorized Partners, Services, AIS, Pending Actions, and Help. Below this, the main content area displays the 'Response to Outstanding Demand' section. A message states: 'Records are as per the data available at Income Tax Department. No records of outstanding demand found.' There is a 'Go to Dashboard' button. The bottom status bar shows the date and time as 04-Aug-2023, 3:40 PM, and the system status as 27°C Cloudy.

For VINOD VISHAL & ASSOCIATES
CHARTERED ACCOUNTANTS

[Signature]
CA VINOD HASSANI
PARTNER
M.No. 102822



KALMESHWAR WAREHOUSE PARK PRIVATE LIMITED

House No. 371, Rangoli Complex, Khare Town,

Dharampeth, Nagpur - 440010

CIN : U63030MH2022PTC392677

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CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KALMESHWAR WAREHOUSE PARK PRIVATE LIMITED HELD ON 10<sup>TH</sup> day of AUGUST 2023 AT THE OFFICE OF THE COMPANY AT NAGPUR.

The Directors informed the Board that the Company has decided to sell the property bearing Survey Kh. No. 390, admeasuring about 2.45 Hectares, Land Revenue Assessments Rs. 7.00 yearly with Occupant Class 1 rights, situated at Mauza : SELU, P. H. No. 25, Tahsil : KALMESHWAR and District : NAGPUR to SUPRINDUSTRIAL PARK PRIVATE LIMITED, having its registered office at Unit No. 803, 8th Floor, Parinee Crescenzo, Plot Nos. C 38 & 39, G Block, Bandra Kurla Complex, Bandra (East) Mumbai, 400051. The Board after discussion passed the following resolution :

"RESOLVED THAT, SHRI RAJU ISHWARDAS MAHTANI and SHRI SUMIT HARBANSLAL JHAM, both Directors of the Company be and hereby authorised to execute, sign and present for and on behalf of the company any documents of Deed of Sale, Conveyance, Deed of Correction, letter/s, document/s, writing/s, submission/s etc. as may be required for sell of the property at Nagpur.

"RESOLVED FURTHER THAT a copy of the above resolution duly certified as true by designated director/ Authorized signatory of the company be furnished such other parties as may be required from time to time in connection with the above matter".

"CERTIFIED TRUE COPY"

For KALMESHWAR WAREHOUSE PARK PVT. LTD.

Signature:

Name: SHRI RAJU ISHWARDAS MAHTANI

Designation: Director

Din : 01756194

For KALMESHWAR WAREHOUSE PARK PVT. LTD.

Signature:

NAME: SHRI SUMIT HARBANSLAL JHAM

Designation: Director

Din : 00560242





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| कमप | १०५ | २०२३ |
| २८  | ४०  |      |

## **SUPRINDUSTRIAL PARK PRIVATE LIMITED**

**CERTIFIED TRUE COPY OF BOARD RESOLUTION AT THE MEETING OF THE BOARD OF DIRECTORS OF SUPRINDUSTRIAL PARK PRIVATE LIMITED HELD ON AUGUST 17, 2023 AT UNIT NO. 803, 8<sup>TH</sup> FLOOR, PARINEE CRESCENZO, PLOT NOS. C 38 & 39, G BLOCK, BANDRA-KURLA COMPLEX, BANDRA EAST, MUMBAI - 400051.**

**AUTHORITY TO SIGN THE SALE DEED TO BE EXECUTED BETWEEN COMPANY AND KALMESHWAR WAREHOUSE PARK PRIVATE LIMITED:**

**"RESOLVED THAT** the draft sale deed between Kalmeshwar Warehouse Park Private Limited and Suprindustrial Park Private Limited for purchase of approximately 2 hectares 45 ares i.e. about 24,500 square meters of land situated at Village Selu, Taluka Kalmeshwar, District Nagpur, Maharashtra as placed before the Board be and is hereby approved and that Mr. Ishwar Shandilya, Director, Mr. Bhavesh Joshi, Director, Mr. Rohit Gupta, Authorised Signatory, Ms. Mihika Shashikant Padalkar, Authorised Signatory and Ms. Shrevina Santosh Bhosle, Authorised Signatory of the Company (collectively refer as **"Authorised Signatories"**) be and are hereby severally authorised to execute and sign the said sale deed and related power of attorney, possession letter and any other deed, document or paper as may be required in connection thereto.

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby severally authorised to appear before the concerned sub-Registrar or any other authority as may be required for admitting execution of and lodging for registration the said sale deed, power of attorney and other documents.

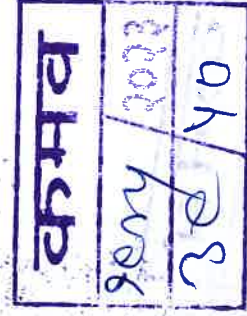
**RESOLVED FURTHER THAT** any one of the Directors of the Company be and is hereby authorised to provide the certified true copy of this resolution to the concerned authorities as per their requirements and for their records."

**//Certified True Copy//**

**For Suprindustrial Park Private Limited**

**Ishwar Shandilya  
Director**

**DIN-02072155**



CIN: U52109MH2023PTC405247

Regd. Office: 2nd Flr Rm 218, Allied Indst Est Plot 569NCKelr Mahim Mumbai – 400016, Maharashtra, India

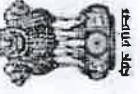
Email Id: ind\_legal@esr.com Tel No.:022 2680 0000



पञ्च

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| २० | २०३ | २०३ | २०३ |





महाराष्ट्र शासन  
महसूल विभाग

तहसिल कार्यालय, कळमेश्वर

जि. नागपूर, महाराष्ट्र, पिन 441501

दुरध्वनी ०७११८-२७१३५८

Email ID : [tahsildarkalmeshwar@gmail.com](mailto:tahsildarkalmeshwar@gmail.com)



शासन परिपत्रक क्रमांक एनएपी-2021/प्र.क्र.118/ज-1अ/ दिनांक 13 एप्रिल 2022

रा.मा.क्र.12/एन.ए.ए.-४८/२०२२-२०२३  
मौजा - सेलु, प.ह.नं.-२५ अ  
दिनांक-१४ ऑगस्ट, २०२३

परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ब /४२क/४२ड मधील तरतुदीन्वये भोगवटादारास द्यावयाची सनद

(अकृषिक वापराची परवानगी)

ज्याअर्थी, मे. कळमेश्वर वेअरहाउस पार्क प्रा.लि. ता. कळमेश्वर जि नागपूर या जमीन धारकाने महाराष्ट्र जमिन महसूल संहिता १९६६ च्या कलम ४२ब/४२क/४२ड च्या तरतुदीन्वये, जमीन सर्व्हे.क्र. ३९० क्षेत्र २.४५ हे.आर २४५०० चौ.मी.गाव सेलु तालुका कळमेश्वर जिल्हा नागपूर या जमनीवर या सहवास / वाणिज्य / औद्योगिक अकृषिक प्रयोजनासाठी, उक्त संहितेच्या कलम ४७ अ नुसार देय रूपांतरण कराची वर नमूद अकृषिक प्रयोजनार्थ वापरापोटी आकारणीची जमा कर रु. ४,९००/- + जिप कर रु ३४,३००/- +ग्राप कर रु ४,९०० /- + रूपांतरित कर रु २४,५०० /- = एकूण रु ६८,६००/- चलान क्र MH 003685778 2022324M अन्वये दि १९ जून २०२३ रोजी भरणा केली आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या नियमांच्या आणि खालील शर्तीना अधिन राहून उपरोक्त जमिनीच्या धारकास सदर जमिनीवर, उक्त नमूद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम ४२ब/४२क/४२ड अन्वये ही सनद देण्यात येत आहे.

- वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
- जमिनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरु करण्यापूर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.
- जिल्हाधिकारी/नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करणे येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.



४. नियोजन प्राधिकरणाच्या मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्य कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे बंधनकारक राहिल.
५. अकृषिक वापर अनुज्ञेय करण्याच्या या सनदेव्यतिरिक्त वित्तीय संस्था/नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरुपातील बिन शेती आदेशाची मागणी करू नये.



तहसिलदार, कळमेश्वर

प्रतिलिपी:-

1. ग्राम अधिकारी सा. क्रं २५ अ., मौजा-सेलू यांना सदर आदेशाची नोंद गाव नमुना २ मध्ये नोंद घेण्यास व आवश्यक कार्यवाहीस अग्रेषित.
2. उप अधिक्षक, भूमि अभिलेख कळमेश्वर यांना माहितीस तथा आवश्यक कार्यवाहीस अग्रेषित.
3. कसुल बाकी नबीस शाखा तहसिल कार्यालय, कळमेश्वर यांना माहितीकरीता अग्रेषित.
4. अर्जदार मे. कळमेश्वर वेअरहाउस पार्क प्रा.लि. ता. कळमेश्वर जि नागपूर यांना माहिती तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी रवाना



तहसिलदार, कळमेश्वर



23/04/2023

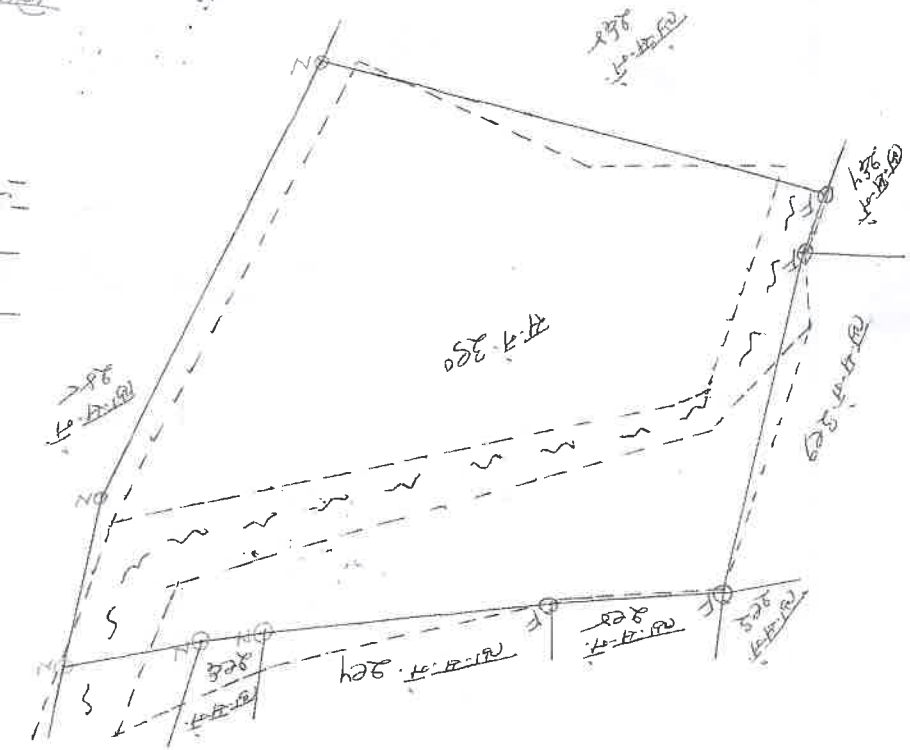
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2023-04-23  
Sub-Registrar  
Kalmesin

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आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA

राजेश मंगेश शर्मा 1234  
PAN Card Number CAJCK8637R

KALNESHWAR WAREHOUSE PARK  
PRIVATE LIMITED

27/10/2022

राजू ईश्वरदास माह्तानी  
Raju Ishwardas Mahtani

जन्म तिथि/DOB: 23/07/1953  
पुरुष/ MALE

9564 2075 7523

मेरा आधार, मेरी पहचान

राजू ईश्वरदास माह्तानी  
Raju Ishwardas Mahtani

जन्म तिथि/DOB: 23/07/1953  
पुरुष/ MALE

9564 2075 7523

मेरा आधार, मेरी पहचान

सुनील हरबन्सल ज़ाम  
Sunil Harbanslal Jham

जन्म तिथि / DOB: 09/07/1974  
पुरुष / MALE

Mobile No.: 9870059099

4758 8153 4600

मेरा आधार, मेरी पहचान

सुनील हरबन्सल ज़ाम  
Sunil Harbanslal Jham

जन्म तिथि / DOB: 09/07/1974  
पुरुष / MALE

Mobile No.: 9870059099

4758 8153 4600

मेरा आधार, मेरी पहचान

सुनील सुमीत ज़ाम  
Hannoor Sumit Jham

जन्म तिथि / DOB : 10/11/1999  
पुरुष / Male

2570 9905 5603

आधार - आम आदमी का अधिकार

सुनील सुमीत ज़ाम  
Hannoor Sumit Jham

जन्म तिथि / DOB : 10/11/1999  
पुरुष / Male

2570 9905 5603

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

सुरक्षित अकाउंट नम्बर कार्ड  
Personal Account Number Card

ABLC080817L

THE GOVT.  
SUPRINDUSTRIAL PARK PRIVATE  
LIMITED

सुरक्षा संख्या 4517 4516  
Date of Registration Verification  
22/06/2023

पि. ए. बालकृष्ण

[illegible]

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|---------------------------------------------------------------------------|--|----------------------------------------------|--|----------------------------|
| Valuation ID : 202308218391                                               |  | मूल्यांकन पत्रक ( ग्रामीण क्षेत्र-खुली जमीन) |  | 21 August 2023 05:24:20 PM |
| कमव                                                                       |  |                                              |  |                            |
| मूल्यांकनाचे वर्ष : 2023                                                  |  |                                              |  |                            |
| जिल्हा : नागपूर                                                           |  |                                              |  |                            |
| तालुका : कळमेश्वर                                                         |  |                                              |  |                            |
| गावाचे नाव : सेलू 84                                                      |  |                                              |  |                            |
| क्षेत्राचे नांव : Rural                                                   |  |                                              |  |                            |
| विभागाचे नाव : 6                                                          |  |                                              |  |                            |
| मूल्यदर Rs.2450 /-                                                        |  |                                              |  |                            |
| मिळकतीचा प्रकार खुली                                                      |  |                                              |  |                            |
| जमिनीचा प्रस्तावित वापर बिनशेती जमीनी/भूखंड                               |  |                                              |  |                            |
| जमिनीचा दर Rs.1225 /-                                                     |  |                                              |  |                            |
| मिळकतीचे क्षेत्र 24500 चौ. मीटर                                           |  |                                              |  |                            |
| मोजमापनाचे एकक चौ. मीटर                                                   |  |                                              |  |                            |
| मूल्यांकनाचा हेतू शेतीपूरकाइतर कंपनी                                      |  |                                              |  |                            |
| प्रथम विक्री                                                              |  |                                              |  |                            |
| Sale Of Whole Layout Land No                                              |  |                                              |  |                            |
| Government Land Converting to Non-Agriculture Purpose                     |  |                                              |  |                            |
| Zone Change Primary Notification: No                                      |  |                                              |  |                            |
| Rules Applicable                                                          |  | 23 अ 26 y.                                   |  |                            |
| 1. 24500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =1225 /- |  |                                              |  |                            |
| 24500चौ. मीटर क्षेत्रासाठी मूल्य = 24500 * 1225                           |  |                                              |  |                            |
| = 30012500/-                                                              |  |                                              |  |                            |
| जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य                  |  |                                              |  |                            |
| = Rs.30012500/-                                                           |  |                                              |  |                            |
| = र तीन करोड बारा हजार पाच शे /-                                          |  |                                              |  |                            |

HomePrint





Document

Inspector General

C

Charges

Registration & Stamps

Receipt of Document Handling Charges

PRN0823214606243

Received from SUPRINDUSTRIAL PARK PV amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 1945 dated 21/08/2023 at the Sub Registrar office S.R. Kalameshwar of the District NagPur Grm.

Receipt Date21/08/2023

DEFACED

₹ 1000

DEFACED

Payment Details

Bank NameSBIN

Bank CIN10004152023082105891

Deface No0823214606243D

Payment Date21/08/2023

DEF No.CHN4692513

Deface Date21/08/2023

This is computer generated receipt, hence no signature is required.

पञ्चमहा

20/08/2023

22/40

27/5/1945

सोमवार, 21 ऑगस्ट 2023 6:40 म.नं.

दस्त गोषवार

कमव  
दस्त क्रमांक: 1945/2023

दस्त क्रमांक: कमव /1945/2023

बाजार मूल्य: रु. 3,00,12,500/-

मोबदला: रु. 7,56,25,000/-

भरलेले मुद्रांक शुल्क: रु.37,81,300/-

दु. नि. सह. दु. नि. कमव यांचे कार्यालयात

अ. क्रं. 1945 वर दि.21-08-2023

रोजी 6:39 म.नं. वा. हजर केलां.

01

पावती दिनांक: 21/08/2023

पारचे नाव: सुप्रिन्डस्ट्रीयल पार्क प्राईवेट लिमिटेड तर्फे अधिकृत  
हार्ता श्रीमती मिहीका शशीकांत पडळकर

मुद्रांक

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मुद्रांकणी फी

रु. 1000.00

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एकुण: 31000.00

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कळमेश्वरRailward  
Submugusimil fkdalosekshimwar  
कळमेश्वर

दस्ताचा प्रकार: अविभाज्य हिश्याची अंशत: विक्री

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड:

शिक्षा क्रं. 1 21 / 08 / 2023 06 : 39 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 21 / 08 / 2023 06 : 40 : 26 PM ची वेळ: (फी)

) ध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

दस्त गोपवारा भाग-2

कमब  
दस्त क्रमांक: 1945/2023

21/08/2023 6:44:07 PM

दस्त क्रमांक: कमब/1945/2023

दस्ताचा प्रकार :-अविभाज्य दिश्याची अंशतः विक्री

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

ठसा प्रमाणित

1 नाव:कळमेकर वेअरहाऊस पार्क प्राईवेट लिमिटेड .. ज्या तर्फे अधिकृत स्वाक्षरीकर्ता मुमित हरवमलाल झाम

पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: ., ब्लॉक नं. : रोड नं: घर क्र. 371, रंगोली कॉम्प्लेक्स खरे दाऊन धरमपेठ नागपूर,, महाराष्ट्र, नागपूर.

पॅन नंबर:-AENPS2462P

2 नाव:कळमेकर वेअरहाऊस पार्क प्राईवेट लिमिटेड तर्फे हस्ताक्षर कर्ता श्री. राजू ईश्वरदास मदतानी

पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: ., ब्लॉक नं. : रोड नं: घर क्र. 371, रंगोली कॉम्प्लेक्स खरे दाऊन धरमपेठ नागपूर, महाराष्ट्र, नागपूर.

पॅन नंबर:ABHPM7150P

3 नाव:मुश्टिस्ट्रीयल पार्क प्राईवेट लिमिटेड तर्फे अधिकृत हस्ताक्षर कर्ता श्रीमती मिहीका शशीकांत पडळकर

पत्ता:प्लॉट नं. : माळा नं. : इमारतीचे नाव: ., ब्लॉक नं. : रोड नं: युनिट क्र. 803, आठवा माळा गरिबी क्रेन्चो प्लॉट क्र. मी 38 , 39, जी ब्लॉक बान्द्रा कुर्ता कॉम्प्लेक्स बान्द्रा ईस्ट मुंबई , महाराष्ट्र, मुम्बई.

पॅन नंबर:ABLC0817L

वरील दस्तऐवज करून देणार तथाकथीत अविभाज्य दिश्याची अंशतः विक्री चा दस्त ऐवज करून दिल्याचे कबुल कराना.

शिक्का क्र.3 ची वेळ:21 / 08 / 2023 06 : 43 : 19 PM

ओळख:-

खालील डमम असं निवेदीन करतान की ते दस्तऐवज करून देणाऱ्यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मंदिप मोहनलाल खेडकर

वय:57

पत्ता:वर्धमान नगर नागपूर

पिन कोड:440008

स्वाक्षरी

2 नाव:नितीन प्रकाश दातार

वय:52

पत्ता:मानवाडा नागपूर

पिन कोड:440030

स्वाक्षरी

शिक्का क्र.4 ची वेळ:21 / 08 / 2023 06 : 44 : 19 PM

शिक्का क्र.5 ची वेळ:21/08/2023 06 : 44 : 27 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalimeshwar

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| sr. | Purchaser                           | Type     | Verification no       | Amount     | Used At | Deface Date |
|-----|-------------------------------------|----------|-----------------------|------------|---------|-------------|
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| 2   |                                     | DHC      |                       | 1000       | RF      | 21/08/2023  |
| 3   | SUPRINDUSTRIAL PARK PRIVATE LIMITED | eChallan |                       | 30000      | RF      | 21/08/2023  |

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1945 /2023