

265/11381

पावती

Original/Duplicate

Thursday, August 20, 2026

नोंदणी क्र. :39म

3:31 PM

Regn.:39M



पावती क्र.: 17609 दिनांक: 20/08/2026

5.2

गावाचे नाव: धंतोली

दस्तऐवजाचा अनुक्रमांक: नगन2-11381-2026

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: अर्चना निशिकांत सेनकडे - -

नोंदणी फी

रु. 23000.00

दस्त हाताळणी फी

रु. 2520.00

पृष्ठांची संख्या: 63

एकूण:

रु. 25520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:50 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक
नागपूर क्र. २

बाजार मूल्य: रु.2107430 /-

मोबदला रु.2300000/-

भरलेले मुद्रांक शुल्क : रु. 161000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826207506574 दिनांक: 20/08/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.23000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008670478202627E दिनांक: 20/08/2026

बँकेचे नाव व पत्ता:

1

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Signature

Signature 1/1

with RBI

me of Branch

Scroll No. , Date

Not Verified with Scroll

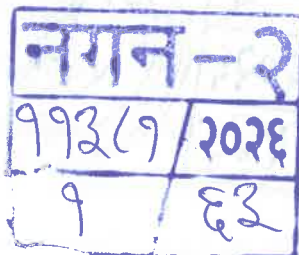
Department ID :

Mobile No. :

XXXXXX3230

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

र चलाव केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व करावयाच्या दस्तासाठी सदर चलन लागू



AGREEMENT TO SELL

SHOP NO. 405

ON FOURTH FLOOR

CONSIDERATION VALUE AT RS. 23,00,000/-

MARKET VALUE AT RS. 21,08,000/-

THIS AGREEMENT TO SELL IS MADE AT NAGPUR ON THIS 20TH DAY OF AUGUST 2026.

01. M/S K RAI UDYOG BUILDERS LLP., [PAN: ABAFK4197P] A Partnership Firm having its Regd. Office at Plot No. 275B, Survey No. 14/24, House No. 470/A-B, Trikoni Park, Ravi Nagar, Nagpur-440011, through its Authorized Partner **SHRI. KISHOR S/O SHRI. GOPICHAND RAI, [PAN: ADUPR7662N], [UID: 8355 0586 9501]** aged about **61 Years**, Occupation: - **Business**, R/o: - **136/A, Canal Road, Ramdaspath, Nagpur – 440012**. 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. [MOB. 9823050615]**

02. MRS. ARCHANA W/O MR. NISHIKANT SENKADE aged about **58 Years**, Occupation: - **Service**, R/o: - **Near Radhika Sabhagruha Maulana Azad Marg, Sarkar Nagar, Chandrapur-442401**. 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: DPWPS8195Q]**

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. 405** on **Fourth Floor** in the Scheme named and styled as "**J R TOWER**" the entire R.C.C. Super structure comprising the Shop proposed construction area admeasuring about **26.67 Sq.Mtr. i.e. 287.08 Sq.Ft.** of Carpet area & **27.95 Sq.Mtr. i.e. 300.85 Sq.Ft.** of Built-up area along with undivided share **0.29%** 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. 23,00,000/- [Rupees Twenty-Three Lacs Only]**.

02. The **PURCHASER** has paid an amount of **Rs. 7,00,000/- [Rupees Seven Lacs Only]** to the Seller/Developer towards the part payment of total consideration.

MANNER OF PAYMENT

SR.NO.	AMOUNT	BY CHQ	DATE	BANK NAME
1	1,49,000/-	300056	12/08/2026	Bank of India
2	5,51,000/-	RTGS-BKIDR520260 81400807326	14/08/2026	Bank of India
Total =	Rs. 7,00,000/-			

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. 16,00,000/- [Rupees Sixteen 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

...16...

in respect thereof to the Purchaser but all the same sur
omission will always be subject to correction by the parties h

33. THAT, it is specifically agreed by the Purchaser th
understood this Agreement to Sell & after his/her comple
document with his/her own will and free consent.

34. THAT, all expenses on account of preparation and execu
Sell including the cost of Stamp Duty and Registration Fees, p
borne and paid by the SELLER/DEVELOPER.

35. THAT, the Seller M/s K Rai Udyog Builders LLP has giv
admission & presentation of this Agreement to Sell on 29/03
2025 Registered with Sub – Registrar, Nagpur – 02.

SCHEDULE OF THE PROPERTY

ALL THAT entire R.C.C. Superstructure comprising **Shop No. 40**
Scheme to be named and styled as "**J R TOWER**" area ad
Sq.Mtr. i.e. 287.08 Sq.Ft. of Carpet area & **27.95 Sq.Mtr. i.e.**
area alongwith undivided share **0.29%** ALL THAT Piece and
Nagpur Improvement Trust Leasehold Plot No. 29 in Indust
Scheme, containing by admeasurement 23000 Sq.Ft. [OR 2136
Survey Records the area is 2136.80 Sq.Mtr.] and all oth
appurtenant and belonging thereto, bearing Corporation House
597 and Sheet No. 24 of Mouza: DHANTOLI, situate at Timber
Nag Road, Nagpur, within the limits of the Nagpur Municipal Co
Tahsil and District – NAGPUR and bounded as under: -

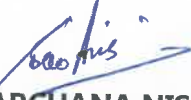
ON THE EAST - PLOT NO. 30.

ON THE WEST - PLOT NO. 28.

जगन

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 AUTHORIZED PARTNER M/S K RAI UDYOG BUILDERS LLP SELLER/DEVELOPER
2			 MRS. ARCHANA NISHIKANT SENKADE PURCHASER

WITNESS - 1



WITNESS - 2



