

SALE DEED FOR ₹ 21,19,000/- ONLY
(RUPEES TWENTY ONE LAKH NINETEEN THOUSAND ONLY)
MARKET VALUE ₹ 4,56,000 /- ONLY

(Item No. 5, @ ₹ 4050- Sq. Mtrs.)

THIS DEED OF SALE is made and executed at NAGPUR on this ____ Day of **SEPTEMBER, 2026** BETWEEN :- **M/s OZEN INFRASTRUCTURE**, A Partnership Firm registered under the partnership Act having its registered office at Plot No. 40, Preeti Apartments, West High Court Road, Surendra Nagar, Nagpur-440015 (**Income Tax PAN – AAIF03243R**) (Date of Incorporation 27-12-2022), acting through its Partners **(1) MR. AJAY NATHUJI KESARE**, Aged about 53 Years (Date of Birth 30.07.1972), Occupation – Business, (Aadhar No. 3993 2176 7996) (Mobile No. 9371664709) (Email ID - kesareaajay@gmail.com), Resident of B-101, Sanchayani Prestige complex, Swawlambi Nagar, Nagpur – 440022, Tahsil and District – NAGPUR, **(2) MR. RAHUL JIWAN BHAJAN**, Aged about 41 Years (Date of Birth 17-04-1984), Occupation – Business, (Aadhar No. 4242 1237 2831) (Mobile No. 9975777538) (Email ID - rahul.bhajan@gmail.com) Resident of C-204, Sanchayani Prestige Complex, Swawlambi Nagar, Nagpur – 440 022 Tahsil and District – NAGPUR, **(3) MR. GIRISH SURAJMALJI BOTHRA**, Aged about 58 Years (Date of Birth 24.04.1966), Occupation – Business, (Aadhar No. 5497 0313 2593) (Mobile No. 9561066000) (Email ID - reackonnagpur@gmail.com) Resident of House No. 791, Sharda Chowk, Central Avenue, Opp. Bhandara Bank, Gandhibagh, Nagpur, Pin Code No. 440032, Tahsil and District - NAGPUR, **(4) MR. SUNIL PARASMALJI GOLECHHA**, Aged about 61 Years (Date of Birth 28-10-1963), Occupation – Business, (Aadhar No. 8240 8840 7581) (Mobile No. 9373107321) (Email ID - parasudyog@ymail.com) Resident of Golechha Niwas, New Itwari Road, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR, **(5) MR. SURESH CHUNNILAL AGRAWAL**, Aged about 76 Years (Date of Birth 12-07-1949), Occupation – Business, (Aadhar No. 9210 7558 9399) (Mobile No. 9822570940) (Email ID - rajeevagrwalngp@gmail.com) Resident of 2nd Floor, Ashirwad Enclave, 222, Khare Town, Dharampeth, Nagpur, Pin Code No. 440010, Tahsil and District – NAGPUR and **(6) MR. RAJEEV CHUNNILAL AGRAWAL**, Aged about 64 Years (Date of Birth 25-10-1960), Occupation – Business, (Aadhar No. 7339 0439 5507) (Mobile No. 9373129100) (E-mail ID – rajeevagrwalngp@gmail.com) Resident of 3rd Floor, Ashirwad Enclave, 222, Khare Town, Dharampeth, Nagpur, Pin Code No. 440010, Tahsil and District – NAGPUR, State – Maharashtra, hereinafter called the **VENDOR**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM and its PARTNER**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.



AND

(1) **MR. AMOL ASHOK TIWARI** Aged about 35 years, Occupation – Service, (Income Tax PAN – AMSPT9152A) (Aadhar No. 7147 7383 2720) (Mobile No. 7020310201), (D.O.B. 12.09.1986), Mail ld-amoltiwari8077@gmail.com, Residents of S/o Ashok Tiwari, Tah- Bhatkuli, Mu-Sayat, Dist- Amravati-444602, hereinafter called the **PURCHASER(S)**, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER(S)**, as well as her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS, ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 80/1, 80/4 (Old No. 80/2), 82, 89, 90/1, 90/2, 91, 93 alongwith Other Khasra Nos. 63, 65, 66, 67, 71/2, 72/3, 71/4, 72/1, 74/3, 75, 81/1, 83, 84/1, 84/2, 92 and 97 of Mouza – MOHGAON, Patwari Halka No. 74, having total area of 40.96 Hectare R., all held in Occupancy Class-1 Rights TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Mohgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to (1) M/s Prem Brothers Infrastructure LLP having LLPIN AAB-2111 acting through Designated Partner Mr. Ashok Rameshwarlal Agrawal and M/s DJ Sons Hospitality LLP having LLPIN AAM-1249 acting through its Authorised Signatory Designated Partner Mr. Ashok Rameshwarlal Agrawal, being its separate having purchased the same by it from the aforesaid M/s Omkara Assets Reconstruction Pvt. Ltd. acting through its Authorised Officer Mr. Jigar Jain S/o Mahendra for itself and on behalf of consortium members i.e. (i) Karur Vysya Bank (Now assigned to Omkara Assets Reconstruction Pvt. Ltd.), (ii) City union Bank (Now assigned to Omkara Assets Reconstruction Pvt. Ltd.), (iii) Karnataka Bank (Now assigned to Omkara Assets Reconstruction Pvt. Ltd.) (iv) IDBI Bank Ltd, (v) Corporation Bank, (vi) Canara Bank and (vii) Punjab National Bank, by a Sale Deed Dated 28.05.2021, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Registered Serial No. 8439/2021 on 31.05.2021; AND

WHEREAS the aforesaid (1) M/s Prem Brothers Infrastructure LLP having LLPIN AAB-2111 acting through Designated Partner Mr. Ashok Rameshwarlal Agrawal and (2) M/s DJ Sons Hospitality LLP having LLPIN AAM-1249 acting through its Authorised Signatory Designated Partner Mr. Ashok Rameshwarlal Agrawal later on transferred/sold the properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing **Khasra Nos. 80/1, 80/4, 82, 89, 90/1, 90/2, 91 and 93 of Mouza – MOHGAON**, Patwari Halka No. 74, having total area of **15.32 Hectare R.**, all held in Occupancy Class-1 Rights, Khate No. 587 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Mohgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s Ozen Infrastructure acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Rahul Jiwan Bhajan, (3) Mr.



Girish Surajmalji Bothra, (4) Mr. Sunil Parasmalji Golechha, (5) Mr. Suresh Chunnilal Agrawal and (6) Mr. Rajeev Chunnilal Agrawal, the Vendor named hereinabove, by a Sale Deed Dated 17.07.2023, which is duly registered in the Office of the Joint Sub Registrar, Nagpu-7 in Book No. 7356/2023 on 17.07.2023; AND

Khasra No. 88

WHEREAS ALL THAT Piece and Parcel of the Agricultural land bearing Khasra No. 88 of Mouza – MOHGAON, Patwari Halka No. 74, having an area of 6.20 Hectare R., Land Revenue Rs. 15.53/-, held in Occupancy Class-1 Rights, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Mohgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to (1) Mr. Ankit Mukesh Garg and (2) Mr. Mayank Dineshchand Jain, being their separate property having purchased the same by them from Shri. Prashant Chandrabhan Awachat and Shri. Vijay Madhaorao Hatwar, by a Sale Deed Dated 23-05-2022, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 4222/2022 on 23-05-2022; AND

WHEREAS the aforesaid (1) Mr. Ankit Mukesh Garg and (2) Mr. Mayank Dineshchand Jain lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 88 of Mouza – MOHGAON, Patwari Halka No. 74, having an area of 6.20 Hectare R., Land Revenue Rs. 15.53/-, held in Occupancy Class-1 Rights, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Mohgaon, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s Ozen Infrastructure acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Rahul Jiwan Bhajan, (3) Mr. Girish Surajmalji Bothra, (4) Mr. Sunil Parasmalji Golechha, (5) Mr. Suresh Chunnilal Agrawal and (6) Mr. Rajeev Chunnilal Agrawal, the Vendor named hereinabove, by a Sale Deed Dated 17.07.2023, which is duly registered in the Office of the Joint Sub Registrar, Nagpu-7 in Book No. 7355/2023 on 17.07.2023; AND

WHEREAS as a result therefor the aforesaid M/s Ozen Infrastructure acting through its Partners (1) Mr. Ajay Nathuji Kesare, (2) Mr. Rahul Jiwan Bhajan, (3) Mr. Girish Surajmalji Bothra, (4) Mr. Sunil Parasmalji Golechha, (5) Mr. Suresh Chunnilal Agrawal and (6) Mr. Rajeev Chunnilal Agrawal, the Vendor named hereinabove have now become an exclusive, absolute and full Owner of the aforesaid properties bearing Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93 heritable and transferable rights therein and the same is mutated in their joint names in all relevant records; AND

WHEREAS the Vendor named hereinabove lateron decided to develop its aforesaid properties bearing Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein; AND

WHEREAS, accordingly the Vendor has prepared a layout on the said land bearing Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93 by carving out various



Plots of different sizes therein and to be known and styled as "OZEN INFINIA CITY" and the said layout is sanctioned and approved and recommended for demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Permit No. 56389, Approval No. NMRDA/LT/2024/APL/00351 Dated 25.07.2024; AND

WHEREAS, the aforesaid entire land bearing Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93 of Mouza – MOHGAON, Patwari Halka No. 74, containing by total admeasurements 21.52 Hectare R. (i.e. 215200 Sq. Mtrs.), out of which the land admeasuring 21.245016 Hectare R. (i.e. 212450.16 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 16.08.2024 passed in the Revenue Case No. 14/N.A.P.-34/2024-25; AND

WHEREAS, the Vendor has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **Registered Serial No. P50500077833 Dated 07.11.2024**; AND

WHEREAS in pursuance of the order of District Superintendent, Land Records, Nagpur bearing No. नागपुर(ग्राम)/मौजा-मोहगाव/ग.नं.80/1,8024,82,88,91 व 93/ सामी./एस.आर.78/2024 Dated 30.09.2024, the Deputy Superintendent, Land Records, Nagpur (Rural) vide his letter No. सामलीकरण/क.जा.प./ मौजा-मोहगाव /2024 जा.नं.. 10579 Dated 08.10.2024, has merged the aforesaid entire land bearing Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93 into one Khasra and it has now identified as Khasra No. 82, having an area 21.52 Hectares R and the Hon. Tahsildar, Nagpur (Rural) vide his letter No. Prastu.1/Tah.Nag (Rural)/S.Kr.51/Kavi-2927/2024 dated 26.11.2024 has directed to the Village Revenue Officer to take necessary action in this regard.

THAT the property hereby sold will be fully developed as per the Development Agreement Executed between NMRDA and Ozen Infrastructure vide his Letter No. **E.E./NMRDA/DPC/Agree/1840 Dated 25.07.2025**. All expenses for these development work will be borne and paid by the Vendors..

WHEREAS, out of the aforesaid Layout, the Plot Nos. 4, 40, 41, 42, 54, 56, 57, 67, 70, 74, 75, 76, 77, 78, 79, 80, 81, **82**, 83, 84, 86, 96, 105, 135, 146, 148, 149, 158, 162, 165, 167, 168, 169, 170, 173, 174, 176, 184, 193, 236, 239, 247, 251, 253, 254, 255, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 278, 306, 308, 333, 334, 345, 346, 347, 348, 373, 375, 377, 378, 379, 385, 386, 387, 389, 390, 391, 392, 393, 394, 400, 436, 437, 449, 478, 479, 480, 481, 483, 486, 491, 492, 494, 497, 500, 501, 502, 503, 504, 505, 506, 517, 518, 520, 521, 522, 529, 531, 539, 540, 543, 544, 545, 552, 556, 558, 574, 575, 591, 592, 625, 642, 643, And 644 are Released by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. **A.E.(WEST)/NMRDA/2286 Dated 19.08.2026**; AND



WHEREAS the Purchaser(s) hereinabove named have satisfied themselves in respect of the Vendor's title to the said **Plot No. 82** out of the said layout as good, valid and marketable; AND

WHEREAS the Purchaser(s) being desirous of owning a **Plot No. 82** in the said layout for their Residential use in the said Layout on as is where is basis and after detailed negotiations the Vendor has agreed to sell the same to the Purchaser(s); AND

WHEREAS considering her/his/their request and after detailed negotiations the Vendor has now agreed to sell the **Plot No. 82** to the Purchaser(s) for a total consideration of **₹ 21,19,000/- (Rupees Twenty One Lakh Nineteen Thousand Only)** upon the following terms and conditions.

NOW, THEREFORE, THIS DEED OF SALE WITNESSTH AS FOLLOWS :-

(1) THAT in consideration of a total sum of **₹ 21,19,000/- (Rupees Twenty One Lakh Nineteen Thousand Only)** paid by the Purchaser(s) to the Vendor in the manner appearing herein below, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and sole Owner in possession thereof does hereby grant, convey, assign and transfer by way of sale to the PURCHASER(S), the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 82** out of the sanctioned layout known and styled as "**OZEN INFINIA CITY**", containing by admeasurements **112.5 Sq. Mtrs. (i.e. 1210.95 Sq. Ft.)** being a portion of the entire land bearing **Khasra No. 82** (Old Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93) of **Mouza – MOHGAON**, Patwari Halka No. 74 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Mohgaon, within the limits of the Grampanchayat Mohgaon in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the exclusive and sole owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Gram Panchayat Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

₹ 21,000/- (Rupees Twenty One Thousand Only) paid by the Purchaser(s) to the Vendor by UPI, vide UTR No. 690552928389 Dated 10.01.2026, the receipt whereof hereby acknowledged by the Vendor.

₹ 5,000/- (Rupees Five Thousand Only) paid by the Purchaser(s) to the



Vendor by IMPS, vide UTR No. 604277760107 Dated 11.02.2026, the receipt whereof hereby acknowledged by the Vendor.

₹ 1,95,000/- (Rupees One Lakh Ninety Five Thousand Only) paid by the Purchaser(s) to the Vendor by IMPS, vide UTR No. 604380338228 Dated 12.02.2026, the receipt whereof hereby acknowledged by the Vendor.

₹ 18,98,000/- (Rupees Eighteen Lakh Ninety Eight Thousand Only) paid by the Purchaser(s) to the Vendor by Cheque No. _____, dated _____ by way of availing plot loan from ICICI HFC the receipt whereof hereby acknowledged by the Vendor.

₹ 21,19,000/- (TOTAL RUPEES TWENTY ONE LAKH NINETEEN THOUSAND ONLY)

(2) THAT the VENDOR does hereby covenant with the PURCHASER(S) as follows:-

(i) THAT the Vendor has good, valid and marketable title to the property hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser(s) absolutely forever.

(ii) THAT the Vendor further assure the Purchaser(s) that the Property hereby sold is its separate and self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser(s) without any interruption or disturbance by the Vendor or any person claiming through under or in trust for it and without any lawful interruption or disturbance by who-so-ever.

(iv) THAT the Vendor has done no act whereby the property hereby sold/transferred is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the Purchaser(s) absolutely forever.

(v) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser(s) and her/his/their heirs, legal representatives, successors and assigns etc. as may reasonably be required.



(vi) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendor undertake to pay the same and keep the Purchaser(s) always indemnified against such payments.

(vii) THAT the Vendor has this day delivered the actual and physical possession of the property comprising **Plot No. 82** hereby sold to the Purchaser(s) in vacant condition at the time of Registration of this Sale Deed.

(viii) THAT the Vendor will actively support any application made by the Purchaser(s) for mutation of her/his/their name(s) on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser(s) in all relevant records of Grampanchayat 7/12 extract and rural land survey Department and arrange for R.L. from the competent authority.

(ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

(x) THAT the Vendor has delivered all the true copies of Original documents relating to the property hereby sold to the Purchaser(s) at the time of Registration of this Sale Deed.

(3) THAT the property hereby sold is as per the terms, conditions and norms stipulated by Nagpur Metropolitan Region Development Authority as per their final approval letter No. E.E./NMRDA/DPC/Agree/1840 Dated 25.07.2025. The Purchaser(s) has/have inspected the said plot and layout before taking possession and is fully satisfied about it.

(4) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser(s).

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 82** out of the sanctioned layout known and styled as "**OZEN INFINIA CITY**", containing by admeasurements

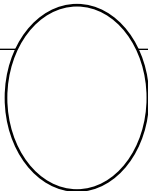
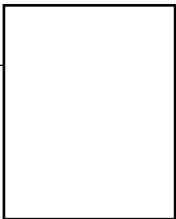


112.5 Sq. Mtrs. (i.e. 1210.95 Sq. Ft.) being a portion of the entire land bearing **Khasra No. 82** (Old Khasra Nos. 80/1, 80/4, 82, 88, 89, 90/1, 90/2, 91 and 93) of **Mouza – MOHGAON**, Patwari Halka No. 74 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Mohgaon, within the limits of the Grampanchayat Mohgaon in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under -

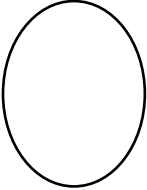
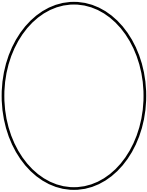
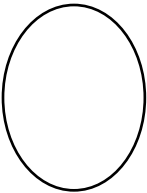
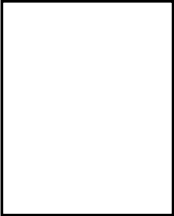
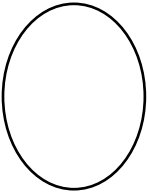
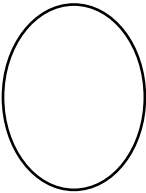
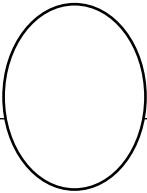
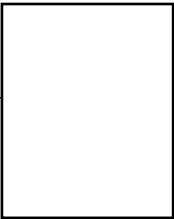
- ON THE EAST - Plot No. 149
- ON THE WEST - 9 Mts Wide Road
- ON THE NORTH- Plot No. 83..
- ON THE SOUTH - Plot No. 81

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

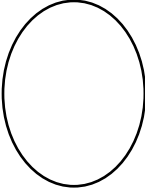
Drafted by Adv. Ashwin Patil as per instructions of the parties hereto

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPGH	SIGNATURE & FULL NAME
01			FOR M/S. OZEN INFRASTRUCTURE



SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPGH	SIGNATURE & FULL NAME
			1) (MR. AJAY NATHUJI KESARE)
02			2) (RAHUL JIWAN BHAJAN)
03			3) (GIRISH SURAJMALJI BOTHRA)
04			4) (SUNIL PARASMALJI GOLECHHA)
05			5) (SURESH CHUNNILAL AGRAWAL)
06			6) (RAJEEV CHUNNILAL AGRAWAL) Partners <u>VENDOR</u>
03			



SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPGH	SIGNATURE & FULL NAME
			1) (MR. AMOL ASHOK TIWARI) <u>PURCHASER(S)</u>
WITNESSES :-			
SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPGH	<u>SIGNATURE</u>
01			
02	