

SALE DEED FOR RS.22,61,000/-

(RUPEES TWENTY TWO LAKH SIXTY ONE THOUSAND

ONLY)

MARKET VALUE / VALUATION AS PER ASR

RS.9,49,200/- ONLY

THIS DEED OF SALE is made and executed at NAGPUR on 21 Day of **SEPTEMBER**,
2026, BETWEEN :

PPJ PROPERTIES PRIVATE LIMITED , {PAN : AAOC9305N}, a Company incorporated under the provisions of the Companies Act, 2013 having CIN : U68200MH2024PTC429258 and having registered Office at Tranquil Apartments, Plot No.72,Sathe Marg, Dhantoli, Nagpur – 440012, acting through its Director **SHRI. PRATIK S/o RAJESH SARAOGI**, Aged 33 Years, Occupation - Business, (Income Tax PAN No. CKSPS5018J, Aadhar Unique Identity No 3068 7010 3995, Mobile No. 9890990003), Residents of Anandam World City, Ganeshpeth Road, Nagpur-440018, Tahsil and District – NAGPUR, hereinafter called the **VENDOR/PROMOTER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **DIRECTOR**, Shareholders, executors, administrators, successors and assigns of the **ONE PART**.

AND

Stamp here →



MR. ANIL TEJNARAYAN PANDEAged about 39 Years, Occupation :- **SERVICE**Income Tax PAN No. **BPWPP8880F**,Aadhar Unique Identity No. **4770 3464 8200**,Contact No. **9860451410**,

Resident of :- Plot No.57, Rameshwari Road, Opposite Hanuman Mandir,

Dwarkapuri, Parvati Nagar, Nagpur-440027.

hereinafter called the "ALLOTTEE'S/PURCHASER'S", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "ALLOTTEE'S/PURCHASER'S", as well as her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

(1) Vendor Ownership of Property :-	WHEREAS, the VENDOR/PROMOTER is the owner of ALL THOSE piece and parcel of land bearing Khasra Survey No. 32 admeasuring about 1.35 Hectares, with Occupant Class - I Bhumiwami Rights, situated at Mouza : Bothali, Patwari Halka Number 74/A, Tahsil: Nagpur (Rural), District : Nagpur and more particularly described in the Schedule A hereunder written (hereinafter referred to as "the project land"); AND
(2) Title History of the Property :-	History of Kh. No. 32 :- WHEREAS, Jagadamba Township Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 purchased the said property through its director Rajendrakumar shivkishan Agarwal admeasuring 0.85He.Aar.Sq.Mtrs.out of the total land bearing kh.No.32 admeasuring about 1.35 Hec.Aar.Sq.Mtrs land Revenue Rs.3 with Occupant class I Bhumiwami Rights,situated at Mouza Bothali.P.H.No.74/A Tahsil-Nagpur (Rural) District- Nagpur from Shri. Mohan Dashrath Yadav vide sale deed dated 20/02/2007 registered with sub registrar No.7 at Nagpur Sr. No.01037-2007. WHEREAS, Jagadamba Township Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 purchased the said property through its director Sajjan Chaturbhuj Jain admeasuring area 0.54 Hec.Aar.Sq.Mtrs out of total land bearing kh.No.32 admeasuring about 1.35 Hec.Aar.Sq.Mtrs land Revenue Rs.3 with Occupant class I Bhumiwami Rights,situated at Mouza Bothali.P.H.No.74/A Tahsil-Nagpur (Rural) District- Nagpur from Shri. Mohan Dashrath Yadav, shrimati kasabai Mohan Yadav vide sale deed dated 20/02/2007 registered with sub registrar No.7 at Nagpur Sr. No.5973-2007.

Stamp here →



Contd.

WHEREAS, in pursuant to Companies (Incorporation) has been changes from Jagadamba Township Private Limited which was further changed to Harshiv Dev 04.04.2017 and the new Certificate of Incorporation is RoC Mumbai to that effect, AND;

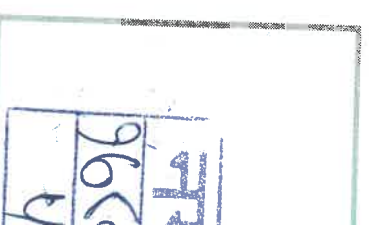
WHEREAS, said Harshiv Developers Private Limited properties in favour transferred the said lands / properties Private Limited (ii) Shri Rajesh Sajjan Jain, (iii) Shri Rajendra Jain, (v) Shri Yugal Surender Jain (vi) L Mahavir Clean Fuel Mining Private Limited (viii) Goye of more particularly described in the Schedule here Mouza : BOTHALI, Tahsil : Nagpur (Rural) District : single Sale Deed dated 23.03.2023 registered with Sr. at Sr. No. 2677 dated 23.03.2023 and the name of the revenue records as the co-owners of the said lands / properties

WHEREAS, as per the clause/condition of the said SELLERS here-in i.e. (i) Oam Industries (India) Private Limited share in the lands / properties (ii) Shri Rajesh Shri Ankit Rajendra Jain and Shri Yugal Surender undivided share in the lands / properties (iii) LCP ownership of 22 % undivided share in the lands / properties Private Limited had ownership of 8% undivided share in Iron & Steel (Nagpur) Private Limited had ownership properties and they accordingly made the payment properties, AND

WHEREAS, 1) Oam Industries Private Limited through Agrawal, 2) Shri. Rajesh Sajjan Jain, 3) Shri. Ankush Jain, 5) Shri. Ankit Rajendra Jain, 6) Shri. LCPL Infra authorized director Mrs. Sandhya Pramod Agrawal, 7) Limited through its authorized director Shri. Satishkuma Steel (Nagpur) Private Limited through its authorized director Agrawal sold the said land to PPJ PROPERTIES Private Prakr. S/o Rajesh Saraogi by sale deed Sr.No. 12983/20 sub registrar Nagpur-7 at Book No.1.

As a result now PPJ PROPERTIES PRIVATE LIMITED Saraogi becomes the absolute and full owner of the said MOUZA - BOTHALI, P.S.K. 74/A, having an total area situated at Village - Bothali, in Tahsil - Nagpur (Rural) an

Stamp here →



(3)	Intention of Vendor :-
	WHEREAS the Vendor here in above named later on decided to develop the aforesaid property containing by admeasurements 9678.865 Sq. Mtrs., bearing Survey/Khasra/Gut Nos. 32 of MOUZA – BOTHALI, P.S.K. 74/A, situated at Tahsil - Nagpur (Rural) and District – Nagpur into a layout by carving out various Plots of different sizes therein.
(4)	Non Agriculture (N.A.) Permission Order Details :-
	WHEREAS the aforesaid entire land bearing Survey/Khasra/Gut Nos. 32 is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 18/3/2025 passed in Revenue Case No. ११.११.१.१०४/११.१.१-३४/२०२४-२०२५. As per Order passed by the Tahsildar, Nagpur (Rural) an Area of 1194.626 Sq. Mtrs. under Open Space, an area of 50.00 Sq. Mtrs. Space for E.S.S. & S.T.P an area of 3744.136 Sq. Mtrs. under Internal Road area and the remaining land of 6900.666 Sq. Mtrs. under Residential Plots.
(5)	Layout Map Sanction Details:-
	WHEREAS the Vendor above named are in possession of the said Project Land and therefore it later on prepared a layout on the said Survey/Khasra/Gut Nos. 32 by carving out total Fifty Eight (58) Plots of different sizes therein and known and styled as “ MAULI TOWN-32 ” and the said layout has finally approved as demarcated by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. NMRDALF/2025/APL/00356 Dated 10/07/2025.
(6)	Details of Development Agreement Between Vendor & NMRDA :-
	WHEREAS the Vendor above named is in possession of the said Project Land and therefore it later on prepared a layout on the said Survey/Khasra/Gut Nos. 32 by carving out total Fifty Eight (58) Plots of different sizes therein and known and styled as “ MAULI TOWN-32 ” and the said layout is also duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur under an Development Agreement Dated 31/07/2025 made between The Nagpur Metropolitan Region Development Authority and the Vendor/Developer here in above named and the said authority issued a Letter in this behalf vide its Letter No. E.E./NMRDA/DPC/Agree/1849 dated 31/07/2025 of Mouza – Bothali.
(7)	Details of Release Letter issued by The Nagpur Metropolitan Region Development Authority of Plot :-
	Out of the aforesaid entire Lay-out, Plot No. 30 (Thirty), is Released by the Assistant Engineer-I the Nagpur Metropolitan Region Development Authority in favour of the Vendor/Developer vide its Letter No. A.E-I(NMRDA)/South/971 Dated 11/2/2025.

Stamp here →



Contd. ...

(3)	Project Name & Its Details :-
(a)	The said Real Estate Project shall be known and styles as
(b)	Address :- Survey/Khasra/Gut Nos. 32 of Mouza – Bothali, P.S.K. District – Nagpur, PIN Code – 441108.
(c)	Name & Address of Architect :- SHRI. PAWAN RAVIPRASAD GUPTA , having its office at Shyam Tower, Station Road Sadar, Nagpur, Pin Code - 4
(d)	The Real Estate (Regulation & Development) Act, 2017 Details :- The Project “ MAULI TOWN-32 ” is duly register with the s P50500080825 and the same is attached herewith as Annexure.
(e)	Executive Name : Mr. Vikrant Anand Upadhyay, RERA 1
(f)	Project Details :-
	* Existing Permissible Built-Up Area (F.S.I.) area for Plot The Nagpur Metropolitan Region Development Authority, factor for FSI is 1.723 Sq. Mtr on Layout Plots.
	* Open Space – Open Space of 1194.626 Sq. Mtrs. is provided in the said Layout.
	Project Phase :- This Project is developed in Single Phase.
(g)	Title Documents inspection by Purchaser :-
	On demand from the Purchaser, the Vendor has given its documents of title relating to the Project land and plans, details of the project Architect and all other such documents as per (Regulation & Development) Act and Rules & Regulations in force.
(h)	Disclosure Regarding Said Project :-
	Disclosure regarding litigation :- The Vendor hereby declares that there are no civil/criminal cases pending against the said land.
	Disclosure Regarding reservation in said land :- The Vendor hereby declares that based on the sanctioned layout, Internal Roads 3744.136 Sq. Mtrs.; Open Space reserved over to the local authority. Apart from this, the Vendor/Developer has no reservation on any part of the said land.

Stamp here →



viii) THAT the open spaces available in the said layout shall always be of common use for all the Plot owners in the said Layout/Estate.	ix) THAT the responsibility of carrying out the maintenance of the said Plot of land chosen by the Purchaser shall wholly rest on her/him.	x) THAT as the said project is registered with RERA and consequentially therefore all the Terms, Rules, conditions and Regulations for implementation of the said Act shall always remain binding upon both the parties hereto and their respective successors-in-title. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire project; AND	(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty, Registration Fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.	SCHEDULE 'A' (DESCRIPTION OF THE ENTIRE PROJECT LAND)	ALL THOSE Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 32 of MOUZA – BOTHALI, P.S.K.No.74/A, having an total area of 1.35 Hectare,are Sq.meters, held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Bothali, in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under – ON THE EAST - BY KHASRA NO. 39, ON THE WEST - BY KHASRA NO. 29, ON THE NORTH - BY KHASRA NO. 33, ON THE SOUTH - BY KHASRA NO. 31.
--	--	---	--	---	--

Stamp here →



Contd. ...

SCHEDULE 'B' (DESCRIPTION OF PROPERTY HEREBY TRANSFERRE DEED)	ALL THAT Piece and Parcel of land bearing Plot admeasurements 120.00 Sq. Mtrs.(i.e. 1291.68 Sq. Ft.) , out on the land described in Schedule - A and known and styled the said Plot is bounded as under – ON THE EAST : BY PLOT N ON THE WEST : BY 12.00 M ON THE NORTH : BY PLOT N ON THE SOUTH : BY PLOT N	SCHEDULE 'C' DEVELOPMENT WORKS OF THE PROJECT CARRI 1) CEMENT Road/ CC Paver Block Road. 2) Sewage Line. 3) Storm Drainage Line 4) Water Pipe Line. 5) Open space Compound wall. 6) Sewage Treatment Plant. 7) Rain Harvesting Chamber. 8) Electric Network with Transformer. 9) Street Light. 10) Plantation.
---	--	---

Stamp here →



SCHEDULE 'B'

(DESCRIPTION OF PROPERTY HEREBY TRANSFERRED/SOLD UNDER THIS SALE DEED)

ALL THAT Piece and Parcel of land bearing Plot No. 30 (Thirty), containing by admeasurements 120.00 Sq. Mtrs.(i.e. 1291.68 Sq. Ft.), out of the sanctioned layout carved on the land described in Schedule - A and known and styled as "MAULI TOWN - 32", and the said Plot is bounded as under -

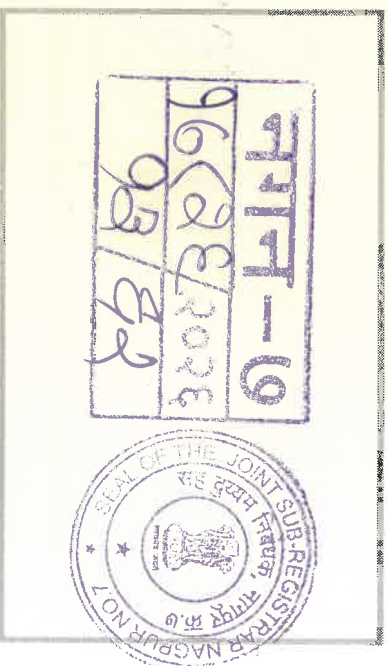
ON THE EAST	:	BY PLOT NO.35,
ON THE WEST	:	BY 12.00 MTR WIDE ROAD,
ON THE NORTH	:	BY PLOT NO.29,
ON THE SOUTH	:	BY PLOT NO.31.

SCHEDULE 'C'

DEVELOPMENT WORKS OF THE PROJECT CARRIED OUT BY THE VENDOR

- 1) CEMENT Road/ CC Paver Block Road.
- 2) Sewage Line.
- 3) Storm Drainage Line
- 4) Water Pipe Line.
- 5) Open space Compound wall.
- 6) Sewage Treatment Plant.
- 7) Rain Harvesting Chamber.
- 8) Electric Network with Transformer.
- 9) Street Light.
- 10) Plantation.

Stamp here →

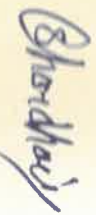


IN WITNESS WHEREOF the VENDOR and the PURCHASER herein above named have fully examined and read over this **SALE DEED** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Adv. Mrs.Niidhi Deo

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR PPJ PROPERTIES PRIVATE LIMITED THROUGH IT'S DIRECTOR  (SHRI. PRATIK RAJESH SARAOGI) VENDOR/PROMOTER
02			 (MR.ANIL TEJ.NARAYAN PANDE) ALLOTTEE/PURCHASER

WITNESSES :-

01			 Santosh Zulkarji Chaudhary
----	---	---	--

Stamp here →



Contd. ...

		
---	---	---

Stamp here →

