

33474069

265/9627

Saturday, July 11, 2026

4:28-PM

पावती

Original/Duplicate

नोदणी क्र. 39M

Regn. 39M

पावती क्र. 14702

दिनांक: 11/07/2026

गावाचे नाव: सिताबडी

दस्तावेजाचा अनुक्रमांक: नमन2-9627-2026

दस्तावेजाचा प्रकार: विक्री करारनामा

मादर करणान्याचे नाव: खेमेश विजयसिंग चौरागडे

नोदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 2520.00

पृष्ठांची संख्या: 63

एकूण:

रु. 22520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:48 PM ह्या वेळेस मिळेल.

सह बुद्धिमति निमास २२

सांगपूर क्र. २

वाजार मूल्य: रु. 1990000/-

मोबदला रु. 2000000/-

भरलेले मुद्रांक शुल्क: रु. 140000/-

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

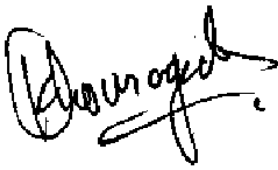
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0726086407970 दिनांक: 11/07/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 20000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH005999132202627E दिनांक: 11/07/2026

बँकेचे नाव व पत्ता:



DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH005999132202627E	BARCODE			Date	08/07/2026-13:53:05	Form ID	25 2
Department	Inspector General Of Registration		Payer Details					
Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)					
Type of Payment			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.		832 RAI TOWER			
Account Head Details		Amount In Rs.	Premises/Building					
0030048401	Stamp Duty	140000.00	Road/Street		SITABULDI			
0030083301	Registration Fee	20000.00	Area/Locality		NAGPUR			
			Town/City/District					
			PIN		4 4 0 0 0 1			
			Remarks (If Any)					
			SecondPartyName=KHEMESH CHOURAGADE--					
			Amount In		One Lakh Sixty Thousand Rupees Only			
Total		1,60,000.00	Words					
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02003942026070800426		1499370832
Cheque/DD No.		Bank Date	RBI Date	08/07/2026-13:55:39		Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF BARODA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

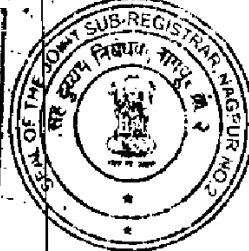
Department ID:

Mobile No. : XXXXXX3230

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

सदर चलन केवल दायन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-२
८६२६/२०२६
९/६३





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

Receipt of Document Handling Charges

PRN : 0726086407970

Payment Date : 08/07/2026

Received from **RAI UDYOG LTD**, Mobile number **7722003230**, an amount of Rs. **2520/-** towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office of the District **Nagpur**.

Payment Details

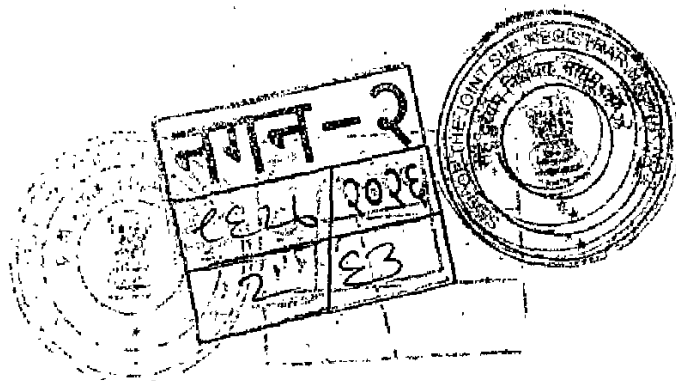
Bank Name : BARB

Receipt Date : 08/07/2026

Bank CIN : 10029762026070807690

REF No. : 0509066031217

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



AGREEMENT TO SELL

S/OFFICE NO. 832

ON EIGHTH FLOOR

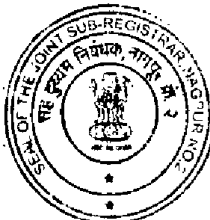
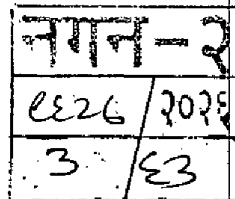
CONSIDERATION VALUE AT RS. 20,00,000/-

MARKET VALUE AT RS. 19,90,000/-

THIS AGREEMENT TO SELL IS MADE AT NAGPUR ON THIS 10TH DAY OF JULY 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. KHEMESH S/O MR. VIJAYSINGH CHOURAGADE** aged about **32 Years**, Occupation: - **Business**, R/o: - **Flat No. 301, P. No. 24, Devika Prabhu Sparsh Apartment, Keshav Marg 3, Gokul Housing Society, Gorewada Road, Nagpur - 440013**. 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: AVPPC4712K]



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WHEREAS the SELLER/DEVELOPER is the sole & 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".

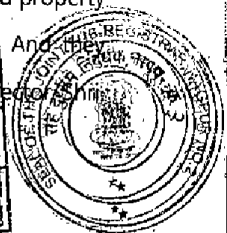
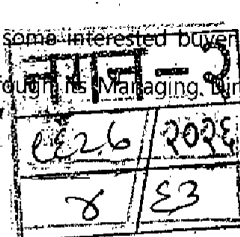
WHEREAS, previously M/S R.M.S. Exhibitor filed an application for renewal of lease in Revenue Case No. 16/NAA-48/2008 and the lease was renewed till 31st March 2038, vide Registered Lease Deed Document having Sr.No. 6242-2008 dated 05/11/2008 Registered with Sub Registrar, Nagpur-01 and their name is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



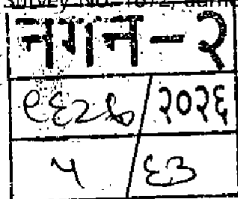
Kishor Gopichand Rai and after detailed discussions and negotiations, M/s Rai Udyog Ltd Through its Managing Director Shri. Kishor Gopichand Rai agreed to purchase All that piece and parcel of Freehold Land bearing City Survey No. 1870/1-admeasuring 1622.8 Sq.Mtr. & City Survey No. 1872, admeasuring 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 - 3 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 dated. 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



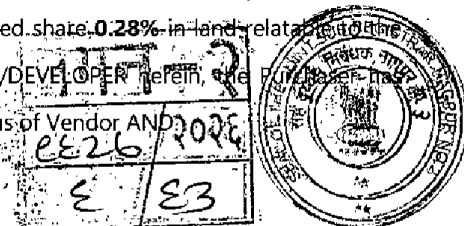
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2593.2 Sq.Mtr. i.e. 27913.20 Sq.Ft. of Mouza: Sitabuldi, having Municipal Corporation House Nos. 59 & 59/A, Sheet No. 29, situated at-Circle No. 19/27, Ward No. 65, Kamptee Road, Sadar, Nagpur, within the limits of N.I.T. & NMC, Nagpur, Sub-Dist. & 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 **S/Office No. 832** on **Eighth Floor** area admeasuring about **16.680 Sq.Mtr. i.e. 179.544 Sq.Ft.** of Carpet area & **18.130 Sq.Mtr. i.e. 195.151 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 **0.28%** in land relating to Built-up area of the said Office to the SELLER/DEVELOPER herein, the Purchaser has been duly satisfied and verified the title and locus of Vendor AND



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

AND WHEREAS the Purchaser being desirous of owning a Office 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 **S/Office No. 832** on **Eighth Floor** area admeasuring about **16.680 Sq.Mtr. i.e. 179.544 Sq.Ft. of Carpet area & 18.130 Sq.Mtr. i.e. 195.151 Sq.Ft. of Built-up area** along with the undivided share **0.28%** 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. 20,00,000/- [Rupees Twenty Lacs Only]** upon the following terms and conditions:

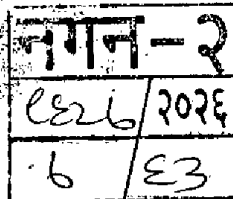
NOW THEREFORE THIS AGREEMENT TO SELL WITNESSETH AS FOLLOWS: -

01. THAT, the SELLER/DEVELOPER agrees to sell and the **PURCHASER** agrees to purchase the **S/Office No. 832** on **Eighth Floor** in the Scheme named and styled as "**RAI TOWER**" the entire R.C.C. Super structure comprising the Office proposed construction area admeasuring about **16.680 Sq.Mtr. i.e. 179.544 Sq.Ft. of Carpet area & 18.130 Sq.Mtr. i.e. 195.151 Sq.Ft. of Built-up area** along with the price of undivided share **0.28%** 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. 20,00,000/- [Rupees Twenty Lacs Only]**.

02. The **PURCHASER** has paid an amount of **Rs. 5,00,000/- [Rupees Five 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	11,000/-	UTR- 611610465708	26/04/2026	State Bank of India
2	4,89,000/-	000113	15/05/2026	Bank of Baroda
Total =		Rs. 5,00,000/-		



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. 15,00,000/- [Rupees Fifteen 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

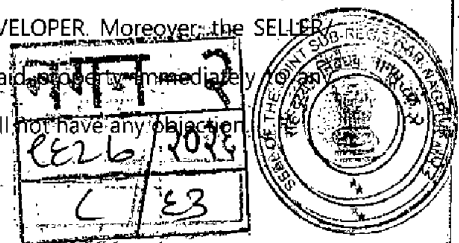
Rs. 5,00,000/- [Rupees Five Lacs Only] 25% out of the balance amount to be paid by the PURCHASER to the SELLER/DEVELOPER at the Completion of Plinth Level.

Rs. 5,00,000/- [Rupees Five Lacs Only] 25% out of the balance amount to be paid by the PURCHASER to the SELLER/DEVELOPER at the Completion of Frame Structure.

Rs. 4,00,000/- [Rupees Four Lacs 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. 1,00,000/- [Rupees One Lac Only] Balance 5% amount to be paid by the Purchaser to the SELLER/DEVELOPER being full and final consideration of the Office 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.



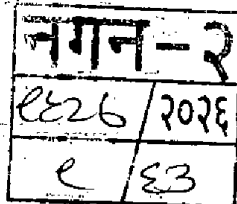
03. THAT, the payment in time is the essence of contract and if the Purchaser fails to make the payment in time, the agreement is liable to be cancelled or otherwise if the PURCHASER fails to pay the required amount as agreed herein the interest at the rate of 2% per month shall be charged on the defaulted 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 Office 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.

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.

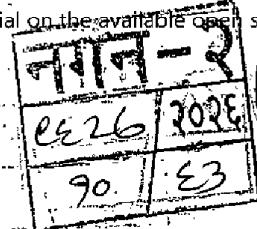


08. THAT, the Purchaser hereby covenants that he/she shall pay separately apart from the cost of Office a sum of Rs. 20,000/- towards Water Charges and also a sum of Rs. 50,000/- towards Electrification Charges, Electric Meter Installation, Cabling and other miscellaneous expenses in respect of each Office. 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 Office 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 Office hereby agreed to be sold without prior written permission of the SELLER/DEVELOPER and shall use the Office 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 Office 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 Office.

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 Office chosen by him/her /it's [on receipt of possession letter from SELLER/DEVELOPER he/she/it will not object or prevent or obstruct the SELLER/DEVELOPER in any way in carrying the work of other Office in the said Scheme and keeping building material on the available open space



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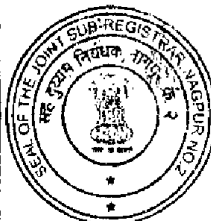
12. THAT, the SELLER/DEVELOPER reserves its right to erect any additional construction on the open space or on the top or terrace of the buildings of the scheme, if the F.S.I. in relation to the said plot of land/building in the scheme is increased at any future date. In such event the PURCHASER shall 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 her/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.

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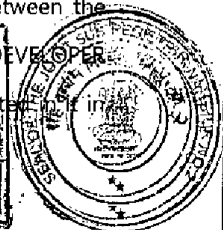
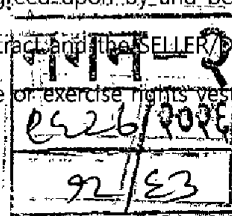
16. THAT, the PURCHASER &/or his/her successors-in-title shall from time to time sign all applications, papers & documents and do all acts, deeds or things as the SELLER/ DEVELOPER may require for safe guarding the interest of the SELLER/ DEVELOPER & the Purchaser/proposed Purchaser of remaining built-up-space/plot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



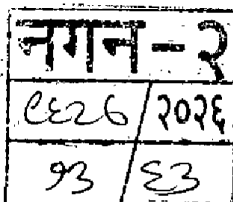
respect of termination [as in paragraph above], claim penal interest etc. as may have been made applicable on default of payment. The SELLER/DEVELOPER shall further be free to exercise in such an event of breach of any of the terms and conditions, any other right and/or remedy as may be available to 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 Office in the said Building. That the Purchaser shall use Office chosen by him for Commercial purpose only. It is further agreed by the PURCHASER that the Commercial Office 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 Office hereby agreed to sell for legal purpose only. It is also specifically agreed by the PURCHASER shall not use



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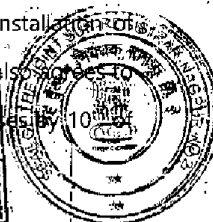
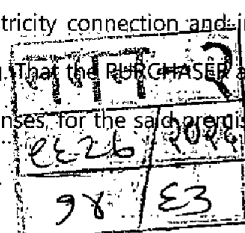
the open space on the said Plot and/or terrace on the top of the building for keeping cattle, poultry or other pet animals.

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 Office 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 dated. 05/02/2025. Further it is agreed that the PURCHASER shall pay the Monthly maintenance of the said Office 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 Feb.

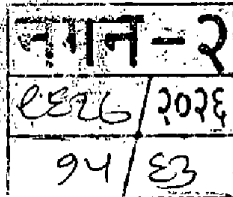


every month such as lift maintenance charges, electric meter bills & other common outgoings, failing which the Association is entitled to discontinue all facility immediately without any further reference to the Purchaser and the association will also initiate appropriate action.

29. THAT, the SELLER/DEVELOPER shall be exclusively in charge of construction of the proposed Scheme including the Office 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 and agreed by and in between parties i.e. SELLER/DEVELOPER and 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 and Consumer Dispute Redressal Forum, the State Commission and also directly to the High Court without first exhausting the remedy of Arbitration. It is also further agreed between the Purchaser and 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 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.

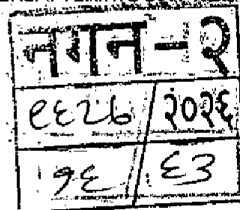
34. THAT, the Seller M/s Rai Udyog Ltd has given Power of Attorney for admission & presentation of this Agreement to Sell on 05/02/2025 vide Sr.No. 1164-2025 Registered with Sub – Registrar, Nagpur – 02.

SCHEDULE OF THE PROPERTY

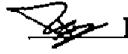
ALL THAT entire R.C.C. Superstructure comprising **S/Office No. 832** on **Eighth Floor** in the Scheme to, be named and styled as **"RAI TOWER"** area admeasuring about **16.680 Sq.Mtr. i.e. 179.544 Sq.Ft.** of Carpet area & **18.130 Sq.Mtr. i.e. 195.151 Sq.Ft.** of Built-up area along with the price of Undivided Share **0.28%** 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: -

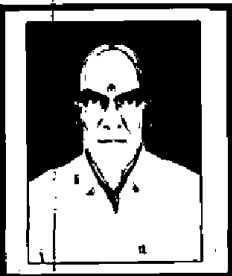
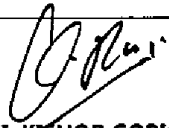
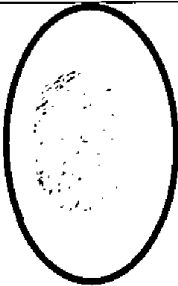
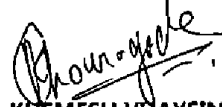
IT IS BOUNDED AS UNDER:

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. KHEMESH VDAYSINGH CHOURAGADE PURCHASER

WITNESS - 1



WITNESS - 2

