SURVEY NO: 25/2 भठा हुए १६६६ मा अहवाल दिनांक : 31/10/2022

ONLY - NOT FOR LEGAL PUR गाव नेमुना सात ( अधिकार अभिलेख पत्रक ) [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोदवला ( तथार करणे व बुरियतीत तेवणे ) त्रियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव:- खेरी(खुर्द)त सा.क्र 50 अ (536062) ULPIN: 31364903818

भूमापन क्रमांक व उपविभाग: 25/2

जिल्हा:- नागपुर



क्षेत्र, एकक व आकारणी त्राह्म एकक आर.बी.मी	खात क्र. 211 के	भोगवटादाराचे नाव	क्षेत्र		शेताचे स्थार्	नेक नाव :	51364
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FORLEGALP							Triv uthan
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					(CGAL)		हरार आयकार अकृषिक वापर अंघोगिक (गावडाणा बाहेरील) मा.कोर्ट विश्वमान तहसीलदार हिनामा यांचे कार्यालय रा.मा.क 2/XAP-3410-11 आदेश पारित दि 1708-13 अन्ययं सर्वे इंग्यात आले (431)
							कराजा 0.59 एकी 0.40 हे आ जीचोमिक सनद जक्रमक
		FOR LEGAL PURPOSE					योज - महसूल प्रमाणपत्र मा.तहसिंह दार् हिमणा थांबे पत्र क्र.प्रस्तु -1/तह हि./कार्त 5.119 दिनां क 19/11/19 जन्मये सदर गट न तर महसूत्र क्र.
							रवक्त ए ११६। १६ असल्यामुळे बीजा नी दर १६३ १ वर्ष वाक
						ALCOHOLD HOUSE	***************************************
							COLLEGE WARE COLLEGE ALE.
(431)(486)							होगटना फरफार क्रमांक : 486 व दिलाक : 11:03/2020
HELIOTER HEETING CO.	REAL PROPERTY.	एकूण क्षेत्र हे सकृतदर्शानी गाव नमुना - ७ च					Our u.b.

टीप: या ७१२२ वरील मोय नमुना - १२ मधील पिकाचे एकूण क्षेत्र हे सकृतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळात नाही. यावावत संवधितानी पिकाच्या क्षेत्राची दुरुस्ती करून घ्यावी. गाव: खैरी(खुई)त. सा.क 50 अ(536062)

गाव: कैरी(खुई)त. सा.क 50 अ(536062)

नुमापन क्रमांक व उपविभाग: 25/2

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**Original** नॉंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5001

खैरी खुर्द गावाचे नाव

दिनांक 20/10/2010

दस्तऐवजाचा अनुक्रमांक

हगन - 05000 - 2010

दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव:मे. अभिजीत MADC नागपूर एनर्जी प्रा. लि.तर्फ् अधिकृत स्वाक्षरी कर्ता श्री. मनोज कुमार S/o वासुदेव जयस्वाल - -

अभिहस्तातंरणपत्र

नोंदणी फी

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पावती

Original नॉदणी 39 म. Regn. 39 M

दस्तऐवजाचा अनुक्रमांक

हगन-5000-2010

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गावाचे नाव खैरी खुर्द

दिनांक 20/10/2010

अर्जाचा अनुक्रमांक

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दस्ता ऐवजाचा प्रकार

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सादर करणाराचे नाव:मे. अभिजीत MAD वासुदेव जयस्वाल - - श्री मनोज कुमार कर्व वासुदेव जयस्वाल - -

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## INDIA NON JUDICIAL **Government of Maharashtra**

## e-Stamp

Issued by : Stock Holding Corporation of India Ltd. Location : NAGPUR Signature: rified of www.shcilestamp.com

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-MH01291153033113I

19-Oct-2010 02:04 PM

SHCIL (FI)/ mhshcil01/ NAGPUR/ MH-NGP

SUBIN-MHMHSHCIL01013673086188221

ABHIJEET MADC NAGPUR ENERGY PVT LTD

Article 25(b)to(d) Conveyance

SURVEY NO. - 25, MOUZA - KHAIRI KHURD, TAH - HINGNA

: 22,00,000

(Twenty Two Lakh only)

ABHIJEET MADC NAGPUR ENERGY PVT LTD

SHEETAL MAHENDRAKUMAR MATE

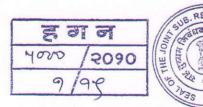
ABHIJEET MADC NAGPUR ENERGY PVT LTD

99,000

(Ninety Nine Thousand only)



Please write or type below this line.



सन 2010 नुसार येणारे मुल्यांकन । हैं ०० ०००

1 The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (GRQs).

2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

## SALE - DEED

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{PART OF SURVEY NO.25, ADMEASURING 0.40 HR, out of totral land area admeasuring 0.89 HR, P. H. NO. 50-A, MOUZA: KHAIRI (KHURD) TAHSIL: HINGNA, DISTRICT: NAGPUR}

SALE CONSIDERATION - ₹ 22,00,000/MARKET VALUE - ₹ 18,00,000/STAMP DUTY PAID - ₹ 99,000/REGISTRATION CHARGES - ₹ 22,000/-

THIS SALE-DEED is executed on this 19th day of OCTOBERS 2010 at Hingna,

400/2090 4/96

## BETWEEN

SHRI SHEETAL S/O MAHENDRAKUMAR MATE (PAN NO. ABHPM4940R) aged about 33 years, Occupation: Agriculturist, resident of Mate Chowk, Gopal Nagar, Nagpur hereinafter called "THE VENDOR/SELLER", which expression shall include unless context or meaning otherwise requires, legal heirs, successors in interest, executors, transferees, assignees etc. on the FIRST PART.

## AND

M/S ABHIJEET MADC NAGPUR ENERGY PRIVATE

LIMITED, a Company duly incorporated & registered under cor Abhijeet MADC Nagpur Energy

Authorised Signatory

the provisions of Companies Act, 1956 having its Registered Office at 39, Ambazari Layout, Nagpur 440001 (PAN NO. hereinafter called "THE B) AAGCA TRANSFEREE/PURCHASER" (which expression shall unless context or meaning otherwise requires mean and include the Company itself, its successors in interest, administrators, liquidators, assigns,)through its authorised signatory Shri Manojkumar S/o Vasudeo Jaiswal, Aged about 39 years Occupation: Service, residing at Flat No 101, "C" Wing, Majestic Hights (NIT Housing Colony) Ramnagar, Nagpur-440010 who has been authorized to sign this document for, on its behalf and in its name, by resolution passed by the Board of Directors meeting held on 22 April 2009 at their 4000 5090 SECOND PART.

**WHEREAS** the vendor is absolute owner of the property bearing Survey no. 25, P.H. No.50-A, admeasuring 0.89 HR (2.00 Acres), Land Revenue Rs. 2.00 situated at Mouza: Khari (Khurd), Tahsil: Hingna and District: Nagpur.

whereas for cogent reasons and good causes the Vendor on the request of the Purchaser has decided to sell 0.40 HR (1.00 Acre) of the aforesaid property out of total 0.89 HR of the property (the said area is duly identified and is marked in red colour on the map annexed with this sale deed), to the purchaser and to utilize the sale proceeds thereof for buying another agricultural land or for any other purpose in his best interest; for a total valuable consideration of ₹ 22,00,000/- (Rupees Twenty-two Lac Only) paid to the Vendor upon terms and conditions, detailed in this present

orled -

hereinafter.

cor Abhijeet MADC Nagpur Energy Private Limited

Authorised Signatory

## NOW THIS DEED OF SALE WITNESSETH AS UNDER

- 1. The Vendor has received entire consideration of the sale transaction of ₹ 22,00,000/- (Rupees Twenty-two Lac Only) by cheque no. 833503 dated 19-10-2010 drawn at Axis Bank Limited, Civil Lines Branch, Nagpur and acknowledges the receipt of the same. The Vendor does hereby grant, Convey, assign and transfer the property, more particularly described in the Schedule hereunder written forever along with all trees and standing crops thereon along with all easementry rights appurtenant thereto etc to hold the same by the Purchaser as absolute owners thereof and free from all encumbrances and or charges whatsoever.
- 2. The Vendor has put the Purchaser in actual, physical vacant and legal possession of the said Property, (more particularly described in the Schedule hereto) absolutely, wholly, permanently and for all times to come, to hold, own, use, occupy, enjoy or in any other manner and/or way, deal with the said Property, without any let or hindrance from any person/s claiming through or under the Vendor.

THE VENDOR HEREBY COVENANT WITH STEPHE PURCHASER AS UNDER:

1. The Vendor has clear, good, valid and marketable title in respect of the property hereby sold. The Vendor has full and absolute right to sell the said property in any manner whatsoever.

For Abhijeet MADC Nagpur Energy Private Limited

Authorised Signatory

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2. That, the property which is subject matter of this deed is free from all encumbrances, charges, gift, lien, mortgage, sale, government reservations, Ceiling Acts etc. The said property is not belonging to any tribal (Adivasi). However, if any encumbrance, charge, lien, action etc., whatscever, is found to be subsisting or existing on the part of the Vendor, then the Vendor shall always keep and hold the Purchaser duly and effectively saved and indemnified in this respect and shall always make good any loss, injury, damages etc., if caused to or suffered by the Purchaser, on account of such encumbrance, charge, lien, action etc.

- **3.** That the Vendor has done nothing, to incur forfeiture or to invalidate the ownership of the said property.
- 4. The said Property shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser; without any interruption or disturbance by the Vendor or any person claiming through or under him and without any person whatsoever or intervention by any person whatsoever and person whatsoever are also person person person whatsoever are also person whatsoever are also person pe
- 5. That, the Vendor will at the cost of the curchaser requiring the same, execute and do every such assurances or thing necessary for the further or more perfectly assuring the said property to the Purchaser, their successors and assigns reasonably required.
- 6. That, the interest hereby transferred subsists and the Vendor has power to transfer the right, title and interest and to sell the said Property. The Vendor further covenant that

For Abhijeet MADC Nagpur Energy Private Limited

Authorised Signatory



the entire property is his exclusive and absolute property and none else has any right, title or interest in the same, and the Vendor agrees & undertake to keep the Purchaser fully indemnified against any action or claim of any person whosoever. The Vendor will handover all the original documents title documents like sale deed etc after execution of this sale deed.

- 7. That, the Vendor shall support the applications etc., as may be required to be signed by them for making the said property fully and effectively transferred in the name of the Purchaser and shall sign all mutation applications, and any other applications required for enjoyment of the said property for ever, application for transfer of electricity, water meter etc., if so required.
- 8. It is further agreed between the Parties that the Vendor has paid all the proportionate outgoings till date on account of Government taxes, Land Revenue, electricity/ energy charges, water charges cesses, etc. and in future, in case any arrears up to the date of execution of Sale Deed are found, the same shall be paid by the Vendor. The Purchaser from today onwards shall pay the same and keep indemnified the Vendor for payment thereof from the date of execution of this Sale Deed.
- **9.** The Vendor has today delivered vacant possession of the entire property hereby sold and transferred absolutely and forever and the Purchaser have received the possession from the Vendors on the date of execution of this Deed.

cor Abhijeet MADC Nagpur Energy Private Limited

Authorised Signatory

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- 10. That, the Vendor hereby covenant with Purchaser that he shall, at the request of the Purchaser and at Purchaser's costs do or execute or cause to be done all such lawful acts, deed and things for further and more perfectly conveying and assuring the said property to the Purchaser and every part thereof.
- 11. That, the Vendor further covenant with the Purchaser that the Vendor has good and marketable title and absolute right and full authority to grant, convey, assign and transfer the said property by way of sale to the Purchaser absolutely and for ever. The Vendor thus further covenants with the Purchaser that in the event of the Vendor's title being found to be defective and the Purchaser suffers any loss or in the event of the Purchaser losing possession of the said property or being required to pay any penalty on account of the aforesaid reason the Vendor hereby undertakes to indemnify the Purchaser of all losses with interest and costs, if any, and the Vendor shall pay the same, if required.

12. The Vendors declares that there is no impediment of any kind which will disable the Vendors for ferring the said property to the Purchaser.

13. That the said property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale but all the same such mis-statement, error omission will always be subject to correction by the parties of this deed.

ror Abhijeet MADC Nagpur Energy Private Limited

Authorised Signatory

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14. That, all the expenses on account of preparation of the Sale Deed including payment of Stamp-Duty and Registration fees payable thereof and other out-of-pocket expenses have been paid by the Purchaser.

## SCHEDULE OF PROPERTY

ALL that piece and parcel of Land admeasuring 0.40 HR (1.00 Acre) marked in red colour on the khasara map attached with this deed which is a part of ALL that piece and parcel of Land bearing Khasara No.25, P. H. No. 50-A, Bhogwatdar Class: I total admeasuring 0.89 HR (2.00 Acre), Land Revenue Rs.2.00, Situated at Mouza: Khairi (Khurd), Tehsil & Taluka: Hingna, District: Nagpur (Maharashtra) along with all standing crops, trees and easementry rights, bounded as under:-

EAST:- 22/1 & 22/2 WEST:-Nala & survey no. 44

NORTH:- survey no. 26

SOUTH:- Survey No. 24

**IN WITNESS WHEREOF** the Parties have put their respective hands the day and year first above written.

WITNESSES: (98

(SHEETAL MAHENDRAKUMAR MATE)

VENDOR

For Abhijeet MADC Nagpur Energy Private Limited

Authorised Signatory

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For Abhijeet MADC Nagpur Energy

Authorised Signatory

ABHIJEET MADC NAGPUR ENERGY

PRIVATE LIMITED through its

authorized

signatory

Shri

Manojkumar Jaiswal

PURCHASER



# SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel: 022-61778151 E-mail:

## **Mode of Receipt**

Account Id: mhshcil01

(A)

Account Name: SHCIL-MAHARASHTRA

Receipt Date: 19-OCT-2010 Receipt Id: RECIN-MHMHSHCIL0101207543953409I

Out of Pocket Expenses: 0.0 () Bank Name : AXIS BANK LTD Received From: Drawn Bank Details Instrument Number: Instrument Type : PAYORDER ABHIJEET MADC NAGPUR ENERGY PVT LTD 086672 Branch Name Instrument Amount: 99000 (Ninety Nine Thousand only) Instrument Date: 19-OCT-2010 Pay To: REGIO OF THE JOMPY

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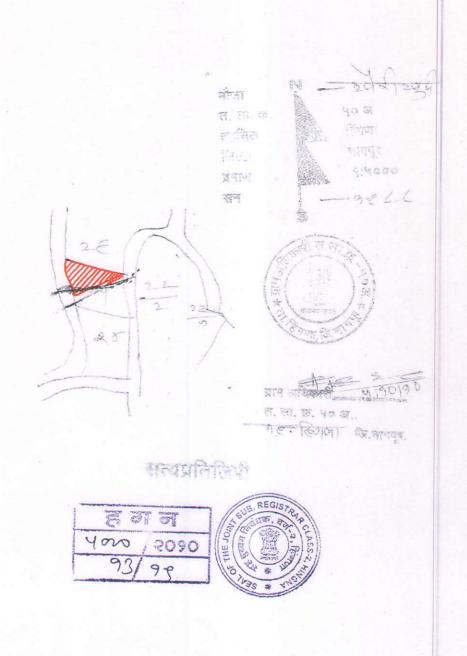
गांव जामुना सात (अधिकार अभिलेख पत्रक)

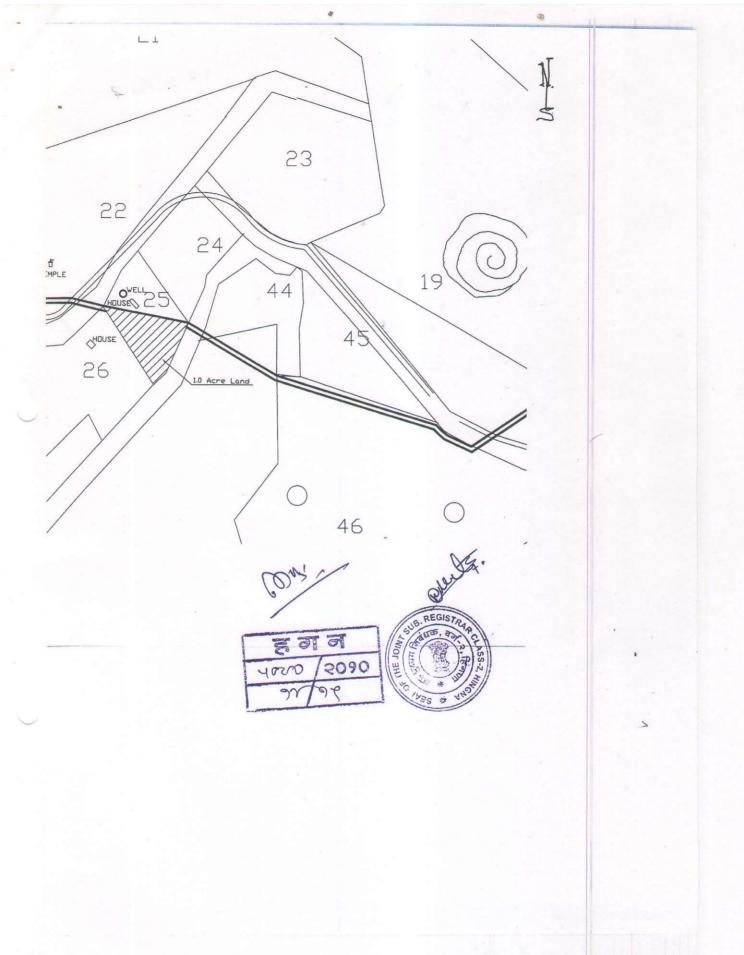
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ६, ६, आणि ७) तालुका 1607011 भुधारणा पद्धती भुमापन क्रमांकांचा भुमापन क्रमांक खाते क्रमांक 🗸 🗧 भोगवटदाराचे नांव उपविभाग 24 वर्भ ने कुळाचे नांव शेताचे स्थानिक नाव पैसे लागवडीयोग्य क्षेत्र हेक्टर आर 1-2 इतर् अधिकार m. m. e 15-921919 3018166 एकुण .. 0-1.0 पोटखराब (लागवडीयोग्य नसलेले) वर्ग (अ) वर्ग (ब) a of of एकुण .... 5030 YORD रूपये पैसे 90 CD 2-Sugar A. Marie आकारणी सिमा आणि भुमापन चिहि जुडी किंवा विशेष आकारणी . 000 2-00

गांव जागुजा कार्या (अधिक्ष्ट अभिलेख पत्रक)

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

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## Abhijeet MADC Nagpur Energy Private Limited

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ABHIJEET MADC NAGPUR ENERGY PRIVATE LIMITED AT THEIR MEETING HELD ON 22<sup>ND</sup> APRIL, 2009 AT THE OFFICE OF THE COMPANY.

## AUTHORIZATION TO PURCHASE LAND

"RESOLVED that the company does purchase, take on lease and/or otherwise acquire the land including Adivasi Land etc, in its own name in the state of Maharashtra."

"RESOLVED FURTHER that Shri Manoj Kumar Jayaswal, Official of the company be and is hereby authorised to do all necessary acts, deeds and things in the matter, including but not limited to, prepare, sign and execute deed of conveyance and all other documents, deeds, affidavits and declarations etc as may be required to acquire/purchase the land from the different sellers, to megotiate and pay the purchase consideration to deal with all concerned authorities like Land Revenue Department, Registrar/ Sub Registrar etc., to obtain all necessary approvals and clearances and to get the land registered in the name of the company."

"RESOLVED FURTHER that a certified true copy of the above resolution be provided to all concerned for their reference, record and necessary action in the matter."

Certified True Copy
For Abhijeet MADC Nagpur Energy Private Limited

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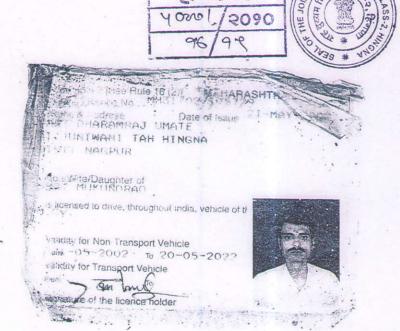
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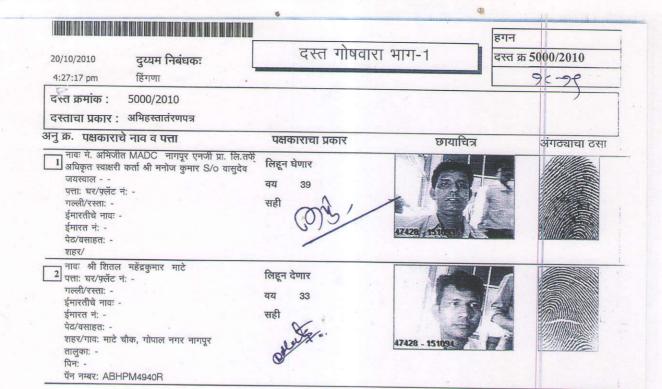
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सह दुय्यम निवधक, वर्ग-२, हिंगणा.

## दस्त गोषवारा भाग - 2

हगन

दस्त क्रमांक (5000/2010)

98-98

दस्त क्र. [हगन-5000-2010] चा गोषवारा

बाजार मुल्य :1800000 मोबदला 2200000 भरलेले मुद्रांक शुल्क : 99000

दस्त हजर केल्याचा दिनांक :20/10/2010 04:22 PM

निष्पादनाचा दिनांक : 19/10/2010 दस्त हजर करणा-याची सही:

दस्ताचा प्रकार :25) अभिहस्तातंरणपत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 20/10/2010 04:22 PM शिक्का क्र. 2 ची वेळ : (फ़ी) 20/10/2010 04:25 PM शिक्का क्र. 3 ची वेळ : (कबुली) 20/10/2010 04:25 PM शिक्का क्र. 4 ची वेळ : (ओळख) 20/10/2010 04:26 PM

दस्त नोंद केल्याचा दिनांक : 20/10/2010 04:27 PM

पावती क्र.:5001 दिनांक:20/10/2010 पावतीचे वर्णन नांव: मे. अभिजीत MADC नागपूर एनर्जी प्रा. लि.तर्फ् अधिकृत स्वाक्षरी कर्ता श्री मनोज कुमार S/o वासुदेव जयस्वाल -

20000 :नोंदणी फी 380 :नक्कल (अ. 11(1)), पृष्टांकनाची नल्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फ़ी

20380: एकुण 2000/ 41 8366 3004 22380

दु. निबंधकाची

ओळख:

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) धनराज मुकुंदराव उमाळे ,घर/फ़्लॅट नं: -गल्ली/रस्ता: -

ईमारतीचे नावः -

ईमारत नं: -

पेठ/वसाहतः -शहर/गाव: जुनेवानी तालुकाः हिंगणा

पिन: -

2) महेंद्रकुमार अंतुजी माटे ,घर/फ़्लॅट नं:

गल्ली/रस्ताः ईमारतीचे नावः -ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: गोपाल नगर नागपूर

तालुकाः -पिन: -



सह कुरमम निबंधक वर्ग-२, हिंगणा. हि .. .. 20 साते . 90 .. सन २०१० बनानित करण्यांत येते को, या दस्ताऐवजात

.. पाने आहेत.

सह दुय्यम निवंधक वर्षनी हिंगपा.

