

265/8799

पावती

Original/Duplicate

Thursday, June 25, 2026

नोंदणी क्र.: 39म

12:36 PM

Regn.: 39M

पावती क्र.: 13268

दिनांक: 25/06/2026

गावाचे नाव: सितावडी

दस्तावेजाचा अनुक्रमांक: नयन2-8799-2026

दस्तावेजाचा प्रकार: विहीरी करारनामा

सादर करणाऱ्याचे नाव: अजय मधुकर साठे - -

नोंदणी फी

रु. 30000.00

दस्त ज्ञानाळणी फी

रु. 2480.00

पृष्ठांची संख्या: 62

एकूण:

रु. 32480.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सुची-२ अदाजे

12:36 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 3109000/-

मोबदला रु. 2830000/-

भरलेले मुद्रांक शुल्क: रु. 217700/-

1) दस्त्याचा प्रकार: DHC रकम: रु. 2480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0626171107491 दिनांक: 25/06/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004642484202627E दिनांक: 25/06/2026

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH004642484202627E	BARCODE			Date	17/06/2026-12:52:48		Form ID	25.2		
Department Inspector General Of Registration					Payer Details						
Type of Payment Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)						
					PAN No.(If Applicable)		AACXXXXXXG				
Office Name NGP2_JT NAGPUR SUB REGISTRAR					Full Name		RAI UDYOG LTD				
Location NAGPUR											
Year 2026-2027 One Time					Flat/Block No.		415 RAI TOWER				
Account Head Details				Amount In Rs.		Premises/Building					
0030046401 Stamp Duty				217700.00		Road/Street		SITABULDI			
0030063301 Registration Fee				30000.00		Area/Locality		NAGPUR			
						Town/City/District					
						PIN		440001			
					Remarks (If Any)						
					SecondPartyName-AJAY MADHUKARRAO MATEY-						
					Amount In		Two Lakh Forty Seven Thousand Seven Hundred Rupees				
Total					2,47,700.00		Words		Only		
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		02003942026061700470		1496387728
Cheque/DD No.					Bank Date		RBI Date		17/06/2026-12:54:19		Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF BARODA				
Name of Branch					Scroll No. , Date		Not-Verified with Scroll				

Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

संदर्भ चालन केवल दुर्यम निबंधक कार्यालयों में नोंदणी करवाया गया दस्तावेजों के लिए है, नोंदणी न करवाया गया दस्तावेजों के लिए चालन लागू नहीं है।

Mobile No. XXXXXX3230

नगन-२
666/2026
9/62





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0626171107491

Payment Date : 17/06/2026

Received from **RAI UDYOG LTD**, Mobile number **7722003230**, an amount of Rs. **2480/-** towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office of the District **Nagpur**.

Payment Details

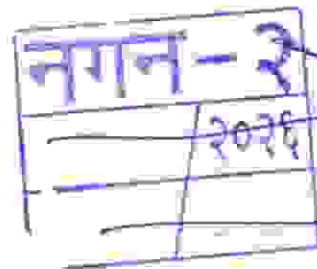
Bank Name :: BARB

Receipt Date : 17/06/2026

Bank CIN : 10029762026061707197

REF No. : 9307666740937

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

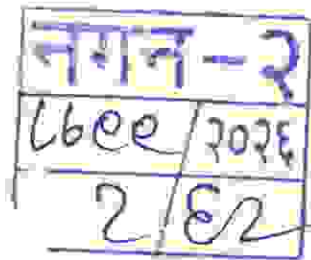


AGREEMENT TO SELL
SHOP NO. 415
ON FOURTH FLOOR
CONSIDERATION VALUE AT RS. 28,30,000/-
MARKET VALUE AT RS. 31,09,000/-

THIS AGREEMENT TO SELL IS MADE AT NAGPUR ON THIS 17TH DAY OF JUNE 2026.

01. M/S RAI UDYOG LTD., a Company duly registered under the provisions of Companies Act 1956, having its Registered Office at "Rajat Sankul", Opp. S.T. Bus Stand, Ganeshpeth, Nagpur-440018, acting through its Managing Director **SHRI. KISHOR S/O SHRI. GOPICHAND RAI** aged about **61 Years**, Occupation: - **Business**, R/o: - **136/A, Canal Road, Ramdaspath, Nagpur-440010**. Thus, the SELLER/DEVELOPER has given Power of Attorney for admission and presentation of this Agreement to Sell to **MR. ROMY S/O MR. ANGEL GILL** aged about **45 Years**, Occupation: - **Service**, R/o:- **F/31, St. Martin Nagar, Jaripatka, Ring Road, Nagpur-440014**. Hereinafter referred to & called as the "**SELLER/DEVELOPER**", which term & expression shall, unless repugnant to the context or meaning thereof, always mean & include the said company as well as its directors, successors-in-office, representatives, agents, attorneys, liquidators, executors, administrators, assignees, nominees etc, of **THE FIRST PART. [PAN: AACCR6008G]**

02. MR. AJAY S/O MR. MADHUKARRAO MATEY aged about **56 Years**, Occupation: - **Service**, R/o: - **Near Pritam Kirana Stores, 295 Matey Chowk, Garoba Maidan, Bhandewadi, Nagpur-440008**. Hereinafter known & referred to as the "**PURCHASER**" which term shall unless repugnant to the context or meaning thereof always mean & include the said PURCHASER as well as his legal heirs, representatives, successors, executors, members & assignees of **THE SECOND PART. [PAN: AKVPM3405G]**



WHEREAS the SELLER/DEVELOPER is the sole and absolute owner of in All that piece and parcel of Freehold Land bearing-City Survey No. 1870/1-admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at-Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur and M/s Rai Udyog Ltd started the Development work of the above-mentioned land property which is more particularly known and styled as "RAI TOWER".

WHEREAS, previously M/S R.M.S. Exhibitor filed an application for renewal of lease in Revenue Case No. 16/NAA-48/2008 and the lease was renewed till 31st March 2038, vide Registered Lease Deed Document having Sr.No. 6242-2008 dated 05/11/2008 Registered with Sub Registrar, Nagpur-01 and their name is also duly mutated in the Land Records Department and NMC Tax Department.

WHEREAS Scroll Vinimay Pvt Ltd has purchased the said property from M/S R.M.S. Exhibitor by virtue of Sale Deed dated, 29/10/2010 which is duly registered before the joint Sub registrar, Nagpur - 4 in Book No. 01 at Sr.No. 5256 - 2010.

AND WHEREAS the SCROLL VINIMAY PRIVATE LTD., through its Director Mr. Laxman Manohar Sawant got the mutation done in its name in the City Survey record vide its Entry No. 9938 dated, 11/02/2019 along with **City Survey Office No. 3** Nagpur.

WHEREAS, the Nazul Plot No. 102, C.S. No. 1872 area admeasuring 970.40 Sq.Mtr. was converted to Freehold Land vide the order of the Collector, Nagpur dt. 28/10/2020 vide Letter No. रा.मा.क्र. ६/MRC-८१/२०१९-२०२०, मौजा सीताबर्डी and after this an application was made in the office of the City Survey Officer No. 3 to change the user on the property card in the land records as per the order of the collector mentioned above.

AND WHEREAS, SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT got the title over the abovementioned property and all of them were desirous to sale the same to some interested buyer. And they decided to sell the same to M/s Rai Udyog Ltd Through its Managing Director Shri.



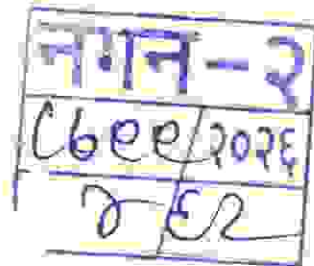
Kishor Gopichand Rai and after detailed discussions and negotiations, M/s. Rai Udyog Ltd Through its Managing Director Shri. Kishor Gopichand Rai agreed to purchase All that piece and parcel of Freehold Land bearing City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur known and styled as "**RAI TOWER**" for consideration of **Rs. 18,00,00,000/- [Rupees Eighteen Crores Only]** & subsequently having document No. 2571-2021 dated. 06/04/2021 registered with Sub Registrar Nagpur - 2 and thus the M/s Rai Udyog Ltd has become sole and absolute owner of that entire piece & parcel of land area admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft.

WHEREAS the M/s Rai Udyog Ltd, got the mutation done in the name of M/s Rai Udyog Ltd, through Managing Director Shri. Kishor Gopichand Rai in the City Survey record vide its Entry No. 11094 dt. 09/08/2021 along with City Survey Office No. 3 Nagpur.

AND WHEREAS the M/s Rai Udyog Ltd also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 59, Ward No. 65, Mouza: Sitabuldi, Nagpur and also paid the Corporation Tax upto 01/04/2023 till 31/03/2025 vide its Receipt No. RCPT2425344158 amount of Rs. 1,18,162/- [Rupees One Lac Eighteen Thousand One Hundred Sixty-Two Only] dated. 30/12/2024.

AND WHEREAS the M/s Rai Udyog Ltd also got the Mutation done in the Nagpur Municipal Corporation Tax Department in its name having House No. 59/A, Ward No. 65, Mouza: Sitabuldi, Nagpur and also paid the Corporation Tax upto 01/04/2022 till 31/03/2025 vide its Receipt No. RCPT2425344174 amount of Rs. 1,35,177/- [Rupees One Lac Thirty-Five Thousand One Hundred Seventy-Seven Only] dated. 30/12/2024.

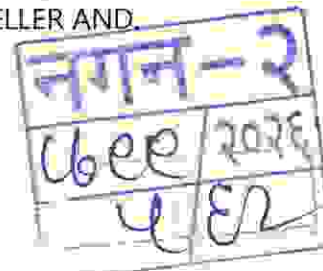
WHEREAS THE M/S RAI UDYOG LTD., has started Development & Construction of Commercial Building scheme known and styled as "**RAI TOWER**" in All that piece and parcel of Freehold Land bearing -City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, admeasuring 970.40 Sq.Mtr. i.e. containing by total



admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur. The Demand was issued for Building Permit from Nagpur Municipal Corporation which was duly paid on 23/01/2025. In accordance with Plans Sanctioned from the Deputy Director of Town Planner, Nagpur Municipal Corporation, Nagpur in the name of M/s Rai Udyog Ltd through Managing Director Shri. Kishor Gopichand Rai **VIDE BUILDING PERMIT NO. NMO/RB/2024/APL/00313** approved Dated. **03/02/2025** which is made a part thereof.

WHEREAS the SELLER/DEVELOPER has started development of the said land into Commercial Scheme and the SELLER/DEVELOPER has started development & construction of a building on All that piece and parcel of Freehold Land bearing -City Survey No. 1870/1-admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur as per the Building Permit given by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur Dt. 23/01/2025 to the provision of the Maharashtra Apartment & Ownership Act, 1970, by Deed of Declaration Registered with Sub Registrar Nagpur-2 vide Sr.No. 3191-2021 dt. 07/06/2021 and due to some unavoidable reasons, the Cancellation Deed for Deed of Declaration has been Registered with Sub Registrar, Nagpur-2 vide Sr. No. 1162 - 2025 on dt. 05/02/2025 and afterwards the DEVELOPER M/s Rai Udyog Ltd has executed the Deed of Declaration Registered with Sub Registrar, Nagpur-2 vide Sr.No. 1163-2025 dated 05/02/2025.

WHEREAS, the **PURCHASER** has approached to the SELLER/DEVELOPER for the purchase of **Shop No. 415 on Fourth Floor** area admeasuring about **27.980 Sq.Mtr. i.e. 301.177 Sq.Ft.** of Carpet area & **29.750 Sq.Mtr. i.e. 320.229 Sq.Ft.** of Built-up area in the Scheme known and styled as "**RAI TOWER**" and also has agreed to pay the cost of construction along with the price for undivided share **0.46%** in land relatable to the Built-up area of the said Shop to the SELLER/DEVELOPER herein, the Purchaser has been duly satisfied and verified the title and locus of SELLER AND



AND WHEREAS, the SELLER/DEVELOPER have all legal rights to transfer the said proportionate undivided share relatable to the said Shop along with the constructed Shop here in above.

AND WHEREAS the Purchaser being desirous of owing a Shop for her/his Commercial use in the said multistoried building known and styled as "**RAI TOWER**" with the entire R.C.C. Super structure comprising **Shop No. 415** on **Fourth Floor** area admeasuring about **27.980 Sq.Mtr. i.e. 301.177 Sq.Ft.** of Carpet area & **29.750 Sq.Mtr. i.e. 320.229 Sq.Ft.** of Built-up area along with the undivided share **0.46%** of the said Scheme and after detailed negotiations SELLER/DEVELOPER has agreed to sell the same to the Purchaser for a Total Consideration of **Rs. 28,30,000/- [Rupees Twenty-Eight Lacs Thirty Thousand Only]** upon the following terms and conditions:

NOW THEREFORE THIS AGREEMENT TO SELL WITNESSETH AS FOLLOWS: -

01. THAT, the SELLER/DEVELOPER agrees to sell and the **PURCHASER** agrees to purchase the **Shop No. 415** on **Fourth Floor** in the Scheme named and styled as "**RAI TOWER**" the entire R.C.C. Super structure comprising the Shop proposed construction area admeasuring about **27.980 Sq.Mtr. i.e. 301.177 Sq.Ft.** of Carpet area & **29.750 Sq.Mtr. i.e. 320.229 Sq.Ft.** of Built-up area along with the price of undivided share **0.46%** shall hereinafter referred to and called as "**THE SAID PROPERTY**" more particularly described in the Schedule herein, and after execution of Sale Deed, the Purchaser shall be the Sole & absolute owner and shall enjoy legal, good, valid and marketable title in respect of the property hereby agreed to be sold for total consideration **Rs. 28,30,000/- [Rupees Twenty-Eight Lacs Thirty Thousand Only]**.

02. The **PURCHASER** has paid an amount of **Rs. 14,30,000/- [Rupees Fourteen Lacs Thirty Thousand Only]** to the Seller/Developer towards the part payment of total consideration.



MANNER OF PAYMENT

SR.NO.	AMOUNT	CHQ/UTR	DATE	BANK NAME
1	50,000/-	UTR- 221564692504	25/04/2026	Axis Bank
2	6,12,500/-	IN22611 931812604	30/04/2026	Sahyog Multistate Credit Co-Operative Bank
3	7,67,500/-	361540	15/06/2026	Axis Bank
Total =	Rs. 14,30,000/-			

That the SELLER/DEVELOPER acknowledges to have received above sum of being part payment at the time of execution of this Agreement to Sell from the PURCHASER.

Balance of **Rs. 14,00,000/- [Rupees Fourteen Lacs Only]** shall be paid by the PURCHASER to SELLER/DEVELOPER in the following manner given below in addition the applicable taxes as per state and central government norms, charges, levies and municipal dues.

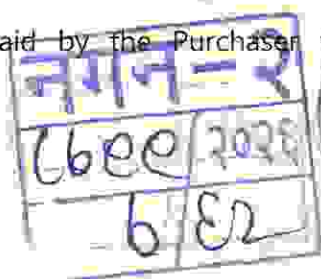
MANNER OF PAYMENT

Rs. 15,000/- [Rupees Fifteen Thousand Only] 25% out of the balance amount to be paid by the PURCHASER to the SELLER/DEVELOPER at the Completion of Plinth Level.

Rs. 7,07,500/- [Rupees Seven Lacs Seven Thousand Five Hundred Only] 25% out of the balance amount to be paid by the PURCHASER to the SELLER/DEVELOPER at the Completion of Frame Structure.

Rs. 5,66,000/- [Rupees Five Lacs Sixty-Six Thousand Only] 20% out of the balance amount to be paid by the PURCHASER to the SELLER/DEVELOPER after Completion of Brickwork, Lintel, Doorframes, Windows etc.

Rs. 1,41,500/- [Rupees One Lac Forty-One Thousand Five Hundred Only] Balance 5% amount to be paid by the Purchaser to the SELLER/DEVELOPER being full and final consideration of the Shop herein to be paid by the Purchaser to the SELLER.



DEVELOPER on or before taking over of possession and execution of the SALE DEED or as per the terms mentioned herein above.

THAT, if the Purchaser fails to make the aforesaid stage wise payment to the SELLER/DEVELOPER of the aforesaid property to be purchased by him/her then the Purchaser is agreed for cancellation of deal willingly and will not have any grievance against the SELLER/DEVELOPER. Moreover, the Purchaser will not be entitled for refund of the booking amount which will be forfeited and the Purchaser shall execute the Deed of Cancellation immediately in favour of the SELLER/DEVELOPER. Moreover, the SELLER/DEVELOPER are free and at liberty to sell the aforesaid property immediately to any other prospective Purchaser for which the Purchaser will not have any objection.

03. THAT, the payment in time is the essence of contract and if the Purchaser fails to make the payment in time, the agreement is liable to be cancelled or otherwise if the PURCHASER fails to pay the required amount as agreed herein the interest at the rate of 2% per month shall be charged on the defaulted amount from the due date till payment, but in no case payment with interest shall be delayed beyond two months from the due date otherwise the agreement shall stand cancel.

04. THAT, the PURCHASER is ready to make payment for extra work that may be done for the Purchaser, by the SELLER/DEVELOPER at such rate as may be decided by the SELLER/ DEVELOPER.

05. THAT, THE SELLER/DEVELOPER hereby assures to the PURCHASER that the property hereby agreed to be sold is the property belonging to SELLER/DEVELOPER and that none except SELLER/DEVELOPER has any right, title or interest whatsoever in respect of same. The Purchaser has satisfied himself with respect to the SELLER/DEVELOPER title to the said property & found the same as good, valid & marketable.

06. THAT, the SELLER/DEVELOPER covenants and agreed to sell the said Shop to the PURCHASER and that the interest hereby agreed to be transfer to the PURCHASER subsists and the SELLER/DEVELOPER has absolute right and full authority to transfer the same by way of sale to the PURCHASER absolutely forever.

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C/E2

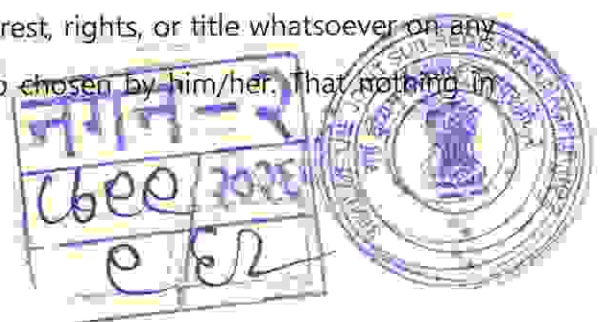


07. THAT, the SELLER/DEVELOPER shall not deliver and PURCHASER shall not take possession of the premises proposed to be acquired by the PURCHASER until and unless all the amounts, dues, cost, expenses, charges applicable taxes, statutory demands and deposits etc. payable by the PURCHASER are paid to SELLER/DEVELOPER. It is clearly understood between the parties hereto that the SELLER/DEVELOPER shall execute the SALE DEED in favour of the PURCHASER or her/his nominees only after receipt of entire consideration and all dues taxes charges and demands have been paid to the SELLER/ DEVELOPER. That the SELLER/DEVELOPER shall in no case be responsible for delay in completion of construction if it caused due to delay of payment made by the PURCHASER.

08. THAT, the Purchaser hereby covenants that he/she shall pay separately apart from the cost of Shop a sum of Rs. 20,000/- towards Water Charges and also a sum of Rs. 50,000/- towards Electrification Charges, Electric Meter Installation, Cabling and other miscellaneous expenses in respect of each Shop. That upon the installation of power transformer for the Building by the MSEB the PURCHASER agrees to provide and constitute the proportionate cost/expenses thereof which will be besides the cost of construction hereinabove agreed upon. That, the Purchaser shall make the above said payments to the SELLER/ DEVELOPER before taking the possession.

09. THAT, the SELLER/DEVELOPER shall deliver the actual physical possession and/or executed Sale Deed of the Shop hereby agreed to be sold as described in the schedule of the property to the PURCHASER only on receipt of full and final consideration along with the all-other payments, Charges, taxes, demands, Dues, Electric Meter Charges, Society Formation, Membership Charges & etc. It is manifestly understood and agreed by the PURCHASER hereto that possession of any kind without making full and final payment of the total consideration and other payments charges, dues deposit etc shall be an illegal possession without permission and that under such circumstances the status of the PURCHASER shall have status of trespasser. The PURCHASER shall not occupy the Shop hereby agreed to be sold without prior written permission of the SELLER/ DEVELOPER and shall use the Shop strictly for Commercial purpose only.

10. THAT, the Purchaser shall have no claim, interest, rights, or title whatsoever on any property except in respect of the particular Shop chosen by him/her. That nothing in



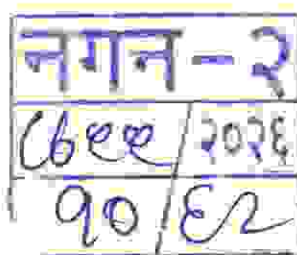
this Agreement or in law shall affect the right of the SELLER/ DEVELOPER to dispose off or deal with the remaining Shop.

11. THAT, the PURCHASER hereby specifically agrees with the SELLER/DEVELOPER that even after his/her/it's taking over the actual possession of the Shop chosen by him/her/it's [on receipt of possession letter from SELLER/DEVELOPER he/she will not object or prevent or obstruct the SELLER/DEVELOPER in any way in carrying the work of other Shop in the said Scheme & keeping building material on the available open space.

12. THAT, the SELLER/DEVELOPER reserves its right to erect any additional construction on the open space or on the top or terrace of the buildings of the scheme, if the F.S.I. in relation to the said plot of land/building in the scheme is increased at any future date. In such event the PURCHASER shall not prevent or obstruct the SELLER/DEVELOPER in so utilizing land dealing with such additional F.S.I. It is specifically agreed by the Purchaser that he shall not erect any structure whether temporary or permanent on the available open space or top terrace of the said buildings in the scheme and the terrace shall always be in the ownership of the SELLER/DEVELOPER.

13. THAT, it is understood by the PURCHASER that the SELLER/DEVELOPER shall display any type of Board, signs banners on the exterior part of building of scheme to use as or to give on rent the said terrace or its portion to anybody as he deem fit and proper for erecting the mobile tower or for any other type of tower and the PURCHASER shall neither object/disturb it, nor obstruct its visibility in any way. The SELLER/DEVELOPER shall not pay nor shall the PURCHASER demand any compensation for any sign displayed by it. It is further agreed that the PURCHASER shall not entitled to put any board or sign at any place other than the one marked by the SELLER/DEVELOPER in this regard.

14. THAT, any delay on the part of the SELLER/DEVELOPER in enforcing against the PURCHASER any of the terms and conditions of the present agreement, or any forbearance or extension of the time shall neither be construed as waiver of rights by the SELLER/ DEVELOPER nor shall the same in any way prejudice the rights of SELLER/ DEVELOPER against the PURCHASER.



15. THAT, the PURCHASER hereby is conversant that she/he shall pay all amount liable to be paid by him under this agreement including applicable taxes charges, demands and to observe all the terms and condition contained herein. It is also hereby agreed and well understood by the parties hereto that breach of any of the terms and conditions hereby agreed shall entitle the SELLER/DEVELOPER to terminate the agreement at his option without any notice.

16. THAT, the PURCHASER and/or his/her successors-in-title shall from time to time sign all applications, papers and documents and do all acts, deeds or things as the SELLER/DEVELOPER may require for safe guarding the interest of the SELLER/DEVELOPER & the Purchaser/proposed Purchaser of remaining built-up-space/plot in the said Scheme.

17. THAT, it is specifically agreed by the Purchaser that the available open space, the common areas and common facilities as may be provided in the said building shall be in common use of all the Shop owner in the said building and shall always remain undivided and no partition or division of any part thereof will be affected or carried out by the PURCHASER severally or jointly with any other Shop owner, it will be accessible to the other Co-Owners of "RAI TOWER" thereof. The PURCHASER shall not be entitled to the exclusive use and/or occupation of any portion of the said Building. Unless otherwise described in Deed of Declaration of the said scheme.

18. THAT, the PURCHASER shall not be deemed to have acquired any right, title or interest in respect of the premises chosen by her/him till the execution and registration of the conveyance or Sale Deed in respect of the undivided proportionate share and interest in the aforesaid plot of land and the Shop chosen by her/him and until all the applicable taxes charges, demands and dues are paid in full by Purchaser.

19. THAT, the PURCHASER shall prepare himself/herself/themselves to get the Sale Deed executed in her/his/their favour, on the date and time as may be intimated by the SELLER/DEVELOPER. All the intimations, written or oral as to compliance of various formalities including but not limited to execution of conveyances shall be final and binding upon the PURCHASER hereto and that the SELLER/DEVELOPER shall not be responsible for any deviation in this respect. If the PURCHASER fails to comply with the



formalities, the SELLER/DEVELOPER shall not be responsible for any delay in registration of Sale Deed.

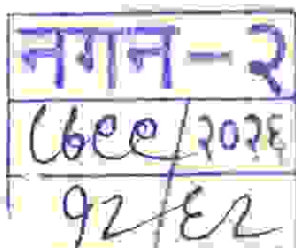
20. THAT, notwithstanding anything contained herein, for all the purposes, noncompliance of any of the terms or conditions agreed upon by and between the parties hereto, shall be deemed to be breach of contract and the SELLER/DEVELOPER shall, in case of any such breach be entitled to invoke or exercise rights vested in it in respect of termination [as in paragraph above], claim penal interest etc. as may have been made applicable on default of payment. The SELLER/DEVELOPER shall further be free to exercise in such an event of breach of any of the terms and conditions, any other right and/or remedy as may be available to it under any law for the time being in force.

21. THAT, at all the possible place and for all the purposes of interpretation, term "payment" used in this agreement shall be given the widest possible meaning to include dues, charges, expenses, taxes, fees, rents and other outgoings in any form.

22. THAT, all letters, receipts and/or notices addressed by the SELLER/DEVELOPER to the PURCHASER dispatched under certificate of posting on her/his address as mentioned in this agreement shall be deemed to have been delivered to her/him.

23. THAT, it is understood and agreed by the Purchaser that the proposed construction is heterogeneous in nature comprising of R.C.C. and brickwork. It is understood by the Purchaser that shortcomings inherent to the heterogeneous nature of construction like those due to unequal construction and expansion or unequal settlement of footing are likely to occur and will not be treated as defects.

24. THAT, the Purchaser at all time shall not do, cause or permit to be done any nuisance in the premises of the said Scheme nor shall she/he do anything that may cause annoyance, nuisance, inconvenience or disturbance to other occupants of the Shop in the said Building. That the Purchaser shall use Shop chosen by him for Commercial purpose only. It is further agreed by the PURCHASER that the Commercial Shop hereby agreed to be sold shall not be used for the Business of Lottery, Gambling, Wine, Liquor, Meat, Mutton, Chicken, Fish and any Non-Vegetarian Restaurant, Flour Mill, Poultry, Casino, Video Club, Auto Mechanical Works, Pyrotechnical work, or any



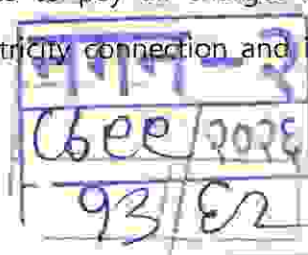
activity as to Inflammable Articles and/or the other unit holder/s/owners of the said building or any other business which is forbidden by law if it is found then SELLER/DEVELOPER shall have right to take action for closure to stop the same without any notice given to the Purchaser. That the Purchaser shall use the Shop hereby agreed to sell for legal purpose only. It is also specifically agreed by the PURCHASER shall not use the open space on the said Plot and/or terrace on the top of the building for keeping cattle, poultry or other pet animals.

25. THAT, the Purchaser agrees to pay to the SELLER/DEVELOPER all amount payable under this agreement in addition to the charges that may arise at any later stage as and when they become due. It is further agreed by the Purchaser that, in an event of rise in price of any building Material beyond 5% during the period of construction, the Purchaser shall be liable to pay to the SELLER/DEVELOPER, proportionate escalated amount in respect of Shop chosen by the Purchaser. The same will be paid by the Purchaser to the SELLER/DEVELOPER without any hesitation.

26. THAT, the SELLER/DEVELOPER shall not be responsible for any delay caused in construction by force of majeure, Act of God, Enemies or for any other cause beyond the control of SELLER/DEVELOPER, shall be entitled as of right such extension of time for completion of such works as the SELLER/DEVELOPER may deem fit under such circumstances, the PURCHASER shall accept the decision of the SELLER/DEVELOPER in this regard as final.

27. THAT, the Purchaser further agrees to bear or pay to the SELLER/ DEVELOPER, as the case may be, besides the other payments, such sums as may be required to be paid the of cost of Society Membership Charges/Society Formation Charges, deposit towards electric meter installation from transformer, Water Meter or Goods & Service Tax or any other tax as may be levied by State or Central Government.

28. THAT, it is agreed that the PURCHASER is aware that the entire property is submitted to the provisions of The Maharashtra Apartment & Ownership Act, 1970, by Deed of Declaration Registered with Sub Registrar Nagpur-2 vide Sr.No. 1163-2025 dt. 05/02/2025. Further it is agreed that the PURCHASER shall pay the Monthly maintenance of the said Shop and building as may be decided by the Association which will be formed regularly and PURCHASER agrees to pay all charges and to make deposits for obtaining Sewerage, Water and Electricity connection and installation of

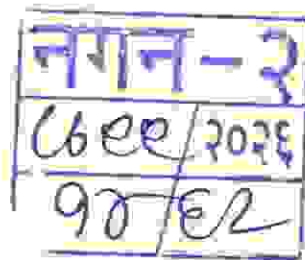


respective meters thereof in the proposed building. That the PURCHASER also agrees to pay all charges out of common maintenance expenses, for the said premises by 10th of every month such as lift maintenance charges, electric meter bills & other common outgoings, failing which the Association is entitled to discontinue all facility immediately without any further reference to the Purchaser and the association will also initiate appropriate action.

29. THAT, the SELLER/DEVELOPER shall be exclusively in charge of construction of the proposed Scheme including the Shop chosen by PURCHASER in all respects without any let or hindrance or interference of the Purchaser or any other contractor and under no circumstances the Purchaser shall enter into any building contract in respect of the property hereby agreed to be sold with an Engineer, Architect, Building Contractor or any other super visioning agency and such contract if made shall be void and not binding upon the SELLER/DEVELOPER.

30. THAT, it is understood & agreed by and in between parties i.e. SELLER/ DEVELOPER & Purchaser hereto that any dispute arising towards sell of property, the same shall be referred to sole Arbitrator Adv Ghulam Mohammad. That Purchaser specifically agreed that he will not approach to any Court of Law i.e. the Civil Court, Criminal Court & Consumer Dispute Redressal Forum, the State Commission & also directly to the High Court without first exhausting the remedy of Arbitration. It is also further agreed between the Purchaser & SELLER/DEVELOPER that during the pendency of Arbitration proceedings the Purchaser shall not obtain any stay on construction or development work thereby on the said Building/Scheme. The Purchaser also agreed for making entire payment/Fees of Arbitration Proceedings in respect of appointment of the Arbitrator for the dispute raised by Purchaser. That the SELLER/DEVELOPER and Purchaser also agreed that the award of such arbitrator shall be final, conclusive and binding upon both the parties. The Purchaser also agrees that he will not raise any dispute in respect of sell of property after thirty days from the date of execution of Agreement to Sell. It is shall be always understood that the place of arbitration shall always be at Nagpur at S.T. Bus Stand Ganeshpeth, Nagpur - 440018.

31. THAT, the 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 is discovered, the same shall not annul this sale nor shall any compensation be allowed



in respect thereof to the Purchaser but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

32. THAT, it is specifically agreed by the Purchaser that he/she has read and understood this Agreement to Sell & after his/her complete satisfaction signed this document with his/her own will and free consent.

33. THAT, all expenses on account of preparation and execution of this Agreement to Sell including the cost of Stamp Duty and Registration Fees, payable thereon have been borne and paid by the SELLER/DEVELOPER.

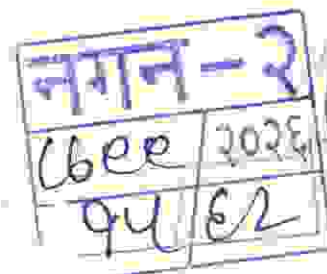
34. THAT, the Seller M/s. Rai Udyog Ltd has given Power of Attorney for admission & presentation of this Agreement to Sell on 05/02/2025 vide Sr. No. 1164 - 2025 Registered with Sub-Registrar, Nagpur-02.

SCHEDULE OF THE PROPERTY

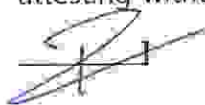
ALL THAT entire R.C.C. Superstructure comprising **Shop No. 415** on **Fourth Floor** in the Scheme to be named and styled as **"RAI TOWER"** area admeasuring about **27.980 Sq.Mtr. i.e. 301.177 Sq.Ft.** of Carpet area & **29.750 Sq.Mtr. i.e. 320.229 Sq.Ft.** of Built-up area along with the price of Undivided Share **0.46%** All that piece and parcel of Freehold Land bearing - City Survey No. 1870/1-admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur, bounded as under: -

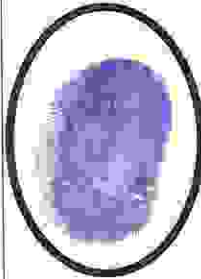
IT IS BOUNDED AS UNDER:

ON THE EAST	:	KAMPTEE ROAD
ON THE WEST	:	OFFICE OF THE DIRECTOR OF PUBLIC HEALTH
ON THE NORTH	:	MOUNT HOTEL AND THEREAFTER MOUNT ROAD
ON THE SOUTH	:	GIRISH HEIGHTS

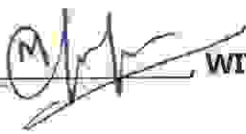


IN WITNESSES WHEREOF THE SELLER/DEVELOPER AND PURCHASER have set their respective hands & sign this **AGREEMENT TO SELL** at **NAGPUR**, in presence of attesting witnesses, signing as such on the day first herein above written. [Drafted by



SR. NO.	LEFT THUMB IMPRESSION	PHOTO	SIGNATURE WITH FULL NAME OF PARTIES
1			 SHRI. KISHOR GOPICHAND RAI MANAGING DIRECTOR FOR M/S RAI UDYOG LTD SELLER/DEVELOPER
2			 MR. AJAY MADHUKARRAO MATEY PURCHASER

WITNESS - 1



WITNESS - 2



नगन-३
८६६/२०२६
१६/६२



10

10



Nagpur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 174401
Proposal Code : NMO-23-ENTRY-11840

Permit No. : NMO/RB/2024/APL/00313
Date : 03/02/2025

Reference:- Building Permission No. :256/BP/SITABULDI/TP/NMC/666
Approval date : 09/11/2020

Building Name :	RAI TOWER(Mercantile)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,SECOND THIRD FOURTH FIFTH SIXTH SEVENTH FLOOR,EIGHTH FLOOR,NINETH FLOOR
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To,

i)M S Rai Udyog Ltd ,

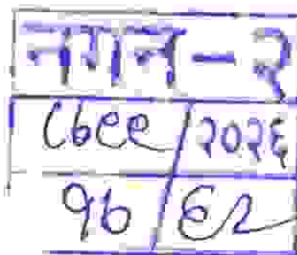
HOUSE NO. 59 AND 59A, CITY SURVEY NO. 1872, 1870/1, KH. NO. 108 & 102/2, 101/2, MOUZA-SITABULDI, KAMPTTEE ROAD, TAH. AND DIST.- NAGPUR.

ii) Sparsh Kalda (Architect)

Sir/Madam,

With reference to your application No RNMO202300396, dated 06-03-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No **59,59A**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **1870/1,1872**, Final Plot No. **59,59A**, Sector No. -, Mouje **SITABULDI** situated at Road / Street **KAMPTTEE ROAD**, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found, at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no. CAP-2023/CR-170,TC-2, shall be followed, if applicable





Nagpur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 174401
Proposal Code : NMO-23-ENTRY-11840

Permit No. : NMO/RB/2024/APL/00313
Date : 03/02/2025

13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature Not Verified

Digitally signed by Kiran Shehbrao Raut
Date: 2025.02.03 15:37:38 IST
Reason: Approved Certificate
Designation : Deputy Director Of Town Planner
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-11840
Application Number : RNMD202300396
Proposal Number : 174401
Certificate Number : NMO/RB/2024/APL/00313



Scan QR code for verification of authenticity.

Deputy Director Of Town Planner,
Nagpur Municipal Corporation,





महाराष्ट्र शासन

मालमत्ता पत्रक



PUHD: 62260953089

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ६ नमुना "ड"]

गाव/पेट : सीतावडी		तालुका/न.भू.का. : न.भू.अ.३ नागपूर			जिल्हा : नागपूर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१८७२			९७०.४०	[ब - ९७०.४०] अ	वा.भाड्याने ८४.००

सुविधाधिकार :	वा.नं.१५५ वर मिसेस रत्न हरमुराजी डोंगाजीहिला या मिळकतीस आजीवन रागण्याचा अधिकार आहे.
हक्काचा मूळ धारक :	H
वर्ष : १९७०	सरकार
पट्टेदार :	L [रुस्तम दारशा डोंगाजी] [हुशंद दारशा डोंगाजी] [मिसेस तेहली मानेकजी भुमिसाव] [मिसेस रत्न हरमुराजी डोंगाजी] [मिसेस मेहर दोसामाई इजिनिअर] [मिसेस शेरी दारशा डोंगाजी] [मिसेस खुरशद दारशा डोंगाजी]
इतर मार :	
इतर जेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(म) किंवा मार (इ)	साक्षात्करण
29/11/1984	खरेदी २५५०००/- ख.क्र.१२७६ दि २७/१२/७९		H क्रमे औष आर.एम.एस.एस.डी विटर्स	सही- 29/11/1984 न.भू.अ.क. ३ नागपूर
11/02/2019	खरेदीने र.द.क्र.५२५६ दि २९/१०/१० अन्वये रु.७,२०,००,०००/- मध्ये क्षेत्र ९७०.४ चौ.मी. मिळकत आर एम. एस.एस.डी विटर्स तर्फे शमकिशन हिरालाल व इतर यांचे कडून खरेदी केल्याने नोंद.		H [स्केल विनियम ग्रा लि तर्फे डायरेक्टर] [श्री. लक्ष्मण मनोहर सावंत]	फेरफार क्र. १९३८ प्रमाणे सही- 11/02/2019 न.भू.अ.क. ३ नागपूर
09/08/2021	खरेदी नोंद - सह दु.नि.नागपूर ३ यावेकडील र.द.क्र. २५७९/२०२१ दिनांक ०६/०४/२०२१ अन्वये स्केल विनियम ग्रा लि तर्फे डायरेक्टर, लक्ष्मण मनोहर सावंत यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ३ 2571/2021 06/04/2021	H मेराय उद्योग लिमिटेड श्री किशोर गोपीचंद राय ९७०.४० चौ.मी.	फेरफार क्र. १९०९४ प्रमाणे सही- 09/08/2021 न.भू.अ., न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
01/10/2021	धारणाधिकाऱ्यास बदल नोंद - हिल्हाधिकारी नागपूर यावेकडील आदेश क्रमांक ६/MRC-८५/१९-२० व दिनांक : २८/१०/२०२० अन्वये धारणाधिकाऱ्यात ब ऐवजी अ जसा बदल केला.			फेरफार क्र. १९१८४ प्रमाणे सही- 01/10/2021 न.भू.अ., न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

नगन-२
666/2021
98/82



हे मिळकत पत्रिका (दिनांक 01/10/2021 09:10:55 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 27/01/2025 02:01:24 PM

वेधता प्रस्तावणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 0917100001766288 हा क्रमांक वापरावा.



नगन-२
७६९ २०२६
२०/६२





महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 72687973990

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



गाव/पैठ : सीताबर्डी	तालुका/न.भू.का. : न.भू.अ.३ नागपूर	जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिट.नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा मांड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१८७०/१		१६२२.७० क
		शासन ठरविले त्यादरमितीसारा देणेस मात्र

सुविधाधिकार :	घा.नं.१५१ वर मिसेसरतक हरमुशाजीडोंगाजी हिला आजिवन राहण्याचा अधिकार आहे.
हक्काचा मूळ धारक :	H
वर्ष : १९७०	[मिस्टर रुस्तम दारशा डोंगाजी] [तुशांग दारशा डोंगाजी] [मिसेसरतक हरमुशाजी डोंगाजी] [मिसेसर लेहमी मालेकजी भूमीसाव] [मिसेसर मेहर दसमाई इजिनिअर] [मिसेसर शोरी दारशा डोंगाजी] [मिसेसर सुरदाईद.लाल मांगवाला] चडिलाणीत
पट्टेदार :	
इतर भार :	
इतर शेर :	



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (इ)	साक्षात्कृत
11/02/1919	खरेदीने र.द.क्र.५२५६ दि.२९/१०/१० अन्वये रु.७,२०,००००/- मध्ये क्षेत्र १६२२.९ चौ.मी.मिळकत आर.एस.एव्ही.बिटर्स मर्फ रामकिशन हिरालाल कसा व इतर यांचे कडून खरेदी केल्याने गावाची नोंद		H [स्केल विनियम बिटर्स प्रा लि तर्फे डायरेक्टर] [श्री. लक्ष्मण मनोहर सवात]	फेरफार क्र. ९९३८ प्रमाणे सही- 11/02/1919 न.भू.अ.क्र. ३ नागपूर
21/07/1982	यिकीपत्र १५,००,०००/- ४६१(सी) ३१/१/८२		H [गिरीश को-ऑपरेटिव्ह हाऊसिंग सोसायटी नागपूर]	सही- 21/07/1982 न.भू.अ.क्र. ३ नागपूर
29/11/1984	खरेदीने २५५०००/- खरेदीखत क्र. १२७६, २०४/१२/७९		H [कर्म ऑफ आर.एम.एस.एव्ही.बिटर्स फेरफार क्र. ९९३८]	सही- 29/11/1984 न.भू.अ.क्र. ३ नागपूर
09/08/2021	खरेदी नोंद - सह दु.नि.नागपूर ३ याचिकडील र.द.क्र.२५७१/२०२१ दिनांक ०६/०४/२०२१ अन्वये स्केल विनियम बिटर्स प्रा लि तर्फे डायरेक्टर, लक्ष्मण मनोहर सवात यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि.नागपूर ३ 25/11/2021 06/04/2021	H मे रायच चौग लिमिटेड श्री किशोर गोपीचंद राय १६२२.७० चौ.मी	फेरफार क्र. ११०९४ प्रमाणे सही- 09/08/2021 न.भू.अ. न.भू.अ. नगर भूमापन अधिकाारी क्र.३ नागपूर

इ साक्ष्यपत्र मिळविले जाईल याची नोंद घ्या.

हि मिळकत प्रतिका (दिनांक 09/08/2021 08:08:08 PM रोजी) डिजिटल स्वाक्षरी वेळी असल्यामुळे त्यावर कोणत्याही सही शिफकाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 27/01/2025 02:01:08 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 0917100001736812 हा क्रमांक वापरावा.



जिल्हाधिकारी कार्यालय, नागपूर

रा.मा.क्र. ६ /MRC-८१/२०१९-२०
मौजा सिताबर्डी

वाचा :- महसूल व वन विभाग, शासन निर्णय क्रमांक:- नझूल २०१६/प्र.क्र.१८६ (ब)/ज-८
दिनांक ०२ मार्च, २०१९.

आदेश

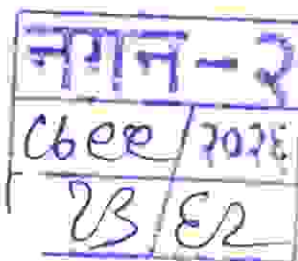
(आदेश पारीत दिनांक २८/१०/२०२०)

ज्याअर्थी अर्जदार श्री. लक्ष्मण मनोहर सावंत, संचालक, स्कॉल विनिमय लि., रा. गणेशपेठ, नागपूर यांनी मौजा सिताबर्डी येथील नझूल भूखंड क्र. १०२, नगर भूमापन क्र. १८७२, आराजी ०.२४ एकर / १७०.४० चौ.मी. भाडेपट्ट्याने अनुदानित शासकीय नझूल जमीन फ्री-होल्ड (भोगवटादार वर्ग-१) करण्याबाबत या कार्यालयास विनंती केली आहे.

आणि ज्याअर्थी उक्त जमीनीचा नुतनीकरण भाडेपट्टा रा.मा.क्र.१६/एन.ए.ए.४८/२००८ अन्वये मौजा सिताबर्डी येथील नझूल भूखंड क्र. १०२, नगर भूमापन क्र. १८७२, आराजी ०.२४ एकर / १७०.४० चौ.मी. जमीन मे.आर.एम.एस. एक्झीबीटर्स तर्फे भागीदार श्री. नवल शालिग्राम राठी यांचे नावे दिनांक ०१.०४.२००८ ते दिनांक ३१.०३.२०३८ पावेतो रु.७५६/- प्रति वर्ष भुभाडे आकारणीकरून दिले आहे, तसेच या कार्यालयाचे सुधारित भुईभाडे आदेश क्र.क.लि./नझूल/सं.क्र.१४/२०१९कावि-५५/१९ दिनांक १९.०१.२०१९ अन्वये रु.६८,४१३/- सुधारित भुभाडे आकारणी करण्यात आली आहे. सदर जागेचे भुभाडे दिनांक ३१.१२.२०२० पावेतो शासन जमा करण्यात आलेले आहे. तदनंतर मे.आर.एम.एस. एक्झीबीटर्स तर्फे भागीदार श्री. नवल शालिग्राम राठी यांनी सदर मिळकत श्री. लक्ष्मण मनोकहर सावंत, संचालक, स्कॉल विनिमय लि. यांना र.द.क्र. ५२५६/२०१० दिनांक २९.१०.२०१० रोजी विक्री केली आहे. विक्रीबाबत या कार्यालयाचे पत्र दिनांक १५.०६.२०१० रोजी परवानगी देण्यात आली आहे.

आणि ज्याअर्थी नझूल परिरक्षण भूमापक, न.भू.क्र. ३, नागपूर यांचेकडून मौका चौकशी

अहवाल प्राप्त झाल्याने अहवालानुसार सद्यस्थितीत जमीन मौक्यावर खुली (मोकळी)



256Freeholddhiraj

आणि ज्याअर्थी शासन निर्णय दिनांक ०२.०३.२०१९ नुसार निवासी प्रयोजनासाठी संबंधित जमिनीच्या प्रचलित वार्षिक दर-विवरणपत्रातील दराप्रमाणे येणाऱ्या बाजारमूल्याच्या ५ टक्के आणि वार्षिक / औद्योगिक प्रयोजनासाठी संबंधित जमिनीच्या प्रचलित वार्षिक दर-विवरणपत्रातील दराप्रमाणे येणाऱ्या बाजारमूल्याच्या १० टक्के रुपांतरण अधिमूल्य आकारून सदर नझूल जमिनी फ्री-होल्ड (भोगवटादार वर्ग-१) करण्याबाबत संबंधित जिल्ह्याचे जिल्हाधिकारी यांना अधिकार प्रदान करण्यात आले आहे.

आणि ज्याअर्थी अर्जदार यांनी मौजा सिताबर्डी येथील नझूल भूखंड क्र. १०२, नगर भूमापन क्र. १८७२, आराजी ०.२४ एकर / १७०.४० चौ.मी. भाडेपट्ट्याने अनुदानित शासकीय नझूल जमिनीचे रुपांतरण अधिमूल्य रु.६८,४१,३२०/- (अक्षरी अडुसष्ट लक्ष त्रैचाळीस हजार तिनशे विस रुपये फक्त) चलान क्र. MH००६०५३५८७ २०२०२१M दि.२३.१०.२०२० अन्वये दि.२७.१०.२०२० चलनाद्वारे शासन जमा केले आहे.

त्याअर्थी मी, जिल्हाधिकारी, नागपूर मौजा सिताबर्डी येथील नझूल भूखंड क्र. १०२, नगर भूमापन क्र. १८७२, आराजी ०.२४ एकर / १७०.४० चौ.मी. भाडेपट्ट्याने अनुदानित शासकीय नझूल जमिनी फ्री-होल्ड (भोगवटादार वर्ग-१) करण्यास मान्यता प्रदान करीत आहे.

(मा. जिल्हाधिकारी यांचे मान्यतेने)

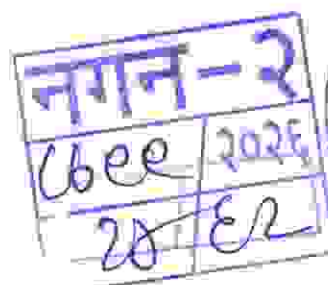


स्वा/-
(सिमा गजभिये)
तहसिलदार (नझूल)
जिल्हाधिकारी कार्यालय, नागपूर

प्रत :- १) नगर भूमापन अधिकारी क्र. ३, सहावा मजला, प्रशासकीय इमारत क्र.१, सिव्हील लाईन्स, नागपूर यांना माहिती तथा उक्त जमीन फ्री-होल्ड (भोगवटादार वर्ग-१) केल्याबाबत नगर भूमापन अभिलेखात नोंद करण्याकरीता अग्रेषित.

२) श्री. लक्ष्मण मनोहर सावंत, संचालक, स्कॉल चिनिमच लि., रा. गणेशपेठ, नागपूर यांना माहिती करीता.

(सिमा गजभिये) 23/10/2020
तहसिलदार (नझूल)
जिल्हाधिकारी कार्यालय, नागपूर



257 Freeholddhirej



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

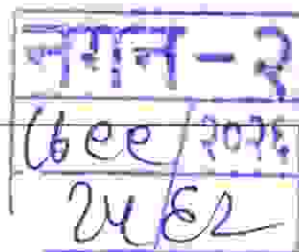
This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: RAI TOWER Plot Bearing / CTS / Survey / Final Plot No.: C S NO 1870 /1 AND 1872 SHEET NO 291 Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440001**; registered with the regulatory authority vide project registration certificate bearing No P50500029625 of

1. **Rai Udyog Limited** having its registered office / principal place of business at **Tehsil: Nagpur (Urban), District: Nagpur, Pin: 440018**.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid up to **31/03/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
 - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Prakash Kesuram Sabale
(Secretary, MahaRERA)
Date: 6/11/2025 7:30:05 PM

Dated: 11/06/2025
Place: Mumbai



Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Receipt (pavti)

265/1164

Wednesday, February 05, 2025

11:30 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2190 दिनांक: 05/02/2025

गावाचे नाव: सिताबडी

दस्तावेजाचा अनुक्रमांक: नगन-2-1164-2025

दस्तावेजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मॅ. राय उद्योग ली तर्फे प्रबंध संचालक किशोर गोपीचंद राव

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 660.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अर्वाजे

11:48 AM ह्या वेळेस मिळेल.

PM
सह दुय्यम निबंधक अर्ज-२
नागपूर क्र.२

बाजार मूल्य: रु. 1/-

मोबइला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 560/-

डीडी/घटनादेश/पे ऑर्डर क्रमांक: 022504742084 दिनांक: 05/02/2025

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH015608263202425U दिनांक: 05/02/2025

वॅकेचे नाव व पत्ता:

Q. N.

नगन-२
७६९ २०२६
२६ ६२





महाराष्ट्र MAHARASHTRA

2024

CS 517377

21 JAN 2025

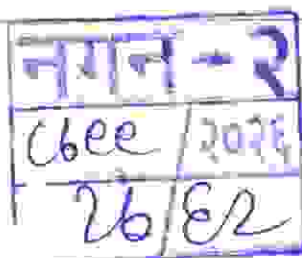
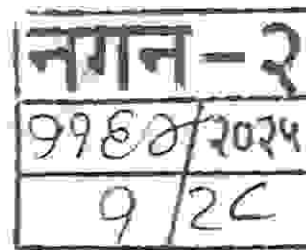
(Signature)

GENERAL POWER OF ATTORNEY FOR ADMISSION

THIS GENERAL POWER OF ATTORNEY IS EXECUTED AT NAGPUR ON
THIS 05TH DAY OF FEBRUARY 2025. BY AND BETWEEN:

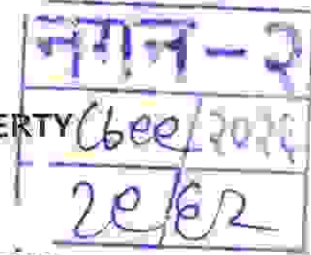
EXECUTANT:

M/S RAI UDYOG LTD., having its Registered Office at Opp. S.T. Bus
Stand, Ganeshpeth, Nagpur - 440018, acting through its Managing
Director SHRI. KISHOR S/O SHRI. GOPICHAND RAI aged about 61 Years,
Occupation: - Business, R/o: - 136/A, Canal Road, Ramdaspath, Nagpur
- 440010. [PAN: AACCR6008G]



KNOW ALL MEN BY THESE PRESENTS, that the Executant named above do hereby nominate, constitute & appoint **I]. MR. ROSHAN S/O MR. RAMASHANKAR MISHRA** aged about **44 Years**, Occupation: - **Service**, R/o: - **Qtr No. 05 Type - IV, EPFO Staff Quarter, Umred Road, Nagpur,** OR **II]. MR. ROMY S/O MR. ANGEL GILL** aged about **43 Years**, Occupation: - **Service**, R/o: - **F/31, St. Martin Nagar, Jaripatka, Ring Road, Nagpur - 440014** as my constituted agent or attorneys for me and on my behalf to do cause to be done and perform any of the following Acts, Deeds and things jointly or individually, pertaining to the proposed construction of Residential Cum Commercial over the premises described in the schedule herein, and hereinafter referred to and called as **"THE SAID PROPERTY"**.

SCHEDULE OF PROPERTY

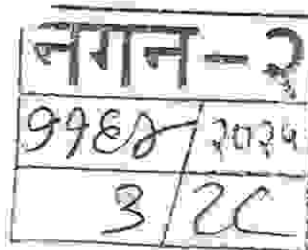


All that piece and parcel of Freehold Land bearing -

City Survey No. 1870/1 - admeasuring 1622.8 Sq.Mtr.

City Survey No. 1872 - Plot No. 102/2, admeasuring 970.40 Sq.Mtr.

i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur.



IT IS BOUNDED AS UNDER:

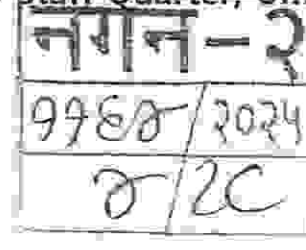
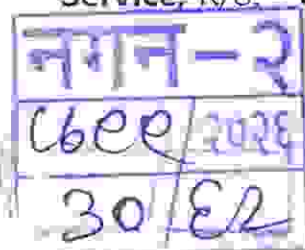
ON THE EAST : KAMPTEE ROAD
ON THE WEST : OFFICE OF THE DIRECTOR OF PUBLIC HEALTH
ON THE NORTH : MOUNT HOTEL AND THEREAFTER MOUNT ROAD
ON THE SOUTH : GIRISH HEIGHTS

WHEREAS THE EXECUTANT has acquired said property from SCROLL VINIMAY PRIVATE LIMITED, THROUGH ITS DIRECTOR MR. LAXMAN S/O MR. MANOHAR SAWANT by way of Registered Sale Deed Dated. 06/04/2021 VIDE ITS SR.NO. 2571-2021 Registered before the office of Sub Registrar, Nagpur-3 and thus the M/s Rai Udyog Ltd., has become sole and exclusive owner of all that piece and parcel of above-mentioned land and more particularly described in the SCHEDULE OF PROPERTY.

AND WHEREAS the Executant has got the Plans Sanctioned from the Deputy Director of Town Planner, Nagpur Municipal Corporation, Nagpur in the name of M/s Rai Udyog Ltd through Managing Director Shri. Kishor Gopichand Rai **VIDE BUILDING PERMIT NO. NMO/RB/2024/APL/00313** approved Dated. **03/02/2025.**

AND WHEREAS due to work commitments and other assignments it is neither possible nor convenient for Executant to remain present before Competent Registration officer/Authorities and it has therefore become expedient & necessary for Executant to appoint some one to admit the execution of the documents on my behalf. And Whereas **IJ. MR. ROSHAN S/O MR. RAMASHANKAR MISHRA** aged about **44 Years**, Occupation: -

Service, R/o: - Qtr No. 05 Type - IV, EPFO Staff Quarter, Unwed Road



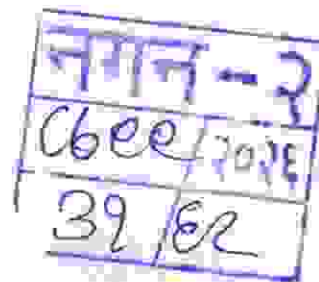
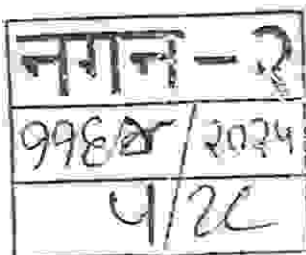
Nagpur, OR II]. MR. ROMY S/O MR. ANGEL GILL aged about 43 Years, Occupation: - Service, R/o: - F/31, St. Martin Nagar, Jaripatka, Ring Road, Nagpur - 440014 are ready and willing to act on my behalf as my Lawful Attorneys for the above said purposes.

NOW THEREFORE THE POWERS AND AUTHORITIES DELEGATED TO MY SAID ATTORNEYS AS FOLLOWS: -

WHEREAS I the Deponent named herein above do hereby nominate, constitute and appoint II]. MR. ROSHAN S/O MR. RAMASHANKAR MISHRA aged about 44 Years, Occupation: - Service, R/o: - Qtr No. 05 Type - IV, EPFO Staff Quarter, Umred Road, Nagpur, OR II]. MR. ROMY S/O MR. ANGEL GILL aged about 43 Years, Occupation: - Service, R/o: - F/31, St. Martin Nagar, Jaripatka, Ring Road, Nagpur - 440014 as my Constituted Attorneys to do and perform the following acts and things is to say;

TO PRESENT THE DEEDS AND DOCUMENTS EXECUTED BY ME BEFORE THE COMPETENT REGISTERING AUTHORITY AND TO ADMIT THE CONTENTS OF THE SAID DOCUMENTS TO THE EXTENT OF MY EXECUTION ONLY

AND I, the Executant named hereinabove further states that the acts and things done by my said Constituted Attorney in admission of the said documents shall be binding on me as if I have done the same. I undertake to rectify the acts and things done or Deeds or Documents admitted by them.



हे मुखत्यार पत्र श्री / श्रीमती श्री. केशवराव रमेश
वय... ६९ ... व्यवसाय... राज्याध्यक्ष ...
यांनी वास्तव्य... १२/२५ ... येथी माझ संपन्न सही
करून दिला. त्यांच्या सोबती दिवशी थी... १२/२५ ...
... १२/२५ ... व्यवसाय... राज्याध्यक्ष ...
... यांनी माझी सही करून दिली आहे

राज्याध्यक्ष वस्तुतः मात. क्र. १ ते...
मध्ये सुद्धा खाद्यापद नसून कोणतीही
जातसोड करायला केलेली नाही.
...६...
सह मुख्य निबंधक, वर्ग - २,
जालगाव इतर जं. २,

दि. ०५/२/२५ सह मुख्य निबंधक, वर्ग - २,
जालगाव इतर जं. २.
WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR
RESPECTIVE HANDS AND SIGNED AT NAGPUR ON THE 05TH DAY OF
FEBRUARY 2025. [Drafted By]

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SR. NO.	LEFT THUMB IMPRESSION	PHOTO	SIGNATURE WITH FULL NAME OF PARTIES
1			 M/S RAI UDYOG LTD SHRI. KISHOR G. RAI [M.D.] EXECUTANT
2			 I. MR. ROSHAN RAMASHANKAR MISHRA POWER OF ATTORNEY HOLDER
3			 II. MR. ROMY ANGEL GILL POWER OF ATTORNEY HOLDER

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६/२८



WITNESS - 1



WITNESS - 2





RAI UDYOG LIMITED

BUILDERS & DEVELOPERS

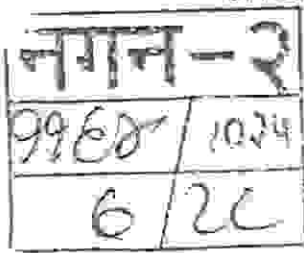
CERTIFIED TRUE COPY OF SPECIAL RESOLUTION PASSED AT THE EXTRA, ORDINARY GENERAL MEETING OF THE BOARD OF DIRECTORS HELD ON 29TH JANUARY 2025 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT RAJAT SANKUL, OPP. S.T. BUS STAND, GANESHPETH, NAGPUR.

RESOLUTION

=====

Certified copy of an extract from the minutes of the meeting of the Boards of Directors of the Rai Udyog Ltd., duly convened and at which a proper quorum was present, held at Nagpur on the 29TH Day of January 2025.

It is resolved today that M/s Rai Udyog Ltd., has purchased All that piece and parcel of Freehold Land bearing – City Survey No. 1870/1, admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, Plot No. 102/2, admeasuring 970.40 Sq.Mtr. i.e. containing by total admeasuring 2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheef No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & Dist. Nagpur, from **SCROLL VINIMAY PRIVATE LIMITED**, through its Director, **MR. LAXMAN S/O MR. MANOHAR SAWANT**. Therefore, it is resolved that Managing Director Shri. Kishor Gopichand Rai, is hereby authorized to sign All the papers and act upon all the formalities for execution and registration of Deed of Declaration & Power of Attorney of the aforesaid property and he is authorized to sign all the papers and act upon all the formalities for execution and registration of Deed of Declaration & Power of Attorney and all the formalities pertaining to the above-mentioned property.



1. Shri. Kishor G. Rai [Managing Director]

2. Mrs. Varsha K. Rai [Director]

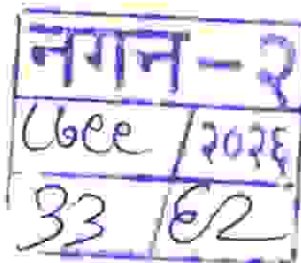
3. Miss. Priyanka K. Rai [Director]

4. Mr. Rahul K. Rai [Director]

7276099967

Opposite S.T. Bus Stand, Ganeshpeth, Nagpur - 440 018

raiudyoglid@yahoo.in



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Nagpur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 174401
Proposal Code : NMO-23-ENTRY-11840

Permit No. : NMO/RB/2024/APL/00313
Date : 03/02/2025

Reference:- Building Permission No. : 256/BP/SITABULDI/TP/NMC/666
Approval date : 09/11/2020

Building Name :	RAI TOWER(Mercantile)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,SECOND THIRD FOURTH FIFTH SIXTH SEVENTH FLOOR,EIGHTH FLOOR,NINETH FLOOR
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To,

i) M S Rai Udyog Ltd ,

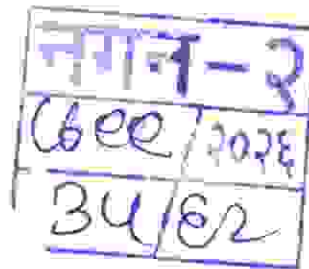
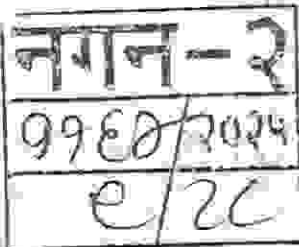
HOUSE NO. 59 AND 59A, CITY SURVEY NO. 1872, 1870/1, KH. NO. 108 & 102/2, 101/2, MOUZA-SITABULDI, KAMPTEE ROAD. TAH. AND DIST.- NAGPUR.

ii) Sparsh Kalda (Architect)

Sir/Madam,

With reference to your application No **RNMO202300396**, dated **06-03-2023** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No **59,59A**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **1870/1,1872**. Final Plot No. **59,59A**, Sector No. -, Mouje **SITABULDI** situated at Road / Street **KAMPTEE ROAD**, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable





Nagpur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 174401
Proposal Code : NMO-23-ENTRY-11840

Permit No. : NMO/RB/2024/APL/00313
Date : 03/02/2025

13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

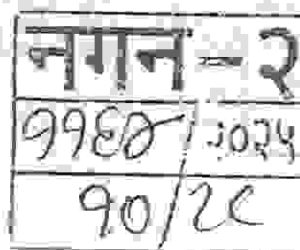
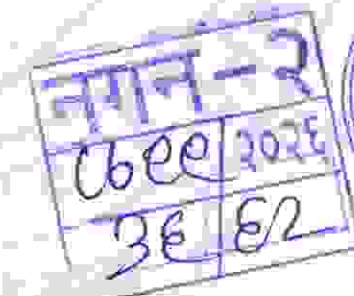
Signature valid

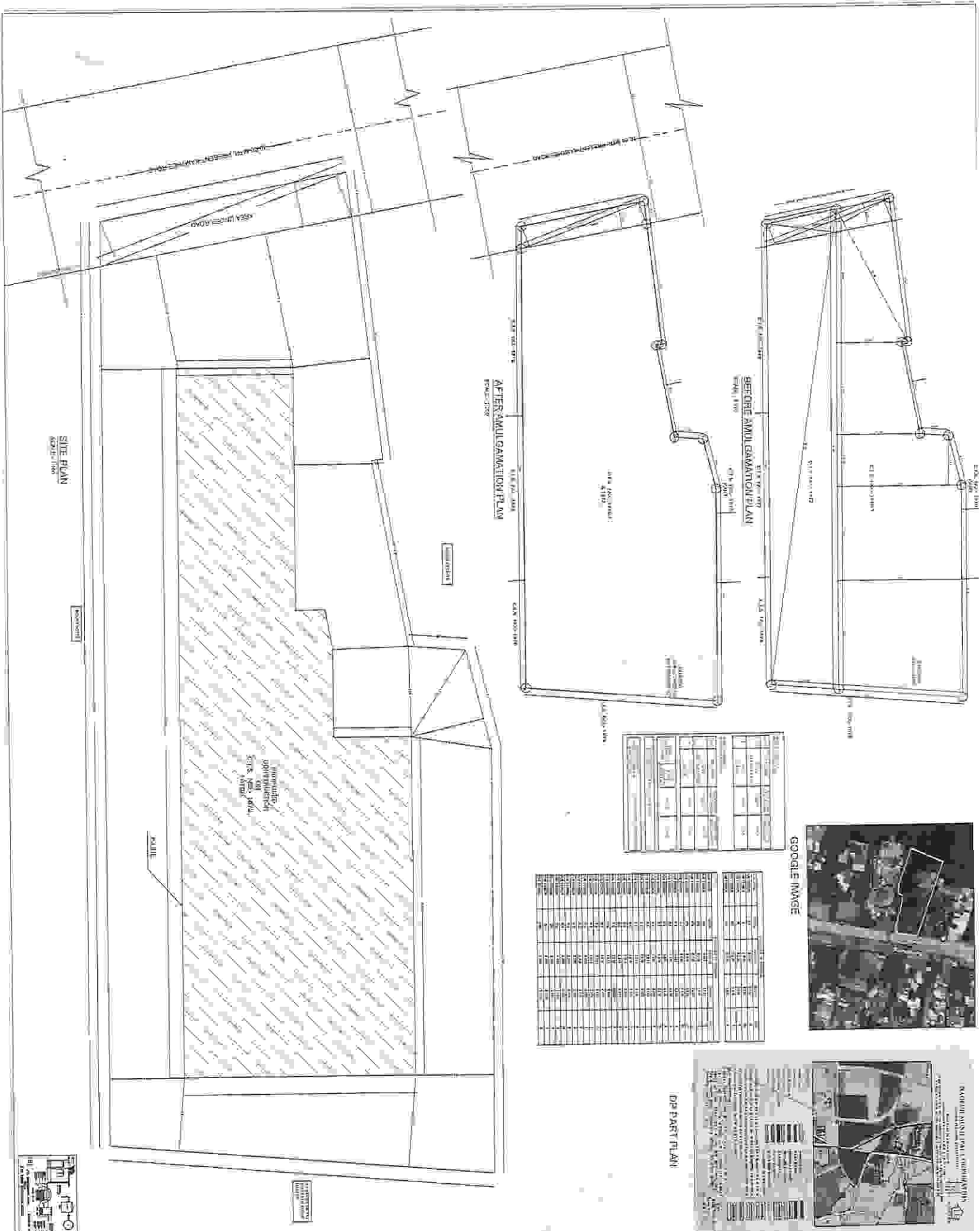
Digitally signed by Kiran Sahasra
Date: 2025.02.03 15:37:38 IST
Reason: Approved Certificate
Designation : Deputy Director, Town Planner
Localities : Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-11840
Application Number : NMO-2300296
Proposal Number : 174401
Certificate Number : NMO/RB/2024/APL/00313



Scan QR code for verification of authenticity.

Deputy Director Of Town Planner,
Nagpur Municipal Corporation,





Name of the Applicant		Name of the Officer	
Address of the Applicant		Address of the Officer	
Date of Application		Date of Decision	
Signature of the Applicant		Signature of the Officer	
Stamp of the Applicant		Stamp of the Officer	



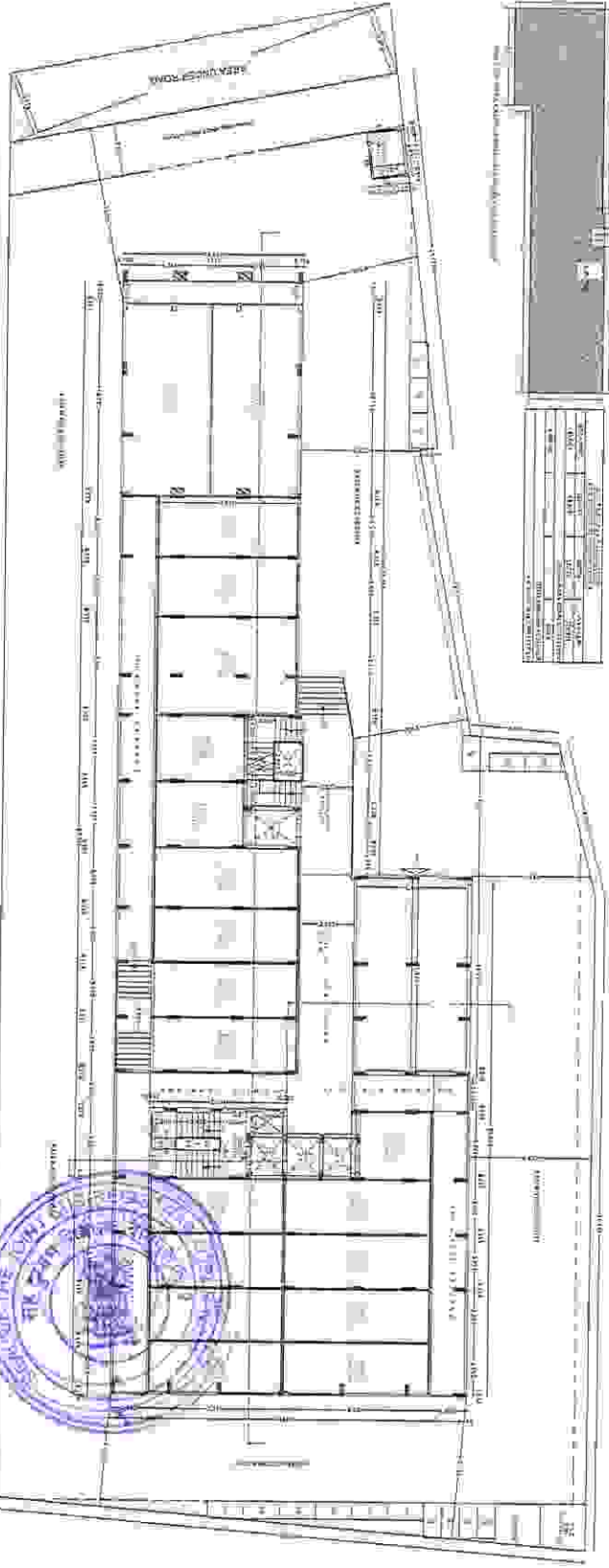
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नगन-२
६६६/२०२६
३६/६२

Signature of the Officer

PROJECT NAME		SHEET NO.	
DATE		SCALE	
DRAWN BY		CHECKED BY	
APPROVED BY		DATE	



GROUND FLOOR PLAN
SCALE: 1:100

Signature of the Architect

 Name of the Architect
 Registration No. _____
 Date _____

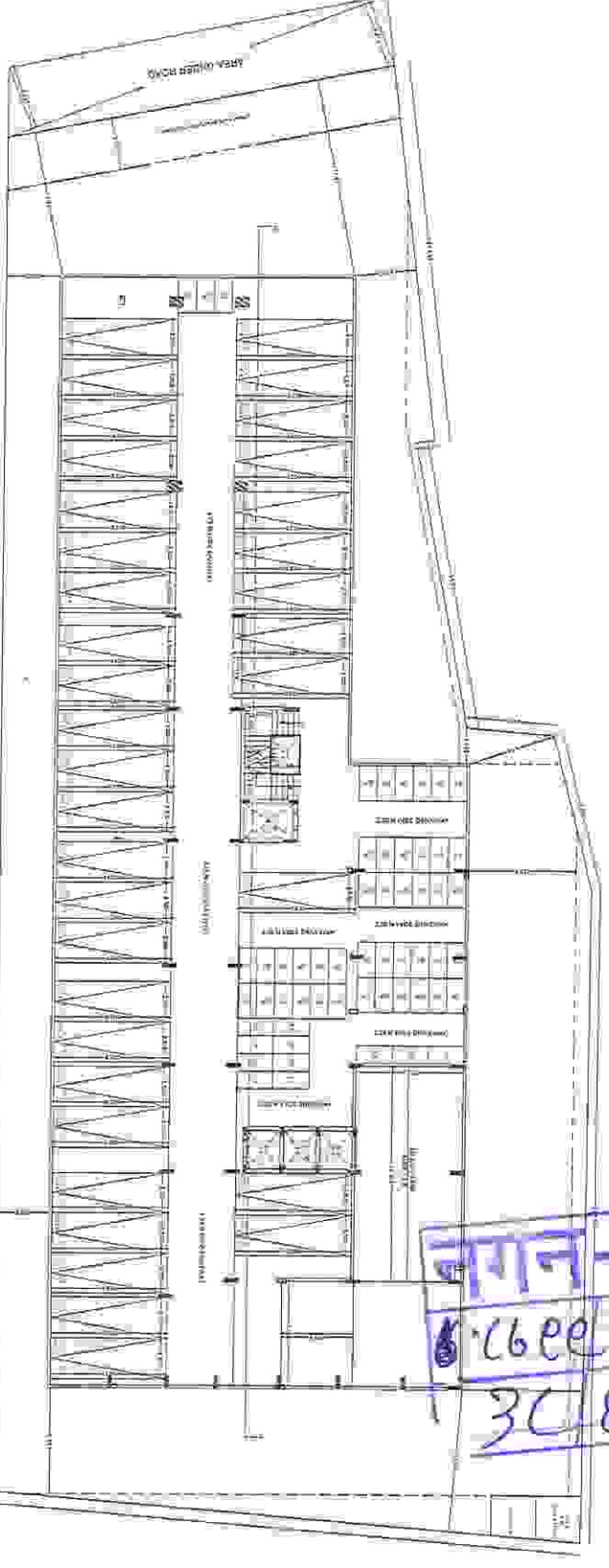
PROJECT NAME		SHEET NO.	
DATE		SCALE	
DRAWN BY		CHECKED BY	
APPROVED BY		DATE	



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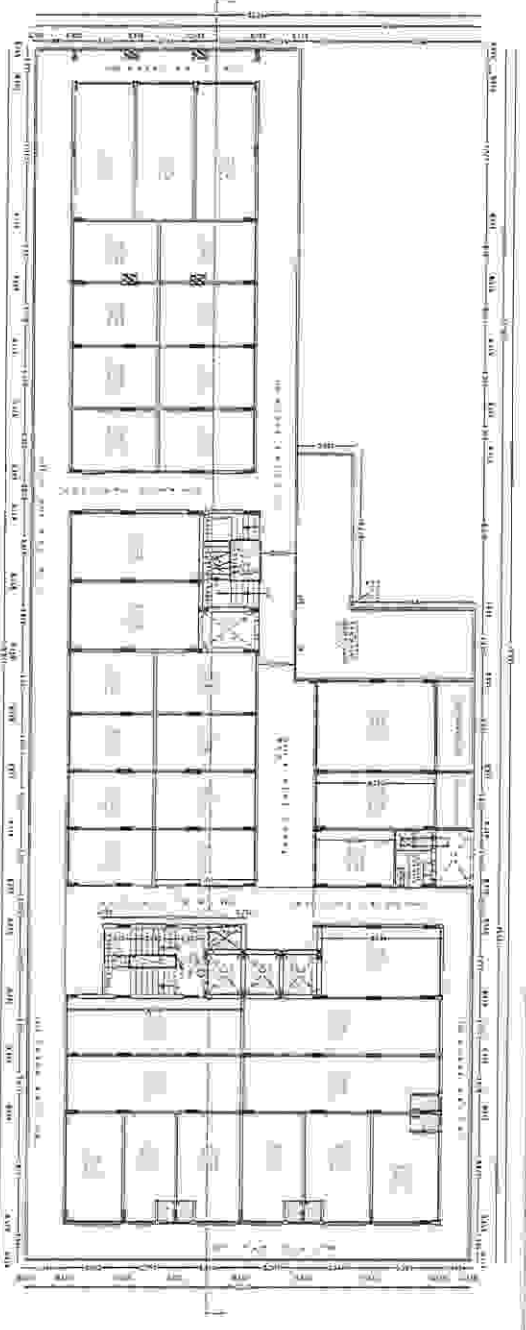
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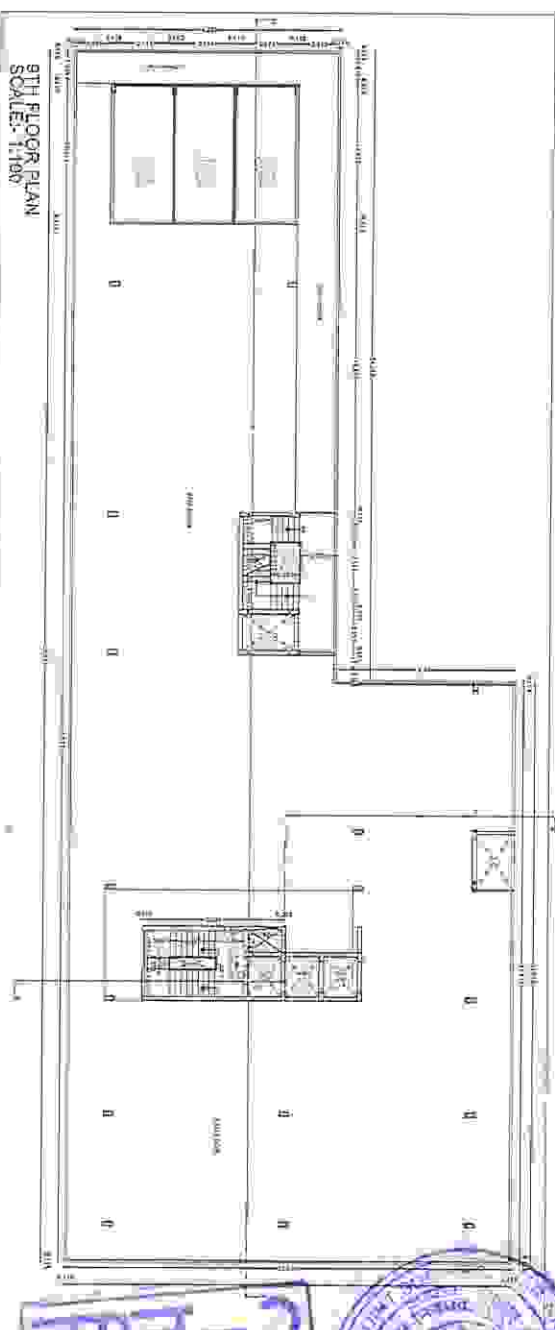
BASEMENT FLOOR PLAN
SCALE: 1:100

GENERAL NOTES	
1.	ALL DIMENSIONS ARE IN METERS.
2.	THE FOUNDATION SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
3.	THE ROOF SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
4.	THE WALLS SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
5.	THE FLOORS SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
6.	THE CEILING SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
7.	THE DOORS SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
8.	THE WINDOWS SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
9.	THE STAIRS SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
10.	THE LIFT SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
11.	THE PAVEMENT SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
12.	THE PLUMBING SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
13.	THE ELECTRICAL SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
14.	THE PAINTING SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
15.	THE FURNITURE SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
16.	THE LIGHTING SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
17.	THE SOUNDING SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
18.	THE VENTILATION SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
19.	THE FIRE PROTECTION SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
20.	THE SECURITY SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
21.	THE ACCESSIBILITY SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
22.	THE SUSTAINABILITY SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
23.	THE QUALITY CONTROL SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
24.	THE DOCUMENTATION SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
25.	THE COMMUNICATION SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
26.	THE INFORMATION TECHNOLOGY SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
27.	THE MANAGEMENT SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
28.	THE FINANCIAL SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
29.	THE LEGAL SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.
30.	THE ETHICS SHALL BE AS PER THE SPECIFICATIONS OF THE BUREAU OF STANDARDS.

STH ELDOR PLAN
(REFUGE) SCALE-1:100



9TH FLOOR PLAN
SCALE: 1/160'



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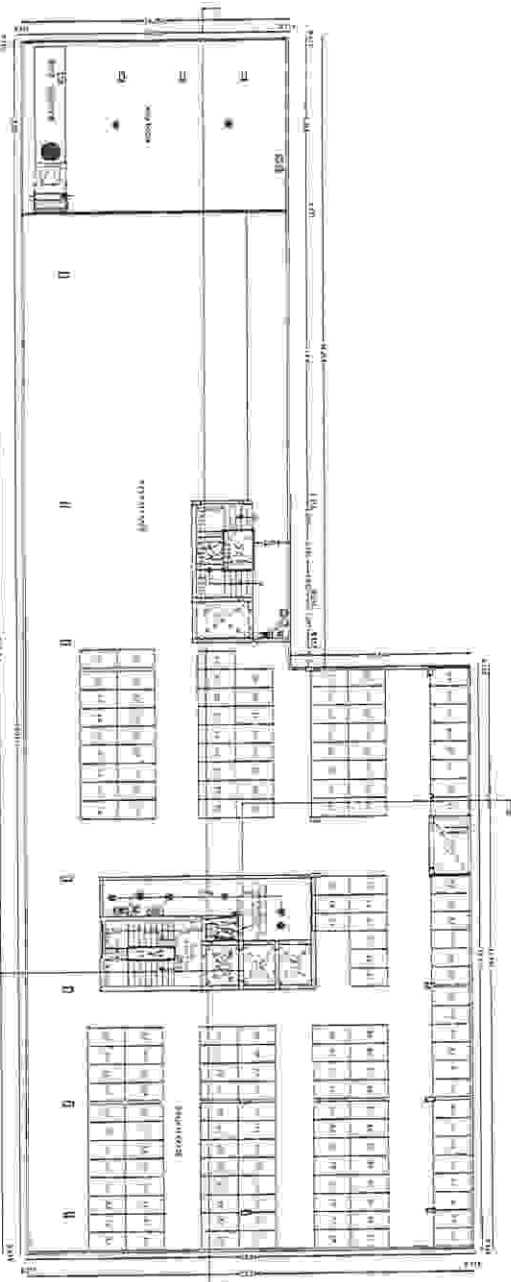
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
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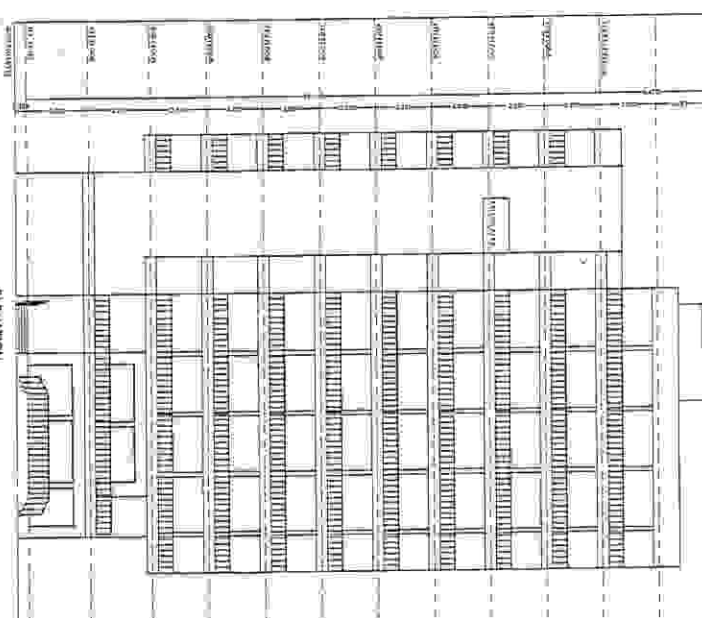
A page of musical notation for the song "The Rose Tree". The notation is arranged in two systems, each with a vocal line and a piano accompaniment line. The vocal line is in treble clef with a key signature of one flat (B-flat). The piano accompaniment is in bass clef. The music is written on staves with a treble and bass clef. The lyrics "The Rose Tree" are written below the vocal line. The notation includes various musical symbols such as notes, rests, and bar lines.

FORM NO. 10-100 (REV. 10-1-79)		DATE OF SUBMITTAL		SUBMITTER'S NAME	
1	NAME OF THE PROJECT	2	LOCATION OF THE PROJECT	3	DATE OF COMPLETION
4	TYPE OF PROJECT	5	SCOPE OF WORK	6	ESTIMATED COST
7	ESTIMATED BUDGET	8	ESTIMATED REVENUE	9	ESTIMATED PROFIT
10	ESTIMATED RISK	11	ESTIMATED RETURN	12	ESTIMATED PAYBACK PERIOD
13	ESTIMATED IRR	14	ESTIMATED NPV	15	ESTIMATED IRR
16	ESTIMATED NPV	17	ESTIMATED IRR	18	ESTIMATED PAYBACK PERIOD
19	ESTIMATED IRR	20	ESTIMATED NPV	21	ESTIMATED PAYBACK PERIOD
22	ESTIMATED PAYBACK PERIOD	23	ESTIMATED IRR	24	ESTIMATED NPV
25	ESTIMATED NPV	26	ESTIMATED IRR	27	ESTIMATED PAYBACK PERIOD
28	ESTIMATED PAYBACK PERIOD	29	ESTIMATED IRR	30	ESTIMATED NPV
31	ESTIMATED IRR	32	ESTIMATED NPV	33	ESTIMATED PAYBACK PERIOD
34	ESTIMATED NPV	35	ESTIMATED IRR	36	ESTIMATED PAYBACK PERIOD
37	ESTIMATED PAYBACK PERIOD	38	ESTIMATED IRR	39	ESTIMATED NPV
40	ESTIMATED IRR	41	ESTIMATED NPV	42	ESTIMATED PAYBACK PERIOD
43	ESTIMATED NPV	44	ESTIMATED IRR	45	ESTIMATED PAYBACK PERIOD
46	ESTIMATED PAYBACK PERIOD	47	ESTIMATED IRR	48	ESTIMATED NPV
49	ESTIMATED IRR	50	ESTIMATED NPV	51	ESTIMATED PAYBACK PERIOD
52	ESTIMATED NPV	53	ESTIMATED IRR	54	ESTIMATED PAYBACK PERIOD
55	ESTIMATED PAYBACK PERIOD	56	ESTIMATED IRR	57	ESTIMATED NPV
58	ESTIMATED IRR	59	ESTIMATED NPV	60	ESTIMATED PAYBACK PERIOD
61	ESTIMATED NPV	62	ESTIMATED IRR	63	ESTIMATED PAYBACK PERIOD
64	ESTIMATED PAYBACK PERIOD	65	ESTIMATED IRR	66	ESTIMATED NPV
67	ESTIMATED IRR	68	ESTIMATED NPV	69	ESTIMATED PAYBACK PERIOD
70	ESTIMATED NPV	71	ESTIMATED IRR	72	ESTIMATED PAYBACK PERIOD
73	ESTIMATED PAYBACK PERIOD	74	ESTIMATED IRR	75	ESTIMATED NPV
76	ESTIMATED IRR	77	ESTIMATED NPV	78	ESTIMATED PAYBACK PERIOD
79	ESTIMATED NPV	80	ESTIMATED IRR	81	ESTIMATED PAYBACK PERIOD
82	ESTIMATED PAYBACK PERIOD	83	ESTIMATED IRR	84	ESTIMATED NPV
85	ESTIMATED IRR	86	ESTIMATED NPV	87	ESTIMATED PAYBACK PERIOD
88	ESTIMATED NPV	89	ESTIMATED IRR	90	ESTIMATED PAYBACK PERIOD
91	ESTIMATED PAYBACK PERIOD	92	ESTIMATED IRR	93	ESTIMATED NPV
94	ESTIMATED IRR	95	ESTIMATED NPV	96	ESTIMATED PAYBACK PERIOD
97	ESTIMATED NPV	98	ESTIMATED IRR	99	ESTIMATED PAYBACK PERIOD
100	ESTIMATED PAYBACK PERIOD	101	ESTIMATED IRR	102	ESTIMATED NPV
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106	ESTIMATED NPV	107	ESTIMATED IRR	108	ESTIMATED PAYBACK PERIOD
109	ESTIMATED PAYBACK PERIOD	110	ESTIMATED IRR	111	ESTIMATED NPV
112	ESTIMATED IRR	113	ESTIMATED NPV	114	ESTIMATED PAYBACK PERIOD
115	ESTIMATED NPV	116	ESTIMATED IRR	117	ESTIMATED PAYBACK PERIOD
118	ESTIMATED PAYBACK PERIOD	119	ESTIMATED IRR	120	ESTIMATED NPV
121	ESTIMATED IRR	122	ESTIMATED NPV	123	ESTIMATED PAYBACK PERIOD
124	ESTIMATED NPV	125	ESTIMATED IRR	126	ESTIMATED PAYBACK PERIOD
127	ESTIMATED PAYBACK PERIOD	128	ESTIMATED IRR	129	ESTIMATED NPV
130	ESTIMATED IRR	131	ESTIMATED NPV	132	ESTIMATED PAYBACK PERIOD
133	ESTIMATED NPV	134	ESTIMATED IRR	135	ESTIMATED PAYBACK PERIOD
136	ESTIMATED PAYBACK PERIOD	137	ESTIMATED IRR	138	ESTIMATED NPV
139	ESTIMATED IRR	140	ESTIMATED NPV	141	ESTIMATED PAYBACK PERIOD
142	ESTIMATED NPV	143	ESTIMATED IRR	144	ESTIMATED PAYBACK PERIOD
145	ESTIMATED PAYBACK PERIOD	146	ESTIMATED IRR	147	ESTIMATED NPV
148	ESTIMATED IRR	149	ESTIMATED NPV	150	ESTIMATED PAYBACK PERIOD
151	ESTIMATED NPV	152	ESTIMATED IRR	153	ESTIMATED PAYBACK PERIOD
154	ESTIMATED PAYBACK PERIOD	155	ESTIMATED IRR	156	ESTIMATED NPV
157	ESTIMATED IRR	158	ESTIMATED NPV	159	ESTIMATED PAYBACK PERIOD
160	ESTIMATED NPV	161	ESTIMATED IRR	162	ESTIMATED PAYBACK PERIOD
163	ESTIMATED PAYBACK PERIOD	164	ESTIMATED IRR	165	ESTIMATED NPV
166	ESTIMATED IRR	167	ESTIMATED NPV	168	ESTIMATED PAYBACK PERIOD
169	ESTIMATED NPV	170	ESTIMATED IRR	171	ESTIMATED PAYBACK PERIOD
172	ESTIMATED PAYBACK PERIOD	173	ESTIMATED IRR	174	ESTIMATED NPV
175	ESTIMATED IRR	176	ESTIMATED NPV	177	ESTIMATED PAYBACK PERIOD
178	ESTIMATED NPV	179	ESTIMATED IRR	180	ESTIMATED PAYBACK PERIOD

TERRACE FLOOR PLAN
SCALE: 1:100



ELEVATION
SCALE: 1:100



नगन-३
११६०/२०२५
१५/२८



नगन-३
६६६/२०२६
०९/६२



Signature and
[Signature]

Sl. No.	Particulars	Amount
1	Registration Fee	10000/-
2	Stamp Duty	10000/-
3	Survey Fee	10000/-
4	Other Charges	10000/-
5	Total	40000/-

SECTION 2A
SCALE: 1:100



नगन-२	
११६०	२०२५
१६	२८



नगन-२	
७००	२०२६
०२	६२





महाराष्ट्र शासन

मालमत्ता पत्रक



PJHD: 62260953089

[महाराष्ट्र जमीन महसूल (गाव, नगर व सहस्रमुनापन) नियम, १९६९ वाचील नियम ७ नमुना 'ड']

गाव/पेट/सीतावडी	तालुका/न.मु.का. : न.मु.अ. ३ नागपूर	जिल्हा : नागपूर
नगर मुनापन क्रमांक	शिट नंबर	प्लॉट नंबर
शेअर चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा माझ्याचा तपशील आणि त्याच्या फेरवयासणीची नियत वेळ
१८७२		१७०.४०
	[व - १७०.४०] अ	४४.००

सुविधाधिकार :	ज्ञान. १९११ यर मिसेल रतन हरमुजी डोंगाजी हिला या मिळकतीत जालीयन राग्याचा अधिकार आहे.
हक्काचा मूळ धारक :	H
वर्ष : १९७०	सरकार
पट्टेदार :	L [कस्तम दारजा डोंगाजी] [हुशंद दारजा डोंगाजी] [मिसेल वेहली मागेकजी भूमिसाव] [मिसेल रतन हरमुजी डोंगाजी] [मिसेल मेहर दोसाभाई इजिनिअर] [मिसेल गोरी दारजा डोंगाजी] [मिसेल खुशीद दारजा डोंगाजी]
इतर भार :	
इतर अरे :	

दिनांक	व्यावहार	खंड क्रमांक	नसिन धारक(वा), पट्टेदार(वा) किंवा भार (इ)	साक्षात्करण
29/11/1984	खरेदी २५५०००/- ख.क्र. १२७६ दि. २४/१२/७९		म कर्म आणि जार. एम. एस. ए. ए. ए. विटल	सही:- 29/11/1984 न.मु.अ. ३ नागपूर
11/02/2019	खरेदीने र.द.क्र. ५२५५ दि. २२/१०/१० अन्वयेत ७२,२०,०००/- मध्ये क्षेत्र १७०.४ चौ.मी. मिळकत आर एम. एस. ए. ए. ए. विटल तर्फे राग्यास हा वारसाळ. व इतर यांचे कडून खरेदी केल्याने नोंद		H [स्केल विनियम प्र. लि. तर्फे डावरेक्टर] [डॉ. लक्ष्मण मनोहर सावंत]	फेरफार क्र. १९३८ प्रमाणे सही:- 11/02/2019 न.मु.अ. ३ नागपूर
09/08/2021	खरेदी नोंद - सह दु. नि. नागपूर ३ यांचेकडील र.द.क्र. २५०५/२०२१ दिनांक ०६/०४/२०२१ अन्वये स्केल विनियम प्र. लि. तर्फे डावरेक्टर, लक्ष्मण मनोहर सावंत यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु. नि. नागपूर ३ 2571/2021 06/04/2021	H मे. राय लडोग लिमिटेड श्री किशोर गोपीचंद राय १७०.४० चौ.मी.	फेरफार क्र. ११०९४ प्रमाणे सही:- 09/08/2021 न.मु.अ., न.मु.अ. नगर मुनापन अधिकारी क्र. ३ नागपूर
01/10/2021	वारसाधिकासत बदल नोंद - जिल्हाधिकारी नागपूर यांचेकडील आवेदा क्रमांक : ६/MRC-६४/१९-२० ३ दिनांक - २८/१०/२०२० अन्वये वारसाधिकासत व ऐवधी अ असा बदल केला.			फेरफार क्र. ११९८४ प्रमाणे सही:- 01/10/2021 न.मु.अ., न.मु.अ. नगर मुनापन अधिकारी क्र. ३ नागपूर

नगन-२
१९८०/२०२५
१६/८८



नगन-२
७६९/२०२६
०३/८२



हि निबद्धत पत्रिका (दिनांक 01/10/2021 09:10:55 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही लष्ठी शिक्कावी आवश्यकता नाही.

निबद्धत पत्रिका डाउनलोड दिनांक 27/01/2025 02:01:24 PM

पेधला भडकालणी सादी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 8917100001766288 हा क्रमांक वापरला.

डिजिटल स्वाक्षरी (डिजिटल सादर करणे)



नगन-२
0600/2024
80/82



नगन-२
9980/2024
90/20





महाराष्ट्र शासन

मालमत्ता पत्रक



72687973990

PU-ID: 72687973990

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ आतील नियम ७-नुसता "ड"]

गाव/पेठ : सीतावडी	तालुका/न.मू.का.: न.मू.अ.३ नागपूर				मिल्हा : नागपूर
नगर भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या जाकारणीवा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची निशत वेळ
१८७०/१			१६२२.७०	क	शासन ठरविले व्यावधानेसह देणेंस पत्र

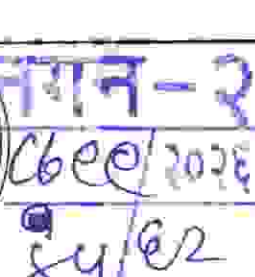
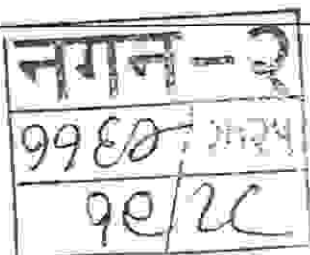
सुविधाधिकार :	वा.नु.१५१ वर मिस्रेस रसक हरमुराजीबाईबाई ही ला आगिबन सहप्याता व्यक्तिकार आहे.
हक्काचा मूळ धारक :	न
वर्ष : १९७०	[मिस्टर उत्तम दादाबाई डोंगाजी] [हुशंग दादाबाई डोंगाजी] [मिस्रेस रसक हरमुराजीबाई डोंगाजी] [मिस्रेस लक्ष्मी मालीबाई भुमोसम] [मिस्रेस मेहर वसुधाबाई इजिनिअर] [मिस्रेस शेरी दादाबाई डोंगाजी] [मिस्रेस मुराईच लाल भोगपाला] वटिलासोत
पट्टेदार :	
इतर भार :	
इतर शरें :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (ड)	साक्षात्करण
11/02/1919	खरेदीनेर ट.क ५२५६ दि २९/१०/१० अन्वये क.७,२०,०००/००/- मध्ये क्षेत्र १६२२.९ चौ मी मिल्कत आर एर एक्सी विटस मर्क रामकिशन हिरालाल कणा व इतर यांचे कडून खरेदी केलेल्या नापासी नोंद		न [स्केल विनिचम विटस मर्क लॉर डायरेक्टर] [श्री लक्ष्मण मनोहर सघोत]	फेरफार क्र. १९३८ प्रमाण सही- 11/02/1919 न.मू.अ.क.३ नागपूर
21/07/1982	विक्रीपत्र ११,००,०००/- ४६१(प) ३९/९/८२		न [निरीक्षक ऑफरटिव्ह हाऊसिंग सोसायटी नागपूर]	सही- 21/07/1982 न.मू.अ.क.३ नागपूर
29/11/1984	खरेदीने २५५०००/- खरेदी खत क्र. १२७६ P२४/१२/७९		न [कर्म ऑफ व्हाट.एम.एस.एच.सी दिलस फेरफार क. १९३८]	सही- 29/11/1984 न.मू.अ.क.३ नागपूर
09/08/2021	खरेदी नोंद - सह पु.नि.नागपूर ३ सचिकडील र.व.क. ३५७९/२०२१ दिनांक ०६/०८/२०२१ अन्वये स्केल विनिचम विटस मर्क लॉर डायरेक्टर, लक्ष्मण मनोहर सघोत यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी कडून खरेदी घेणार यांचे नाम दाखल केले.	सह पु.नि.नागपूर ३ 257/1/2021 06/04/2021	न मै रायखड्यांग लिमिटेड श्री किशोर गोपीचंद राव १६२२.७० चौ.मी	फेरफार क्र. ११०९४ प्रमाण सही- 09/08/2021 न.मू.अ.क.३ नागपूर नगर भूमापन अधिकारी व.अ. नागपूर

हे मिल्कत पत्रिका (दिनांक 09/08/2021 08:08:08 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिल्कत पत्रिका डाऊनलोड दिनांक 27/01/2023 02:01:08 PM

वेबपृष्ठालाकणी साठी <https://digitalsethara.mahabhumi.gov.in/DSLRL/SignVerifyPropertyCard> कड संपन्न स्वाक्षरी 09/17/100001736612 हा क्रमांक वापरावा.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ADUPR7502N

नाम / Name
KISHOR GOPICHAND RAI
पता / Address
GOPICHAND JANGAM 6TH RAI
01/06/1964

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AACCR6008G

नाम / Name
RAJ UDYOG LIMITED
निर्माण/गणना की तारीख
Date of Incorporation / Formation
18/11/2002

भारतीय विशिष्ट ज्ञातव्य पहचानकरण
भारत सरकार
Unique Identification Authority of India
Government of India

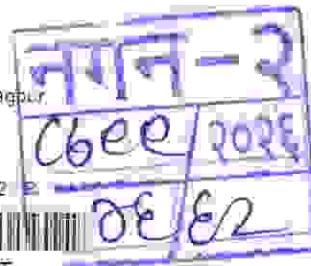
नौदण्डिपयसाचा क्रमांक / Enrollment No 1104/10204/07606

To
 किरोर गोपिचंद राय
 Kishor Gopichand Rai
 S/O: Gopichand Rai
 PLOT NO 135/A
 CANNAL ROAD
 RAMDASPETH
 Parwardhan/Ground
 Parwardhan/Ground Nagpur Nagpur,
 Maharashtra 440012
 8823050645

Ref: 1459 16G 2071535 2071822



SH043430661FT



आपला आधार क्रमांक / Your Aadhaar No. :

8355 0586 9501

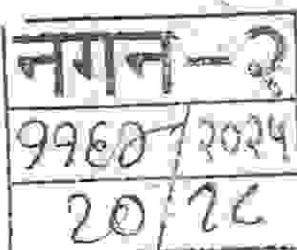
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

किशोर गोपिचंद राय
Kishor Gopichand Rai
जन्म वर्ष / Year of Birth 1964
पुरुष / Male

8355 0586 9501

आधार - सामान्य माणसाचा अधिकार



[Handwritten signature]



महाराष्ट्र शासन / Maharashtra Government

भारत सरकार
Unique Identification Authority of India
Government of India

नॉदविष्याचा क्रमांक / Enrollment No.: 0000/00398/48287

To:
रोशन रामाशंकर मिश्रा
Roshan Ramashankar Mishra
S/O: Ramashankar Mishra
near Shilala mata mandir, unred road QTR NO 5, TIPS
4, E.P.F.O STAFF QTR, shambeg
Ayodhya Nagar
Ayodhya Nagar Nagpur Nagpur
Maharashtra 440024
9561890999

Ref: 439 / 03V (73088) / 73189 / P



SB447227119FH

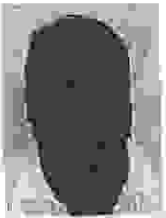


आपला आधार क्रमांक / Your Aadhaar No. :

6402 1354 3002
माझे आधार, माझी ओळख



भारत सरकार
Government of India



रोशन रामाशंकर मिश्रा
Roshan Ramashankar Mishra
जन्म तारीख / DOB: 27/07/1980
पुरुष / Male



6402 1354 3002

माझे आधार, माझी ओळख

नगन-२
16/08/2024
06/02



भारत सरकार
Government of India



रोमी एंजल गिल
Romy Angel Gil
जन्म वर्ष / Year of Birth: 1981
पुरुष / Male



3428 9935 1514

आधार - सामान्य माणसाचा अधिकार



महाराष्ट्र शासन / Maharashtra Government
Unique Identification Authority of India

पत्ता: एफ-३१, जरीपटका रिंग रोड,
मार्तिन नगर, जरीपटका, नागपूर,
जरीपटका, महाराष्ट्र, 440014
Address: F-31, JARIPATKA RING ROAD,
MARTIN NAGAR, Jaripatka, Nagpur,
Jaripatka, Maharashtra, 440014

3428 9935 1514



1800 300 1047



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नगन-२
99/08/2024
29/20





भारतीय विशिष्ट संकेत प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नॉड विकास क्रमांक / Enrollment No 1081/63311/00594

To
नामन नरेश रामटेके
Nagven Narash Ramteke
S/O Narash Ramteke
District-182
Janknagar
Basse
Bida Nagar
Maharashtra-431004
9571571006

07/10/2013

Sex: Male *13-09-1981 *201801-9



आपला आधार क्रमांक / Your Aadhaar No. :

6578 7735 9890

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

नामन नरेश रामटेके
Nagven Narash Ramteke
जन्म वर्ष / Year of Birth 1981
पुंर / Male



6578 7735 9890

आधार - सामान्य माणसाचा अधिकार

Namteke

नगन-२
9968/2024
22/22



नगन-२
666/2024
22/22



भारत सरकार

सुरेन्द्रकुमार कामेश्वर प्रसाद सिंहा
 Surendrakumar Kameshwar
 Prasad Sinha
 जन्म तारीख/ DOB: 02/07/1977
 पुरुष / MALE

8569 9464 1426

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 S/O: कामेश्वर प्रसाद सिंहा,
 क्वार्टर नं. 31, टाईप - 1
 स्पेशल, हिंगना रोड, ग्रुप
 सेंटर, सी.आर.पी.एफ.
 नागपूर, नागपूर,
 महाराष्ट्र - 440019

Address:
 S/O: Kameshwar Prasad Sinha, QTR.
 NO. 31, TYPE - 1 SPECIAL,
 HINGNA ROAD, GROUP CENTRE,
 C.R.P.F. Nagpur, Nagpur,
 Maharashtra - 440019

8569 9464 1426

Aadhaar-Aam Admi ka Adhikar

नगन-२
 600/2024
 20/02



नगन-२
 9980/2024
 23/20



नगन-२
११६४/२०२५
२५/२८



नगन-२
८६६६/२०२६
५१/६२



265/1164

बुधवार, 05 फेब्रुवारी 2025 11:30 म.पू.

दस्त गोपवारा भाग-1

नगन2

दस्त क्रमांक: 1164/2025

दस्त: न. नगन2/1164/2025

वातार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

इ. नि. सह. इ. नि. नगन2 यांचे कार्यालयात

अ. क्र. 1164 वर दि. 05-02-2025

रोजी 11:26 म.पू. वा. हजर केला.

पावती: 2190

पावती दिनांक: 05/02/2025

सादरकरणाचे नाव: में. राय उद्योग ली लफे प्रबंध संचालक किशोर गोपीचंद राय

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण: 660.00

NGP2 सह दुय्यम निबंधक वर्ग-२

नागपूर क्र. २

सह दुय्यम निबंधक वर्ग-२

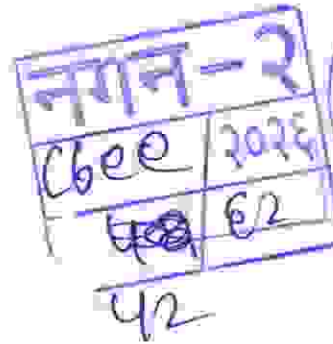
नागपूर क्र. २

दस्तावा प्रकार: जनरल पॉवर ऑफ अटॉर्नी

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा भरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 05/02/2025 11:26:33 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 05/02/2025 11:28:04 AM ची वेळ: (फी)





05/02/2025 11 31:52 AM

दस्त गोपवारा भाग-2

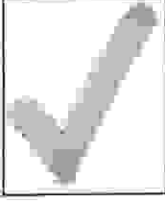
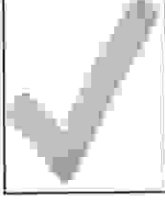
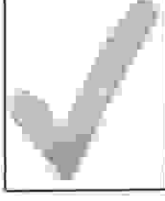
तगन2

20/25

दस्त क्रमांक:1164/2025

दस्त क्रमांक:तगन2/1164/2025.

दस्तावेज प्रकार :-जनरल पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यावाचिक	ठसा प्रमाणित
1	नाव:मै. राय उद्योग जी तर्फे प्रबंध संचालक किशोर गोपीचंद राय पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गणेशपेठ नागपुर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपुर. पॅन नंबर: AACCR6008G	कुलमुखत्यार देणार वय :- स्वाधरी:- 		
2	नाव:रोशन रमाशंकर मिश्रा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: इ पी एफ ओ स्टाफ क्वार्टर उमरेड रोड नागपुर गणेशपेठ नागपुर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपुर. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-44 स्वाधरी:- 		
3	नाव:रोमी एंजेल गिल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गणेशपेठ नागपुर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपुर. पॅन नंबर: AGKPG2818C	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाधरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत जनरल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:05 / 02 / 2025 11 : 29 : 05 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्यानिष्पत्तीची माहिती पुढीलप्रमाणे आहे.

सह दुय्यम निबंधक वर्ग-२

नागपूर केंद्र

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	कुलमुखत्यार देणार मै. राय उद्योग जी तर्फे प्रबंध संचालक किशोर गोपीचंद राय	05/02/2025 11:29:54 AM	किशोर गोपीचंद राय M 1179038780369752064 
2	पॉवर ऑफ अटॉर्नी होल्डर रोशन रमाशंकर मिश्रा --	05/02/2025 11:29:39 AM	रोशन रमाशंकर मिश्रा M 1186975624168235008 
3	पॉवर ऑफ अटॉर्नी होल्डर रोमी एंजेल गिल --	05/02/2025 11:29:26 AM	रोमी एंजेल गिल M 1167761737883607040 

दस्तासोबत जोडलेले कागदपत्रे
कुलमुखत्यारपत्रे, ओळखपत्रे, व्यक्ती
इत्यादी, बनावट वळखून आल्यास
त्याची जबाबदारी निष्पादकाची राहिल.

शिका क्र.4 ची वेळ:05 / 02 / 2025 11 : 29 : 55 AM

सह दुय्यम निबंधक वर्ग-२

नागपूर केंद्र

तगन-२
C6ee/2025
43/82



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	CS517377	8/93	500	SD		
2		DHC		0225047420844	560	RF	0225047420844D	05/02/2025
3		eChallan		MH015608263202425U	100	RF	0008630124202425	05/02/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1164 /2025

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मंबराचे चुकाचे
११६४ नंबरी नोंदला

सह दुय्यम निबंधक वर्ग-२,
नागपूर क्र. २,
दि. २५/०२/२०२५
प्रमाणित करण्यात येते की, या दस्तावेजात
एकूण २ पाने आहेत.



सह दुय्यम निबंधक वर्ग-२
नागपूर क्र. २

नगन-२
११६४/२०२५
२५/२५



नगन-२
६६९ २०२६
५० ६२



DECLARATION

I/We **SHRI. KISHOR GOPICHAND RAI** hereby declares that I/We are selling/ transferring the **Shop No. 415** on **Fourth Floor** Freehold Land bearing City Survey No. 1870/1 & City Survey No. 1872, of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at - Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur area admeasuring about **27.980 Sq.Mtr.** of Carpet area & **29.750 Sq.Mtr.** of Built-up area District-Nagpur to **MR. AJAY MADHUKARRAO MATEY.**

I/We declare that, I/We are the Owner of the aforesaid Property.

I/We Further Declare that the property is free from all type of charge, Lien, encumbrances, Mortgage, Litigation, Court Cases, Requisitions, and Acquisitions of all kinds whatsoever and is entire to Transfer the said property to the Purchaser/S.

I/We further declare that there is no case/litigation is pending and no stay is in operation for execution and registration of present Agreement to Sell.

I/We further declare that there is no Parking Sale/Purchased is in operation for execution and registration of present Agreement to Sell.

I/We further declare that, I/We have not created any third-party interest of this property except the Purchaser/s.

I/we declare that the original owner of said property namely **Shri. Kishor Gopichand Rai** has/have executed the General Power of Attorney for Admission & Presentation and registered on 05/02/2025 with Sub Registrar, Nagpur-2 vide Document Number 1164 - 2025. The owner is alive till today and the General Power of Attorney for Admission & Presentation is still in operation and has not been withdrawn by the owner till today.

Place: - **Nagpur**

Date: - **18 / 06 / 2026**

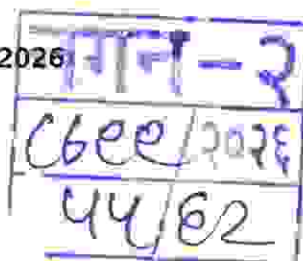

[SHRI. KISHOR G. RAI]

SELLER

I/We the Purchaser/s hereby declares that I/We have verified all documents in respect of aforesaid property as per the provisions of Sec 41 & 55 of Transfer of Property Act and has fully satisfied with title of Vendor and with free Consent purchasing the aforesaid property on my own liability and Responsibility.

Place: - **Nagpur**

Date: - **18 / 06 / 2026**




PURCHASER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADUPR7862N

नाम / Name
KISHOR GOPICHAND RAI

पिता का नाम / Father's Name
GOPICHAND JIBBANKATH RAI

जन्म तिथि / Date of Birth
01/06/1954

10/02/22

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACCR6008G

नाम / Name
RAI UDVOG LIMITED

निगम/पटन को गतरीक
Date of Incorporation / Formation
18/11/2002

28/04/2017

भारत सरकार
Government of India

आधार
Aadhaar

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोटविषयाचा क्रमांक / Enrollment No: 1104/10204/07606

To
Kishor Gopichand Rai
S/O: Gopichand Rai
PLOT NO 135/A
CANNAL ROAD
RAMDASPETH
Patwardhan Ground
Patwardhan Ground Nagpur Nagpur
Maharashtra 440012
9823050613

05/04/2013

Ref: 1459 / 18G / 2071535 / 3071622 / P

SH043433661F7

भारत सरकार
Government of India

आधार
Aadhaar

रोमी एंजल गिल
Romy Angel Gil

जन्म वर्ष / Year of Birth 1981

पुरुष / Male

3428 9935 1514

आधार - सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :
8355 0586 9501

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

किशोर गोपीचंद राय
Kishor Gopichand Rai

जन्म वर्ष / Year of Birth 1984

पुरुष / Male

8355 0586 9501

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता एफ-31, जरीपटका रिंग रोड,
मार्टिन नगर, जरीपटका, नागपूर,
जरीपटका, महाराष्ट्र, 440014

Address P-31, JARIPATKA-RING ROAD,
MARTIN NAGAR, Jaripatka, Nagpur,
Jaripatka, Maharashtra, 440014

3428 9935 1514

1897
1800-300-1547

हात घेई लोकां सरकार
Help @ aadhaar.gov.in

8.200
www.aadhaar.gov.in

नगन-२
66ee 2035
46 62



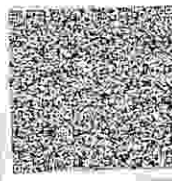
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKVPM3405G



नाम / Name
AJAY MADHUKARRAO MATEY

पिता का नाम / Father's Name
MADHUKARRAO MATEY

जन्म की तारीख /
Date of Birth
29/08/1970

QAN Application Digitally Signed, Card Not
Valid unless Physically Signed

भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 11/12/2011

अजय मधुकरराव माटे
Ajay Madhukarrao Matey
जन्म तारीख / DOB: 29/08/1970
पुरुष / MALE
Mobile No.: 7028931188

5775 9050 0322

माझे , माझी ओळख

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

वर्णन
Download Date: 02/08/2022

S/O मधुकरराव माटे, प्रीतम किराना स्टोर्स, २९५
माटे चौक गारोबा मैदान, भान्देवडी, नागपूर,
महाराष्ट्र - ४४०००८

Address:
S/O Madhukarrao Matey,
NEAR PRITAM KIRANA
STORES, 295 MATEY
CHOWK GAROBA MAIDAN,
Bhandewadi, Nagpur,
Maharashtra - 440008



1847
1800 390 1947

1847
1800 390 1947

1847
1800 390 1947

1847
1800 390 1947

नगिन-२
८६६६ २०२६
५६/६२





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीकरणाचा क्रमांक / Enrolment No: 1218/61503/00012

To,
मृणमय अजय माटे
Mrunmay Ajay Matey
S/O: Ajay Matey
Plot no: 295
Near: Hanuman Mandir Mata Chowk, Garodia Maidan
Kopra
Bajajwadi, Nagpur (Pin) 440008
Maharashtra 440008
9585895430

Ref: 263 / 11D / 536126 / 386344 / P



SE050848796FT



आपला आधार क्रमांक / Your Aadhaar No. :

2530 3061 2714

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



मृणमय अजय माटे
Mrunmay Ajay Matey
पुढील माणस माटे
Father: Ajay Matey
जन्म तारीख: 008-15/12/2003
पुढील: MALE



2530 3061 2714

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

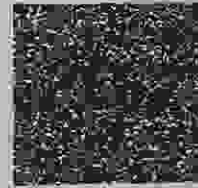
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2821/28003/00065

To
नियशु प्रशान्त माटे
Niyashu Prashant Matey
S/O Prashant Matey
PLOT NO. 295 GARODIA MAIDAN MATEY CHOWK
BAKADIGANI
Nagpur (Maharashtra) - 440008
703RAG7550

Signature

मृणमय अजय माटे
Mrunmay Ajay Matey
पुढील माणस माटे
Father: Ajay Matey
जन्म तारीख: 008-15/12/2003
पुढील: MALE



आपला आधार क्रमांक / Your Aadhaar No. :

6538 8006 1274
UID : 9162 4339 2416 9479

माझे आधार, माझी ओळख



भारत सरकार
Government of India



नियशु प्रशान्त माटे
Niyashu Prashant Matey
पुढील माणस माटे
Father: Prashant Matey
जन्म तारीख: 27/03/2008
पुढील: MALE



[Handwritten signature]

[Handwritten signature]

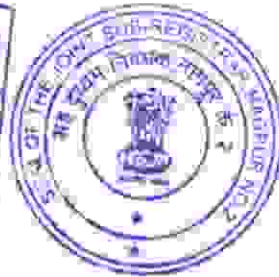


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2026062500982				25 June 2026, 10:42:19 AM
नगन2					
मूल्यांकनाचे वर्ष	2026				
जिल्हा	नागापूर				
मूल्या विभाग	तालुका : नागापूर (ग्रामीण)				
उप मूल्या विभाग	6,137/29-जवाहरलाल नेहरू मार्ग मॉरीस कॉलेज टी जंक्शन ते । मौजाच्या उत्तर हद्दीपर्यंत (कामाठी मार्ग) शिट नं.29				
क्षेत्राचे नाव	Nagpur Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक:				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
68170	85900	104500	124300	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	29.75 चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे व्ष -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs:2795 /-
उद्भववाहन सुविधा -	आहे	मजला -	Still floor Or Ground floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.104500/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
		= ((104500-68170) * (100 / 100)) + 68170)			
		= Rs.104500/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 104500 * 29.75			
		= Rs.3108875/-			
Applicable Rules		= 3.9			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तल्लथराचे मूल्य + मेडनार्ईन मजला क्षेत्र मूल्य + लागतच्या राखीचे मूल्य (खुली बाल्कनी) + वरील राखीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंपूर्वकित वाहनतल्ल			
		= A + B + C + D + E + F + G + H + I + J			
		= 3108875 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.3108875/-			
		= २ एकतीस लाख आठ हजार आठ शे पंच्याहत्तर /-			

Home

Print

नगन-२
666/2026
49/62



CHALLAN
MTR Form Number-6



GRN	MH004642484202627E	BARCODE	Date		17/06/2026-12:52:48	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty and Registration Fee together			
Office Name				NGP2 JT NAGPUR SUB REGISTRAR		Full Name	
Location				NAGPUR		RAI UDYOG LTD	
Year				2026-2027 One Time		Flat/Block No.	
Account Head Details				Amount In Rs.		Premises/Building	
0030048401 Stamp Duty				217700.00		Road/Street	
0030003301 Registration Fee				30000.00		Area/Locality	
						Town/City/District	
						PIN	
						Remarks (If Any)	
						SecondPartyName=AJAY MADHUKARRAO MATEY-	
247700.00						Amount In	
Total				2,47,700.00		Words	
Payment Details				BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No.		Date	

Department ID: XXXXXX3230
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ नंबर केवल दस्तावेज निलंबक कार्यालय में ही दर्ज कराने के लिए मान्य है। नोडली न करवाये जाये दस्तावेजों खतर चलाने लायक नहीं है।

Challan Defaced Details
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES (MUMBAI)
Date: 2026.06.17 12:20:41 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-265-8799	0002924538202627	25/06/2026-12:16:27	IGR384	30000.00
2	(IS)-265-8799	0002924538202627	25/06/2026-12:16:27	IGR384	217700.00
Total Defacement Amount					2,47,700.00

285/8799

गुरुवार, 25 जून 2026 12:16 म.नं.

दस्त गोषवारा भाग-1

नगन2

दस्त क्रमांक: 8799/2026

दस्त क्रमांक: नगन2 /8799/2026

वाजारा मूल्य: रु. 31,09,000/-

मोबदला: रु. 28,30,000/-

भरलेले मुद्रांक शुल्क: रु.2,17,700/-

सु. नि. सह. सु. नि. नगन2 यांचे कार्यालयात

पावती: 13268

पावती दिनांक: 25/06/2026

अ. क्र. 8799 व. दि. 25-06-2026

सादरकरणाचे नाव: अजय मधुकर माटे -:-

सौ. 12:15 म.नं. वा. हजर केला.

नोदणी फी

रु. 30000.00

दस्त दाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 62

एकूण: 32480.00

दस्त हजर करणाऱ्याची सही:

सत्यशील उध्दवराव पाटिल

सह सु. नि. नागपूर 2

सह दुय्यम निबंधक वर्ग-२

नागपूर शहर क.२

दस्तावेज प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तसेच त

केलेल्या कोणत्याही तासरी क्षेत्रात

शिक्रा क्र. 25 / 06 / 2026 12 : 15 : 45 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 25 / 06 / 2026 12 : 16 : 18 PM ची वेळ: (फी)

सत्यशील उध्दवराव पाटिल

सह सु. नि. नागपूर 2

सह दुय्यम निबंधक वर्ग-२

नागपूर शहर क.२





दस्तावेजांचा भाग-2

भाग 2

8799/2026

25/06/2026 12:19:13 PM

दस्तावेजांचा क्रमांक: 8799/2026

दस्तावेजांचा क्रमांक: 8799/2026

दस्तावेजांचा प्रकार: विक्री करारनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	हस्ता प्रमाणित
1	नाम: अजय सधुकर माटे :- पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: भांडेबाडी नागपूर, प्लॉट नं. 1, रोड नं. 1, महाराष्ट्र, नागपूर. पिन संख्या: AKVPM3405G	लिहून देणारा वय: 55 स्वाक्षरी:-		
2	नाम: राय इंदोरा लिमिटेड तर्फे प्रबंधक संचालक किशोर गोपीचंद राय तर्फे कावली जवाहर देणारा शोभी गुंडेल गिल पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: गणेशपेठ नागपूर, प्लॉट नं. 1, रोड नं. 1, महाराष्ट्र, नागपूर. पिन संख्या: AACCR6008G	लिहून देणारा वय: 32 स्वाक्षरी:-		

वरील दस्तावेजांचा कडत देणारा तथाकथीत विक्री करारनामा या दस्तऐवज करून दिल्याचे कावली करतात.
शिक्का क्र.3 ची वेळ: 25/06/2026 12:17:22 PM

आलेख:-

आलेखील इमरा असे निवेदीत करतात की ते दस्तावेज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

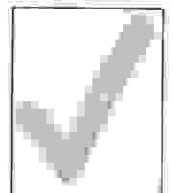
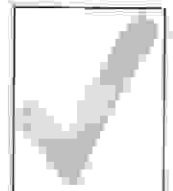
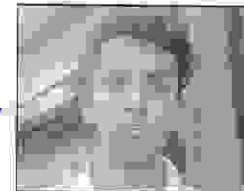
अनु क्र. पक्षकारांचे नाव व पत्ता

1 नाम: निशाशु प्रशांत माटे :-
वय: 18
पत्ता: नागपूर
पिन संख्या: 440008

2 नाम: मण्मथ अजय माटे :-
वय: 23
पत्ता: कावली नागपूर
पिन संख्या: 440008

छायाचित्र

हस्ता प्रमाणित



शिक्का क्र.4 ची वेळ: 25/06/2026 12:18:39 PM

सत्यश्रील सहस्रबराब पाटिल

सह दुय्यम निबंधक वॉ-2

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Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAI UDYOG LTD.	eChallan	02003942026061700470	MH004642484202627E	217700.00	SD	0002924538202627	25/06/2026
2		DHC		0626171107491	2480	RF	0626171107491D	25/06/2026
3	RAI UDYOG LTD.	eChallan		MH004642484202627E	30000	RF	0002924538202627	25/06/2026

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की या दस्तावेजात

कायदा अन्वयेने आहेत

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